

**MINUTES
of the
Extraordinary Planning Advisory Committee
held on Thursday 31st May 2018 at 7pm
at the Civic Centre, Sambourne Road, Warminster, BA12 8LB
Committee membership:**

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

Key: * Present A Apologies AB Absent

In attendance:

Officers: Judith Halls and Sally Ward

Public and press: 2 members of public, 0 Press

PC/18/013 Apologies for Absence

Apologies were received and accepted from Councillor Fryer.

PC/18/014 Declarations of Interest

Councillor Fraser spoke saying that whilst she was not declaring an interest she wanted to register her objection to the planning items on the agenda being deferred from the planning meeting held on Monday 21st May. The fact that Wiltshire Councils website was down on that day should have no relevance to the planning committee as we are sent the details of every application weeks in advance and every member of the committee should have had plenty of time to look at them well before the meeting. It is not necessary for the application to be shown on the screen on the night as it is only to refresh people's minds if a query arises, and for the public to see what is being discussed.

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

Every member of the committee received the agenda a week prior to the meeting and should have had plenty of time to research the applications before the day of the meeting.

PC/18/015 Minutes

PC/18/015.1 The minutes of the meeting held on Monday 21st June 2018 were approved as a true record and signed by the chairman.

PC/18/015.2 None.

PC/18/016 Chairman's Announcements

None.

PC/18/017 Public Participation

None.

PC/18/018 Reports from Unitary Authority Members

Unitary Councillor Tony Jackson advised the committee that the Damask Way application was still under discussion at Wiltshire Council. The planning permission for the original development included a condition that landscaping was carried out, this has not been done. Councillor Jackson said that a change of land ownership might mean the conditions were not now enforceable. Wiltshire council are investigating whether this will be bought forward. This is due to be discussed at a meeting in July.

PC/18/019 Spatial Planning Review Working Group

None.

PC/18/020 Planning Applications

17/07825/FUL & 17/08275/LBC

Redevelopment of the existing haulage yard to provide a total of 8 residential units as follows: retain the existing house, erect a row of 3 x 3 bed terraced houses, provide access and parking for these 4 houses via Smallbrook Road, convert existing office to a 1 bed house, demolish existing structure in centre of site and erect 3 x 3 bed two storey detached houses in the centre of the site and provide access and parking for these 4 houses via Boreham Road. 40 Boreham Road, Warminster, Wiltshire, BA12 9JR

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

17/02921/FUL Erection of a fence. 1 Upton Close, Warminster, BA12 8RU

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

18/03903/VAR Variation of condition 2 of planning permission 18/00125/FUL to allow for stone with brick banding to the gable of the single storey extension, an additional window to the two-storey extension and render to the existing single storey outbuilding. 15 Elm Hill, Warminster, Wiltshire, BA12 0AY

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

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

18/03447/FUL Single storey rear extension, 19 Imber Road, Warminster, Wiltshire, BA12 9DB
It was resolved that there was no objection to the application.

18/04012/VAR Variation of condition 6 of planning permission 16/12459/FUL to allow for the addition of french doors, new window and velux window to unit 2, velux window to unit 1, removal of chimneys and change NE extension material to brick to stone with brick surrounds. 11 Portway, Warminster, BA12 8QG

This application is retrospective, and members were strongly opposed to applicants ignoring the planning process. The Wiltshire Council Conservation Planning Officer has made comments which the members agreed with. Councillor Nicklin proposed refusal of the variation for the same reasons as the conservation officer, objecting to the loss of the chimneys (particularly the two in the main body of the house). The choice of stone used for the extension. The HE Stone Directory suggests that Warminster is upper greensand which is greenish/grey in colour (imported Bath stone would be used for finer stonework ie ashlar stone). The stone used is very yellow in colour and does not appear to good match and if it is not geologically similar, will explain this visual disparity. Authenticity of materials is a well-established principle for historic areas. The use of inappropriate stone (ie not locally distinctive stone) should be resisted as it erodes the distinct character of the conservation area as well as the host building. Seconded Councillor Fraser, voting unanimous in favour for refusal.

18/03993/FUL Proposed nursery and out of school club (Use Class D1) at a children's play centre, cafe and shop (Use class A1, A3 and D2) (Proposed Use Class Sui Generis). Funways Goodwin Close Warminster BA12 0DF

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

**PC/18/021 Tree applications
None for this agenda.**

PC/18/022 Communications
The members requested for a press release to be issued regarding planning conditions and their concerns over the amount of retrospective planning that had been before them recently.

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