

Extract from Planning Minutes 3rd April 2017

406/17 Public Participation

a) All participants spoke on item 17/01463/FUL

Councillor Pip Ridout:

- Of 36 statutory consultees only five have responded so far.
- Drainage needs reviewing as Persimmon have suggested an option that was rejected by Wiltshire Council on Redrow's application.
- The link road must be created first and access allowed for construction traffic to the Redrow site.
- A three-month holding objection has been made by Highways England.

Len Turner, 3 Were Close:

- The principle of the development is established and the Master Plan was accepted by Wiltshire Council last year but there is no evidence that Persimmon have taken account of the Master Plan.
- Lessons must be learned from Victoria Fields where residents face long-term management fees because the infrastructure of the development has not been adopted.
- Bugley Barton infrastructure must be built to an adoptable standard.
- The development should be built to an appropriate standard to avoid it becoming tomorrow's slums.

Tony Jackson, 72 Victoria Road:

- There should be open space in the south-east boundary with the Folly Lane development – none is shown.
- The link road should be shown making the connections between the developments.
- The local planning authority is committed to mixed design which is not evident here.
- The development should be less dense on the periphery and bungalows could be put on the north-east corner to improve sight lines for the adjoining properties in Haygrove Close and Victoria Road.

Richard Prince, re 95 Victoria Road (his father's property):

- The houses at 93, 95 and 97 Victoria Road would suffer loss of amenity (light and privacy) from the proximity of the two-storey houses on the new development – bungalows would be more suitable or place the new houses sideways on.

Geoff Sims, 97 Victoria Road:

- Bungalows would be more suitable than two-storey houses behind his property or the estate road could be placed at that boundary.

Tony Nicklin, Chair of Neighbourhood Plan Policy Review Group:

- The group is providing a standard format which lists all the policies in the NP but commenting only on those applicable to the application. Regarding design there is no evidence that the principles of Building for Life 12 have been followed and therefore the plans do not comply with the NP

17/01463/FUL A Comprehensive Development Comprising Demolition of the Existing Farm Buildings and Construction of 232 Residential Dwellings (Use Class C3), a New Vehicular Access, Public Open Space, Landscaping, Sustainable Urban Drainage and other Associated Infrastructure Works. Bugley Barton Farm, Land South of Victoria Road, Warminster.

Councillor Fraser proposed that this item should be deferred pending the responses from the statutory consultees but that the following comments from the Neighbourhood Plan Review Group be submitted to Wiltshire Council:

- Although the application mentions Building for Life 12 there is no evidence this has been taken into account.
- There are insufficient off-road parking spaces and the roads are too narrow to cope with parking and emergency vehicles at the same time.
- Three-storey and 2.5-storey buildings are not appropriate and the development should be restricted to two-storey but should be a mixed development including bungalows.
- It should be a condition that the link road to the Redrow site be completed first in order to bring all construction traffic from Victoria Road not through the St Andrews Road estate.
- The infrastructure should be built to an adoptable standard.

Seconded Councillor Dombkowski, voting unanimous in favour of deferral and passing the comments to Wiltshire Council.

Extract from Planning minutes 4th April 2016

16/01344/FUL 50 service family accommodation full refurbishments, including alterations to mansard roofs, + 6 x 2 bed extensions to 3 bed, and 2 x 2 bed extensions to 4 bed. 448 - 546 (Evens) Houldsworth Avenue, Warminster, Wiltshire, BA12 ODY

Councillor Fraser proposed acceptance of the application, Seconded Councillor Fryer, Voting unanimous in Favour.

Extract from Planning minutes 16th October 2017

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.