

10<sup>th</sup> July 2017

Dear Councillor,

**Planning Advisory Committee**

**Monday 17<sup>th</sup> July 2017 at 7pm**

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

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,



**Fiona Fox BA (Hons) MCIPD 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**

**To receive and accept** apologies, including reason for absence, from those unable to attend.

**2. 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.

### 3. Minutes

**3.1 To approve** as a correct record, the Minutes of the Planning Advisory Committee meeting held on Monday 19<sup>th</sup> June 2017; copies of these minutes have been circulated and Standing Order 17a provides that they may therefore be taken as read.

**3.2 To note** any matters arising from the minutes of the Planning Advisory Committee meeting held on Monday 19<sup>th</sup> June 2017.

### 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

**To enable** members of the public to address the Council with an allowance of three minutes per person regarding any item on the agenda and **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

None for this agenda.

### 8. Planning Applications

**17/05056/VAR** Removal of condition 5 from 15/05612/FUL to remove the requirement for acoustic louvres to the condenser due to newly proposed condenser being a quieter model. Unit 1 Area C Newopaul Way Warminster Wiltshire BA12 8RY

**17/05058/FUL** Four first floor bedrooms with en-suites to rear, four single storey bedrooms with en-suites to rear, new link corridor between home and coach house and addition of garden room. Wren House 32 Vicarage Street Warminster Wiltshire BA12 8JF

**17/05359/FUL** Erection of a Dwelling. Land at Boreham Road Rear of 10 Rock Lane Warminster Wiltshire BA12 9JZ

**17/05479/LBC** Increase floor height by approx. 3 inches to ground floor room. Eastway 71 East Street Warminster Wiltshire BA12 9BZ

**17/05360/OUT** Continuing care retirement community (CCRC) comprising a 48 bed care home (Class C2), 46 extra care apartments and facilities (Class C2), 39 affordable extra care apartments and facilities (Class C2), 45 retirement bungalows/chalet bungalows (Class C3), medical centre and pharmacy, relocation of children's play area, recreational and flood compensation area and biodiversity protection/enhancement of County Wildlife Site, all with associated access roads, parking, infrastructure and raising of ground levels by 500mm (outline application relating to access and layout). Resubmission of 16/08425/OUT. Land north of Grovelands Way Warminster BA12 8TB

- 17/05837/FUL** Proposed single storey rear extension to form garden room and provide new pitched roof over existing garage and dining room area. 12, Highbury Park Warminster BA12 9JF
- 17/05887/FUL** Proposed 2 storey and single storey rear and side extension (Amendment to planning permission 17/00720/FUL) 70 Victoria Road Warminster Wiltshire BA12 8HG
- 17/05585/LBC** Removal of secondary chimney to seven brick courses. 2 Silver Street, Warminster, Wilts BA12 8PS
- 17/05947/FUL** Construction of Industrial Units, for use classes: B1, B2 & B8; with Forecourt Construction & Secure External Areas. Accessed from Stephens Way, via Remainder of Area B. Stephens Way Warminster Business Park Warminster Wiltshire BA12 8SR
- 17/04479/FUL** Proposed purpose built slurry lagoon with reinforced concrete base measuring 45m x 19.5m x 4m deep. The lagoon will be sunk 2m into the ground with the remainder 2m above ground level. Halfway Farm Upton Scudamore Wiltshire BA12 0AD

#### 9. Tree Applications

- 17/05986/TCA** TG1 - Leylandii tree & small Oak tree – cut back over hanging branches to boundary T1 & T2 - two Plum trees - fell (situated on open space - right of house) Tididew House Grovelands Way Warminster Wiltshire BA12 8TR
- 17/05975/TCA** T1 Cherry Plum growing against wall in rear garden. Fell. 71 East Street, Warminster, Wiltshire BA12 9BZ
- 17/06052/TCA** T1 & T2 Goat Willow and Cherry trees – fell. 30 Vicarage Street, Warminster, Wiltshire BA12 8JE
- 17/06119/TPO** Partial crown reduction of Beech tree (T1) TPO NO: W/00/00010/IND. The proposal is to crown reduce the western side of the tree closest to No.4A) by 2.5m pruning all branches which project over the neighbouring property. Warminster Motor Company, Fairfield Road, Warminster, BA12 9DA
- 17/06486/TPO** T1 - Lime tree - 40% reduction & deadwood. 52 Weymouth Street Warminster, Wiltshire BA12 9NT
- 17/06124/TCA** Yew – Fell. 85 Boreham Road, Warminster, BA12 9JX
- 17/06554/TCA** T1 - Ash tree - overall prune 2m - 3m T2 - Copper Beech tree - overall prune 2m - 3m. 106 West Street, Warminster, Wiltshire BA12 8JW

#### 10. Introduction of Electronic Planning Consultations

Letter received from Wiltshire Council Planning advising as from Monday 31<sup>st</sup> July 2017 all applications for consultation will be sent electronically on the day of registration. Admin raised a question with Wiltshire Council regarding having paper copies around more complex applications, Wiltshire Council confirmed they are happy to help if they are too difficult to read online. They will continue to ask developers to submit an additional copy on the major applications.

**11. Communications**

**The members to decide** on items requiring a press release and **to nominate** a speaker for any item on the agenda if required.

The date of the next Planning Advisory meeting is Monday 21<sup>st</sup> August 2017

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

**Extract from Planning Minutes 17<sup>th</sup> October 2016**

16/08425/OUT            Continuing care retirement community comprising a 64 bed care home (Class C2), 50 extra care apartments and facilities (Class 2), 40 affordable sheltered apartments and facilities (Class 3), 42 age restricted bungalows/chalet bungalows (Class C3), 6 Key Worker flats (Class 3), medical Centre and Pharmacy, Dental Surgery, Community Shop (200sqm), community rooms (2 x 50sqm), relocation of children's play area, recreational activity and flood compensation area and biodiversity protection/enhancement of local wildlife site, all with associated access road, parking and infrastructure (Outline application relating to access and layout) Land north of Grovelands, Warminster, Wilt, BA12 8TB

The Members had a lengthy debate about this application.

Councillor Fraser had several concerns relating to drainage. The reports don't supply enough information and there was no emergency exit to the rear of the site which could cause problems for emergency vehicles.

Councillor Jolley proposed that the application be accepted as it meets the requirements set in the Wiltshire Council's Core Strategy, policy numbers 38,43,46,50,51,52,60,68 and 69.

There was no seconder.

Councillor Macdonald proposed that this application should not be supported. If it was anywhere else within the Settlement Boundary, it would be ideal as it is something the town needs. We have to stick with the Core Strategy. Where is the flood risk assessment? We have to be consistent and stick by our emerging Neighbourhood Plan.

There was no seconder.

Councillor Dancey provided a written statement and the following is an extract:

I think we all need to accept that this is a very complicated application with many aspects to consider before we can arrive at a judgement.

Like all applications this one involves assessing and weighing the evidence for and against to find whether the balance lies in favour of the proposal when held up against the prism of planning considerations we have to work with.

I spent considerable time going through the mountain of evidence submitted by the applicants – it is very detailed, reasonably easy to understand and I would commend those responsible for its production. Having said that we face a very tricky decision and one that is more taxing than that which will be made by those who ultimately will determine this application in Trowbridge. The reason for this is because councillors at County Hall will have the benefit of a very comprehensive and detailed report from a professional planning officer and a recommendation to approve or reject.

This is one application we need to get right as it is a major development which will have an impact on many lives in years to come, if approved. The building of a 64 bed care home, 50 extra care apartments, 40 affordable sheltered apartments, 42 age restricted apartments, 6 key worker flats and 250 car parking spaces can only be described as a major development set over 30 acres. It is one that could provide 75-full time and 85-part time jobs.

There are obvious concerns about this plan including the impact on the propensity for flooding downstream and traffic congestion, especially when coupled with the additional 1,500 homes expected to be built on an adjacent site west of this one in the years between now and 2035.

We could argue about flooding and highway aspects all night and these considerations may well provide sufficient grounds for refusal but until those taking the ultimate decision have sight of professional guidance from its experts I cannot say that we could object on these grounds, only highlight the potential concern.

So what we can we object to, here today? Opponents are on much firmer ground when they say the site falls outside the settlements boundary of the town. With this application it is hard not to accept that genuine need exists – the number of 85s in Warminster is set to rise by 61% between 2001 and 2021. It isn't a case of wanting to cater for these people there is a genuine and provable need.

If this application passes the needs test, then it must also show that the local environment and landscape is not compromised. I've read a considerable amount of the material submitted by the applicants and would accept that it is their intention to meet this requirement. Then they must ensure that the scale and type of development is appropriate to the character and setting of the area. Given that this 30-acre section of land will, in a few years, be hemmed in by modern development I think it can meet that test. However, I would question the need to provide 250 parking spaces, which seems excessive. Would the bus service remain and if not, make a development such as this, isolated?

Councillor Dancey proposed that Warminster Town Council do not wish to make a recommendation for approval or objection because it is felt that we do not have enough information at our disposal, however we would like to bring to the attention of the planning authority the following concerns: -

- Why so many car parking spaces provided?
- This development is in the highest flood risk area.
- Traffic congestion.
- No emergency exit provided but required at the back of the development.
- Removes the buffer zone between the West Urban Extension.
- Drainage.

Seconded Councillor Fryer, voting in favour 5, against 1 and abstention 1. Proposal carried.

### **Extract from Planning minutes 13<sup>th</sup> February 2017**

17/00720/FUL            Proposed 2 storey and single storey rear and side extension. 70  
Victoria Road, Warminster, Wilts, BA12 8HG

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

**WARMINSTER TOWN COUNCIL**

**No.... 6**

<b>Date recvd Warm</b>	<b>Planning No</b>	<b>Description</b>	<b>Date recv'd Wilts Council</b>	<b>Date reply due back to Wilts Council</b>	<b>Chair's decision 1. meeting (m) 2. no time for action (o) 3.extension (e)</b>	<b>Case Officer</b>	<b>Wiltshire Council decision</b>
14.06.17	17/05056/VAR	Removal of condition 5 from 15/05612/FUL to remove the requirement for acoustic louvres to the condenser due to newly proposed condenser being a quieter model. Unit 1 Area C Newopaul Way Warminster Wiltshire BA12 8RY	12.06.17	14.07.17	(e)	Matthew Perks	
14.06.17	17/05058/FUL	Four first floor bedrooms with en-suites to rear, four single storey bedrooms with en-suites to rear, new link corridor between home and coach house and addition of garden room. Wren House 32 Vicarage Street Warminster Wiltshire BA12 8JF	12.06.17	14.07.17	(e)	Steven Sims	
21.06.17	17/05986/TCA	TG1 - Leylandii tree & small Oak tree – cut back over hanging branches to boundary T1 & T2 - two Plum trees - fell (situated on open space - right of house) Tididew House Grovelands Way Warminster Wiltshire BA12 8TR	21.06.17	19.07.19	(m)	Sue Morgan	
21.06.17	17/05975/TCA	T1 Cherry Plum growing against wall in rear garden. Fell. 71 East Street, Warminster, Wiltshire BA12 9BZ	21.06.17	19.07.19	(m)	Sue Morgan	
23.06.17	17/05359/FUL	Erection of a Dwelling. Land at Boreham Road Rear of 10 Rock Lane Warminster Wiltshire BA12 9JZ	20.06.17	18.07.17	(m)	Katie Yeoman	

23.06.17	17/06052/TCA	T1 & T2 Goat Willow and Cherry trees – fell. 30 Vicarage Street, Warminster, Wiltshire BA12 8JE	23.06.17	18.07.17	(m)	Sue Morgan	
25.06.17	17/05479/LBC	Increase floor height by approx. 3 inches to ground floor room. Eastway 71 East Street Warminster Wiltshire BA12 9BZ	22.06.17	20.07.17	(m)	Jocelyn Sage	
28.06.17	17/06119/TPO	Partial crown reduction of Beech tree (T1) TPO NO: W/00/00010/IND The proposal is to crown reduce the western side of the tree closest to No.4A) by 2.5m pruning all branches which project over the neighbouring property. Warminster Motor Company, Fairfield Road, Warminster, BA12 9DA	27.06.17	25.07.17	(m)	Shane Verrion	
28.06.17	17/06124/TCA	Yew – Fell. 85 Boreham Road, Warminster, BA12 9JX	27.06.17	25.07.17	(m)	Beverley Griffin	
30.06.17	17/05360/OUT	Continuing care retirement community (CCRC) comprising a 48 bed care home (Class C2), 46 extra care apartments and facilities (Class C2), 39 affordable extra care apartments and facilities (Class C2), 45 retirement bungalows/chalet bungalows (Class C3), medical centre and pharmacy, relocation of children's play area, recreational and flood compensation area and biodiversity protection/enhancement of County Wildlife Site, all with associated access roads, parking, infrastructure and raising of ground levels by 500mm (outline application relating to access and layout). Resubmission of 16/08425/OUT. Land north of Grovelands Way Warminster BA12 8TB	27.06.17	28.07.17	(m)	Peter Horton	



03.07.17	17/05837/FUL	Proposed single storey rear extension to form garden room and provide new pitched roof over existing garage and dining room area. 12, Highbury Park Warminster BA12 9JF	30.06.17	28.07.17	(m)	Steve Vellance	
05.07.17	17/05887/FUL	Proposed 2 storey and single storey rear and side extension (Amendment to planning permission 17/00720/FUL) 70 Victoria Road Warminster Wiltshire BA12 8HG	03.07.17	31.07.17	(m)	Verity Giles	
05.07.17	17/06486/TPO	T1 - Lime tree - 40% reduction & deadwood. 52 Weymouth Street, Warminster, Wiltshire BA12 9NT	05.07.17	02.08.17	(m)	Shane Verrion	
06.07.17	17/05585/LBC	Removal of secondary chimney to seven brick Courses. 2 Silver Street, Warminster, Wilts BA12 8PS	06.07.17	03.08.17	(m)	Jocelyn Sage	
06.07.17	17/06554/TCA	T1 - Ash tree - overall prune 2m - 3m T2 - Copper Beech tree - overall prune 2m - 3m. 106 West Street, Warminster, Wiltshire BA12 8JW	06.07.17	03.08.17	(m)	Sue Morgan	
07.07.17	17/05947/FUL	Construction of Industrial Units, for use classes: B1, B2 & B8; with Forecourt Construction & Secure External Areas. Accessed from Stephens Way, via Remainder of Area B. Stephens Way Warminster Business Park Warminster Wiltshire BA12 8SR	05.07.17	04.08.17	(m)	Matthew Perks	
10.07.17	17/04479/FUL	Proposed purpose built slurry lagoon with reinforced concrete base measuring 45m x 19.5m x 4m deep. The lagoon will be sunk 2m into the ground with the remainder 2m above ground level. Halfway Farm Upton Scudamore Wiltshire BA12 0AD	27.07.17	27.07.17	(m)	Stevens Sims	

Date agenda to be sent out: 10.07.2017

Date of Planning Advisory Committee Meeting: 17.07.2017

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10 July 2017

Economic Development and Planning  
County Hall  
Bythesea Road  
Trowbridge  
Wiltshire  
BA14 8JN

Dear City/Town and Parish Councils

## Introduction of Electronic Planning Consultations


For a number of years, we have been considering how we can address the ever-increasing costs of printing and posting hard copies of the planning applications to you for consultation. Last year we received more than 8000 applications.

We will in future be sending you a notification electronically, with a link to the website, to enable you to view the documents on the day the application is registered. This will give your councillors longer to comment (likely to be around 28 days rather than the current 21 days). This will also give better access to the plans for your councillors without waiting for circulation of the hard copies.

This letter is to inform you that as from Monday 31<sup>st</sup> July 2017 all applications for consultation will be sent electronically on the day of registration.

We realise that this will be a change to the way that we have been working and as such we need to help you with this. We are happy to give some training sessions on how best to use the website and comment on planning applications to help make this transition easier. If this is something that you would welcome, please email [sally.canter@wiltshire.gov.uk](mailto:sally.canter@wiltshire.gov.uk), who will be able to make the necessary arrangements.

Yours sincerely



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