

Minutes

Planning Advisory Committee Monday 19th June 2017 at 7.00pm

Committee membership: Councillors Brett (East), Fraser (West), Fryer (Broadway), Jolley (Broadway), Jeffries (Copheap), Macdonald (East), Nicklin (West)

Present:

Councillors: Brett, Jeffries, Jolley and Nicklin

Officers: F Fox and J Halls

Public and press: 3 members of the public and 0 member of the press.

Apologies: Councillors Fraser and Fryer

Absent: Councillor Macdonald

PC/17/014 Apologies for Absence

Apologies were received and accepted from Councillors Fraser and Fryer (holidays).

PC/17/015 Declarations of Interest

Councillor Nicklin declared an interest in planning application No. 17/01553/FUL saying this was a neighbouring property, he would remain for the discussion but would abstain from voting.

PC/17/016 Minutes

PC/17/015.1 The minutes of the meeting held on 22nd May 2017 were approved as a true record and signed by the chairman.

PC/17/015.2 None.

PC/17/017 Chairman's Announcements

None.

Standing Orders were suspended at 7.05pm to allow for public participation

PC/17/018 Public Participation

Tony Jackson, Victoria Road spoke on the amendments to planning application 17/01124/OUT. He felt that the concerns raised from local residents have been addressed, the site lines from Cley Hill will be improved as the building line will be 5 to 6 below the ridge. Secondly a significant planting operation will take place using some trees from the estate and these can be up to 5 metres high.
There will be improvements to the roundabout which will increase capacity.

Standing Orders were reinstated at 7.10pm

PC/17/019 Reports from Unitary Authority Members

Councillor Ridout advised the committee that there is a meeting due to be held at Wiltshire Council with regarding to more housing in Warminster to increase the numbers in line with the allocation for 2026. When this has been approved the Clerk and members will be updated.

PC/17/020 Comments from Neighbourhood Plan Policy Review Working Group

None.

PC/17/021 Planning Applications

17/01124/OUT Outline planning application (with all matters reserved except for access) for a New hotel resort (comprising Class C1, D1 and D2 uses) and to include a waterpark, business conference facility and an immersive animal experience; landscaping; highways infrastructure including car parking, new pedestrian and vehicular access and servicing arrangements; plant; associated development; and requiring: the stopping up, creation and improvement of footpaths, improvements to bridleways, site clearance works, the installation of new services and infrastructure, earthworks and engineering works, and other ancillary works and activities. Land South and South East of Tascroft Court and North of Cannimore Track Tascroft Court Warminster, BA12 7RA
(The applicant has now submitted additional information – notably, a Transport Assessment Addendum and a supplementary landscape impact clarification note. This information has been posted to the Wiltshire Council website which can be reached via the following link (enter the full application no. at the prompt; the documents are posted as ‘Additional Information’)

The members had a lengthy debate and were pleased to have heard From Councillor Tony Jackson that some of the issues had been addressed. They noted the fact that at this stage the application was for Outline Planning. Councillor Jolley proposed acceptance of the plans, seconded Councillor Brett, voting in favour 3, against 1, abstentions 0. The motion was carried.

17/04171/FUL Demolition of existing single storey extension and porch, erection of new two storey extension and porch. 66 Boreham Road, Warminster, BA12 9JL

It was resolved that there was no objection to the application.

17/03128/FUL To provide a glazed canopy 17 metres x 6 metres as a covered play area within the courtyard of the main building. Community Centre, Pepper Place/Firbank Crescent, Warminster, Wilts, BA12 0BY

It was resolved that there was no objection to the application.

17/04241/FUL Change of use to include full building extent and formation of two additional flats (revision to 16/10372/FUL). Preston House 51 East Street Warminster, BA12 9BY

It was resolved that there was no objection to the application.

17/04800/LBC Change of use to include full building extent and formation of two additional flats (revision to 16/10372/FUL). Preston House 51 East Street Warminster, BA12 9BY

It was resolved that there was no objection to the application.

17/03756/CLE Certificate of Lawfulness to establish that a material operation has been carried out which constitutes the commencement of the development granted planning permission under 14/00484/FUL. Land to rear of 62/66 Market Place Warminster Wiltshire BA12 9AW

It was resolved that there was no objection to the application.

17/04402/FUL Change of use to a house of multiple occupation. Mandalay, 3 A Bishopstrow Road, Warminster, Wilts, BA12 9HQ

It was resolved that there was no objection to the application.

17/04327/FUL Proposed single storey rear extension to replace existing and erection of house summer/shed. 85 Boreham Road, Warminster, BA12 9JX

It was resolved that there was no objection to the application.

17/04867/LBC Proposed single storey rear extension to replace existing and erection of house summer/shed. 85 Boreham Road, Warminster, BA12 9JX

It was resolved that there was no objection to the application.

17/04192/FUL Replace existing fencing with 6ft wide wooden close board fencing panels and add a personnel entrance to the rear. 1 Wyllye Close, Warminster, Wiltshire BA12 9NX

It was resolved that there was no objection to the application.

17/04556/FUL First floor side extension over existing garage. 75 South Street, Warminster BA12 8ED. 7 Elm Hill, Warminster, BA12 8ED

It was resolved that there was no objection to the application.

17/04776/FUL Proposed extension and alterations as an amendment to planning approval 16/12176/FUL. 7 Elm Hill, Warminster BA12 0AU

It was resolved that there was no objection to the application.

17/02039/VAR Variation of conditions 9 of planning permission 13/05477/FUL to include a detached car port. Gipsy Hollow, 3A Gipsy Lane, Warminster, BA12 9LR

The members had some concerns over this application. Councillor Jeffries proposed refusal because the height of the building was inappropriate and the proportions were wrong spoiling the scene, seconded Councillor Nicklin, voting unanimous in favour for refusal.

17/04879/FUL Removal of existing NatWest brand signage, night safe and ATMs. 80 Market Place, Warminster, Wiltshire BA12 9AS

Councillor Brett proposed acceptance of the application, seconded Councillor Nicklin, voting in favour 3, against 0, abstentions 1. The motion was carried.

17/05367/LBC Removal of existing NatWest brand signage, night safe and ATMs together with internal alterations to remove non-original fixtures, fittings, furniture and equipment relating to the branch. 80 Market Place, Warminster, Wiltshire BA12 9AS

Councillor Brett proposed acceptance of the application, seconded Councillor Nicklin, voting in favour 3, against 0, abstentions 1. The motion was carried.

17/04911/FUL Front entrance porch. 45 Hillbourne Close, Warminster. Wiltshire BA12 0BL

It was resolved that there was no objection to the application.

17/01553/FUL Conversion of old cow barn into single storey dwelling. Brickhill Farm, 48 Bath Road, Warminster, Wilts BA12 8PF

Councillor Jolley proposed acceptance of the plans, seconded Councillor Jeffries, voting in favour 3, against 0, abstain 1. The motion was carried.

PC/17/022 Tree applications

None.

PC/17/023 Communications

None.

Meeting closed at 7.55pm