

27th March 2017
Dear Councillor,

Planning Advisory Committee
Monday 3rd April 2017 at 7pm

Committee membership: Councillors Jolley (Chair) (Broadway), Macdonald (Vice Chair) (East), Dancey (East), Dombkowski (East), Fraser (West), R Fryer (West) and Jeffries (Copheap)
Copied to all other members for information.

Your presence is requested at a meeting of the above committee to be held at Warminster Civic Centre, Sambourne Road, Warminster.

Yours sincerely,


Heather Abernethie FILCM
Town Clerk

Copies of plans are available to view at the Town Council offices or online at <http://www.wiltshire.gov.uk/planninganddevelopment.htm>

Members of the public are welcome to attend meetings of the Council and Committees, unless excluded due to the confidential nature of the business.

A G E N D A

1. Apologies

- a) **To receive** apologies from those unable to attend.
- b) **To consider for acceptance** those apologies received with reasons for absence.

2. Minutes

- a) **To approve** as a correct record, the Minutes of the Planning Advisory Committee meeting held on Monday 13th March 2017; copies of these minutes have been circulated and Standing Order 17a provides that they may therefore be taken as read.
- b) **To note** any matters arising from the minutes of the Planning Advisory Committee meeting held on Monday 13th March 2017.

3. Declarations of Interest

To receive any declarations of interest under Warminster Town Council's Code of Conduct issued in accordance with the Localism Act 2011.

4. Chairman's Announcements

To note any announcements made by the Chair.

Standing Orders will be suspended to allow for public participation

5. Public Participation

- a) **To enable** members of the public to address the Council with an allowance of three minutes per person regarding any item on the agenda.
- b) **To receive** any petitions and deputations.

Standing Orders will be reinstated following public participation

6. Reports from Unitary Authority Members

To note reports provided.

7. Comments from Neighbourhood Plan Policy Review Working Group

Comments on planning application 17/01463/FUL attached for members' information and consideration for debate and decision.

8. Planning Applications

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| 17/01244/FUL | Ratification from discussion held after the meeting 13 th March 2017. Installation of kitchen extraction & external Flue. The Nags Head, 49 Portway, Warminster, Wiltshire. BA12 8QH. Members outlined their support. |
| 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. |
| 17/02039/FUL | Detached Car Port. Gipsy Hollow, 3A Gipsy Lane, Warminster, Wiltshire. BA12 9LR. |
| 17/02156/FUL | Change of use from Class A1 Retail to Use Class A3/A5 (Restaurants and Cafes/Hot Food Takeaway) 26-32 Three Horseshoes Walk, Warminster, Wiltshire. BA12 9BT |
| 17/01931/LBC | Repair and restoration to listed building. 20 Market Place, Warminster BA12 9AN |
| 17/02264/FUL | Proposed alterations and single storey extension. Drummers Yard, 20A Westbury Road, Warminster, Wiltshire. BA12 0AW |

9. Tree Applications for Noting

- 17/02330/TCA Work to Trees in a Cons Area. Lawson Cypress x 2 – Fell Holly Tree - remove suckers. 14A Silver Street, Warminster, Wiltshire, BA12 8PS
- 17/02613/TCA T1 Sycamore in brick planter at front of house, fell. 2 Chantry Mews, Warminster, BA12 9AL

10. Street Naming

New Dwellings at Victoria Road, Warminster

Following the decision on 23rd January 2017 to name the development Albert Mews rather than Apsey Mews the developers are not happy with the members' proposal. They have asked whether members would consider one of the following alternative suggestions:

- Clearwood Mews
- Windsor Mews
- Coburg Mews

11. Communications

- a) **The members to** decide on items requiring a press release.
- b) **The members to** confirm their spokesperson for any item listed on the agenda to report on the Council's decision if required.

The date of the next Planning Advisory meeting is Monday 22nd May 2017

Minutes from this meeting will be available to all members of the public either from our web site www.warminster-tc.gov.uk or by contacting us at Warminster Civic Centre.

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WARMINSTER TOWN COUNCIL

No.... 3

Date recvd Warm	Planning No	Description	Date recv'd Wilts Council	Date reply due back to Wilts Council	Chair's decision 1. meeting (m) 2. no time for action (o) 3.extension (e)	Case Officer	Wiltshire Council decision
	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.	01.03.17	31.03.17	(e) Agreed 01.03.17	Kenny Green	
08.03.17	17/02330/TCA	Work to Trees in a Cons Area. Lawson Cypress x 2 – Fell Holly Tree - remove suckers. 14A Silver Street, Warminster, Wiltshire, BA12 8PS	07.03.17	05.04.17	(m)	Beverly Griffin	
20.03.17	17/02613/TCA	T1 Sycamore in brick planter at front of house, fell. 2 Chantry Mews, Warminster, BA12 9AL	20.03.17	17.04.17	(m)	Beverly Griffin	
22.03.17	17/02039/FUL	Detached Car Port. Gipsy Hollow, 3A Gipsy Lane, Warminster, Wiltshire. BA12 9LR.	20.03.17	17.04.17	(m)	Katie Yeoman	
23.03.17	17/02156/FUL	Change of use from Class A1 Retail to Use Class A3/A5 (Restaurants and Cafes/Hot Food Takeaway) 26-32 Three Horseshoes Walk, Warminster, Wiltshire. BA12 9BT	21.03.17	18.04.17	(m)	Steve Vellance	
23.03.17	17/01931/LBC	Repair and restoration to listed building. 20 Market Place, Warminster BA12 9AN	21.03.17	21.04.17	(m)	Jocelyn Sage	

24.03.17	17/02264/FUL	Proposed alterations and single storey extension. Drummers Yard, 20A Westbury Road, Warminster, Wiltshire. BA12 0AW	22.03.17	19.04.17	(m)	Carla Rose	
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Date agenda to be sent out: 27.03.2017

Date of Planning Advisory Committee Meeting: 03.04.2017

Neighbourhood Plan Policy Review Working Group – Policy Checklist for Persimmon Application for Bugley Barton 17/01463/FUL

POLICY	COMPLIANCE WITH NP (where applicable)
<p><i>POLICY L1 – DESIGN</i></p> <p>The design and layout of the West Urban Extension and other new developments are encouraged to reflect the principles outlined in the Building for Life 12 industry standard.</p> <p><u>Justification:</u> Good urban design Quality and sustainability of new homes Preservation of Warminster’s heritage and characteristics Maintains a quality of life</p>	<p>There is no evidence that the principles of Building for Life 12 (BfL12) have been reflected in this application, which consists of stock Persimmon designs with high density (e.g. lack of garages, over-reliance of parking in front of homes and inadequate bin storage). Page 30 of the Design and Access statement pays lip service to BfL12 without describing how these principles will be achieved.</p> <p>There is a shortfall in the visitor parking allowances that does not comply with Wiltshire Council requirements. This has been acknowledged but needs to be addressed from the BfL12 principles which state that parking “does not dominate the street”.</p> <p>The road through the development should be made available for immediate use for the Redrow development. It should be a planning condition that this should be the only route used for construction traffic for this strategic site.</p> <p>Carriageways should be built to an adoptable standard with sufficient width and quality of construction.</p>
<p><i>POLICY W1 – EXISTING EMPLOYMENT SITES</i></p> <p>Existing employment sites should be retained and their enhancement will be supported. On existing sites, new ‘start-up’ businesses and the expansion of existing businesses will be supported.</p> <p><u>Justification:</u> Encourage new/start-up businesses Increased employment opportunities Access constraints to sites that make them better suited for housing Encourages spread of housing development across the town Supports CP35 of Wiltshire Core Strategy</p>	n/a
<p><i>POLICY E1 – EXISTING LEISURE FACILITIES</i></p> <p>New developments shall not be supported where existing playing fields, play spaces and other recreational land, whether publicly or privately owned, are lost unless the loss resulting from the proposed development would be replaced by equivalent or better provision in a suitable location within the Neighbourhood Area; or the development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss.</p> <p><u>Justification:</u> Health and well-being of the person Sense of community Leisure provision</p>	n/a
<p><i>POLICY E2 – NEW LEISURE FACILITIES</i></p> <p>Major developments in Warminster shall include provision of, or a contribution towards, playground areas and green amenity spaces.</p> <p><u>Justification:</u> Health and well-being Sense of community</p>	No comments

POLICY	COMPLIANCE WITH NP (where applicable)
<p>POLICY E3 – YOUTH-RELATED AMENITIES The following development will be supported:</p> <ul style="list-style-type: none"> • Enhancement of skate park facilities in the Town Park. • Development of a cycle pump track adjacent to the Town Park • Improvements to the scout hut in the Town Park. • Reinstatement of BMX cycle track in vicinity of Dorothy Walk/Portway for local use. <p><u>Justification:</u> Health and well-being Youth-related facilities Leisure provision</p>	<p>There is no provision for youth-related amenities other than the LEAP. Who will manage the LEAP?</p>
<p>POLICY E4 – ATHENAEUM CENTRE The integration of the old youth centre building with the Athenaeum Centre to create an enlarged amenity for arts and cultural activities suitable for all age groups will be supported.</p> <p><u>Justification:</u> Optimises use of available land/buildings Enhances existing youth-related facilities Increases space for cultural activities.</p>	<p>n/a</p>
<p>POLICY E5 – SURROUNDING ENVIRONMENT New developments should respect local character. The provision of green space that enhances its surroundings will be supported. Improvements to the natural environment, green space and biodiversity will be supported.</p> <p><u>Justification:</u> Environment Conservation and enhancement of Warminster’s character and heritage ‘Feelgood factor’ of residents</p>	<p>The sight lines of the development need to be considered because of the relationship to Cley Hill and land west of the bypass. There are some 2.5 and 3 storey plots. These should be avoided. The height of the 2.5 storey properties is only marginally less than the 3 storey. These types of property are inappropriate for the location on the edge of the countryside. The likelihood of light pollution at night in the surrounding countryside should be considered.</p>
<p>POLICY E6 – DESIGNATION OF LOCAL GREEN SPACES The two following sites are designated as Local Green Space, where no development will take place other than in very special circumstances:</p> <ul style="list-style-type: none"> • Folly Lane Rehobath • Tynings Allotments <p><u>Justification:</u> Environment Biodiversity ‘Feelgood factor’ of residents Well-being</p>	<p>n/a</p>
<p>POLICY GA1 – CENTRAL CAR PARK The regeneration of the Central Car Park area and any other development that generates significant amounts of movement will be required to provide a Travel Plan.</p> <p><u>Justification:</u> Address resultant traffic issues Enhance present traffic flow and reduce congestion Reduce cross-town traffic</p>	<p>n/a</p>
<p>POLICY GA2 – WEST URBAN EXTENSION INTEGRATION The provision of strong well-lit dual pedestrian and cycle paths from the West Urban Extension to the surrounding road network, particularly Grovelands, Victoria Road and Bath Road, will be supported.</p> <p><u>Justification:</u> Enhanced integration of new development Improved pedestrian/cyclist connectivity Promotes alternative means of accessing town centre Health and well-being</p>	<p>No comments</p>

POLICY	COMPLIANCE WITH NP (where applicable)
<p><i>POLICY GA3 – PEDESTRIAN LINKS</i></p> <p>The improvement of pedestrian access within the town centre will be supported.</p> <p><u>Justification:</u></p> <p>Town Plan Improved pedestrian access Town centre environment</p>	No comments
<p><i>POLICY GA4 – RIGHTS OF WAY</i></p> <p>Public rights of way will be protected and their enhancement will be supported. Improvements to pedestrian and cycle access to the countryside will be supported.</p> <p><u>Justification:</u></p> <p>Improved access to countryside Health and well-being Enhanced leisure options</p>	No comments

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