

MINUTES
of the
Planning Advisory Committee
held on Monday 16th October 2017 at 7pm
at the Civic Centre, Sambourne Road, Warminster, BA12 8LB

Committee membership:

Cllr Brett (East)	*	Cllr Jolley (Broadway)	*
Cllr Fraser, Chairman (West)	*	Cllr Macdonald (East)	A
Cllr Fryer (Broadway)	*	Cllr Nicklin (West)	*
Cllr Jeffries, Vice Chairman (Copheap)	A		

Key: * Present A Apologies AB Absent

In attendance:

Officers: Fiona Fox and Judith Halls

Public and press: 4 members of public, 0 Press

PC/17/057 Apologies for Absence

Apologies were received and accepted from Councillors Jeffries and Macdonald

PC/17/058 Declarations of Interest

None

PC/17/059 Minutes

PC/17/059.1 The minutes of the meeting held on 11th September 2017 were approved as a true record and signed by the chairman.

PC/17/059.2 None.

PC/17/060 Chairman's Announcements

None

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

Signed.....Date.....

PC/17/061 Public Participation

Ian Frostick, spoke against planning application No 17/08220/VAR. His notes are attached to the minutes.

Len Turner, spoke against planning application No 17/08220/VAR and endorsed all the points that Ian Frostick made. He also spoke against planning application No. 17/08120/FUL, saying that this was overdevelopment. The plans do not adhere to the Building for Life 12 principles that are enshrined in the Neighbourhood Plan.

Standing Orders were reinstated at 7.12pm

PC/17/062 Reports from Unitary Authority Members

None.

PC/17/063 Comments from Neighbourhood Plan Policy Review Working Group

None.

PC/17/064 Planning Applications

The chair proposed bringing forward item Nos 17/17/08220/VAR and 17/08120/FUL for discussion and the committee agreed unanimously.

17/08220/VAR Variation of conditions 2, 3 & 4 of planning permission 15/02079/FUL (Erection of 15 Small Business Starter Units (Usage class B1/B2/B8)) to allow for proposed new cladding system and amendments to the delivery and operational hours. Removal of condition 6 relating to the requirement of BREEAM certificate, Area A1, Furnax Lane, Warminster, Wiltshire.

The members had a lengthy debate about this application. Councillor Jolley proposed acceptance of the removal of condition 6 relating to the requirement of a BREEAM certificate. The amendments to the delivery hours should have a condition of no deliveries after midnight or before 6am to reduce impact to the neighbours. All the original conditions to remain. Seconded Councillor Nicklin, voting unanimous in favour.

This application has already been called in by Councillor Ridout.

17/08120/FUL Erection of 8 dwellings. Land at Former Victoria Garage Site 36, Victoria Road, Warminster, BA12 8HF.

Councillor Fraser proposed refusal of the application due to overdevelopment and suggested that the developers revert to the original plans that the Council previously agreed to. Seconded Councillor Nicklin, voting unanimous in favour for refusal.

17/08053/FUL and 17/08549/LBC

Change of use of building (existing boarding house) into 2no. 3 bedroom dwellings, Golspie House, 13 Vicarage Street, Warminster, Wiltshire, BA12 8JG

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

Signed.....Date.....

- 17/08282/ADV External fascia signs and window graphics. Radstock Co-operative, 36 Victoria Road, Warminster, BA12 8HF
It was resolved that there was no objection to the application.
- 17/08065/FUL and 17/08578/LBC
 Alterations to building to create dwelling house, 22 East Street, Warminster, Wilts, BA12 9BN
It was resolved that there was no objection to the application.
- 17/08542/FUL and 17/07887/LBC
 Erect new railings up at the front of the house to replace the ones that were removed sometime in the 1930s or 40s. 44 The Beeches, Boreham Road, Warminster, Wiltshire, BA12 9JR
It was resolved that there was no objection to the application.
- 17/08442/FUL Windows replaced with white PVCU. Entrance doors replaced with PVCU/Composite doors in choice of white/red/blue/green/black/brown. Patio doors replaced with white PVCU. Fascia/soffits replaced with white PVCU. Rainwater goods replaced with black PVCU. 1 to 21 Cotton House Gardens
 Cotton House Gardens Fairfield Road Warminster Wiltshire BA12 9EJ
It was resolved that there was no objection to the application.
- 17/08649/FUL Extension and car port to front of property. 3 Thames Close, Warminster, Wiltshire, BA12 9QB
It was resolved that there was no objection to the application.
- 17/08304/FUL Proposed conservatory and conversion of garage to kitchen. 44 Camellia Drive, Warminster, Wiltshire, BA12 7RR
It was resolved that there was no objection to the application.
- 17/08557/FUL Proposed extensions and alterations to the existing school including the construction of a new school hall. Princecroft Cp School, Princecroft Lane, Warminster, BA12 8NT
Members fully supported this idea. It was resolved that there was no objection to the application.
- 17/08717/ADV Erection of 4 x fascia signs and 1 x totem sign. Land at Former Victoria Garage Site, 36 Victoria Road, Warminster, BA12 8HF
It was resolved that there was no objection to the application.
- 17/08517/FUL Proposed two storey side extension and single storey rear infill extension & internal alterations. 68 Manor Gardens, Warminster, BA12 8PW
It was resolved that there was no objection to the application.
- 17/08849/FUL Erection of a two storey rear extension. 12a Lower Marsh Road, Warminster, Wiltshire, BA12 9PB
It was resolved that there was no objection to the application.

Signed.....Date.....



17/09110/FUL Proposed flat roof single storey extension. 21 St Andrews Road, Warminster, BA12 8ES

Councillor Jolley proposed acceptance of the application, seconded Councillor Nicklin, voting in favour 4, against 0, abstentions 1. The motion was carried.

17/09162/FUL Erection of detached bungalow. Land to South East of 100/102 Portway, Warminster, Wiltshire, BA12 8QF

The members had a discussion regarding this application. Councillor Nicklin proposed refusal of the plans due to back gardens congestion, overdevelopment and inadequate parking provision. Seconded Councillor Fryer, voting unanimous in favour for refusal.

17/09294/FUL Use of existing established commercial equestrian yard for livery use, construct new indoor exercise arena and replacement outdoor arena, change of use of existing caravan pitch to holiday let from ancillary storage and associated works. Ludlows Farm, 112 Bradley Road, Warminster, Wilts BA12 7JY

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

PC/17/065 Tree applications

17/09158/TPO Fell Sycamore. 1 Cannimore Close, Warminster, Wiltshire, BA12 8DZ

17/09413/TCA Fell Volunteer Ash & Sycamore on fenceline. 32/34 George St, Warminster, Wiltshire, BA12 8QB

17/09239/HRN Hedgerow removal of 6 metre section at Arn Hill Reservoir. Arn Hill Reservoir, Warminster, BA12 0AL.

17/09640/TPO T1 Beech tree, reduce crown by approximately 1 – 1.5 metres
T2 Tulip Tree, reduce crown by approx 3 metres. 10 Heronslade, Warminster, BA12 9HR

Noted.

PC/17/066 Communications

The members wished for a press release to be issued regarding the Furnax Lane application and the Victoria Road site.

Meeting closed at 8.03pm

Signed.....Date.....

17/08220/VAR

Variation of conditions 2,3 & 4 of planning permission 15/02079/FUL (Erection of 15 Small Business Starter Units (Usage class B1/B2/B8) to allow for proposed new cladding system and amendments to the delivery and operational hours. Removal of condition 6 relating to the requirement of BREEAM certificate

Ian Frostick

(On behalf of the residents of Bath Road and Furnax lane)
8-10 Bath Road Warminster BA12 8PD

- These Starter units directly border 4 residential properties, with 6 other households close by.
- The residents of Bath Road and Fuxnax Lane were generally supportive of the original application, but only because the developers had produced a positive site plan that respected the resident's privacy and that the hours of operation reflected the close proximity of the residential properties.
- In this flat area noise travels a considerable distance at night.
- Increasing to 24-hour operation would have a major impact on the local amenity.
 - Vehicle movement, loading & unloading.
 - Required lighting
 - Other equipment, operations and background noise.
- We strongly believe that the request to extend hours of operation should be rejected.
- Opening hours are limited for other units on Stephens way & Crusader park.
- We see no reason why an exception should be given for these units, particularly when they are in a far more sensitive area.
- In the case of the proposed variation to Cladding and BREEAM requirements we are happy to support the recommendations of the Planning officer.
- We would ask that this application is called in for further review.

Ian Frostick