

Minutes

Planning Advisory Committee Monday 17th July 2017 at 7.00pm

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

Present:

Councillors: Brett, Fraser, Jolley, Macdonald and Nicklin

Officers: F Fox and J Halls

Public and press: 14 members of the public and 1 member of the press.

Apologies: Councillors Fryer and Jeffries

Absent: None

PC/17/024 Apologies for Absence

Apologies were received and accepted from Councillors Fryer (holiday) and Jeffries (work).

PC/17/025 Declarations of Interest

Councillor Fraser declared an interest in planning application 17/05359/FUL as a friend of hers was objecting to the plans, but as it was non-pecuniary she would remain for the discussion and voting.

PC/17/026 Minutes

PC/17/026.1 The minutes of the meeting held on 19th June 2017 were approved as a true record and signed by the chairman.

PC/17/026.2 None.

PC/17/027 Chairman's Announcements

Councillor Fraser informed the members that the application No. 17/04479/FUL was included on the agenda in error and it would not be discussed as it was for Upton Scudamore.

Standing Orders were suspended at 7.03pm to allow for public participation

PC/17/028 Public Participation

Paul Trofimov, Director Ace Retirement spoke in favour of planning application 17/05360/OUT, his notes are attached to the minutes.

Margaret Donald, 10 Rock Lane, spoke against planning application 17/05359/FUL. She said that this application had been refused on numerous occasions due to vehicular issues. Destruction of the bank would damage the entrance to the town and the planning inspectorate would not want this. Parked cars would block vision whilst exiting the site. In particular during school hours and when the church is being used this would be extremely dangerous. She felt that the house was not in keeping and its development would impose an unacceptable loss of amenity to her property.

Len Turner, 3 Wren Close, spoke about planning application No.17/05360/OUT saying that he knew this site well and it had been in dispute for many years. He was neither for nor against it, if it were proved that this facility was required. This is an exception site and was deliberately excluded from the Core Strategy.

Councillor Paul Macfarlane, spoke about planning application No. 17/05837/FUL and declared his mother lives in the neighbouring property. She has no objection to people increasing their property's size but would like them to be mindful of the boundary line and feels that this application should be pushed back about half a metre to allow room for painting and general maintenance.

Standing Orders were reinstated at 7.15pm

PC/17/029 Reports from Unitary Authority Members

None.

PC/17/030 Comments from Neighbourhood Plan Policy Review Working Group

None.

The chair proposed to bring forward item Nos 17/05359/FUL, 17/05360/OUT and 17/05837/FUL for discussion and the committee unanimously agreed.

PC/17/031 Planning Applications

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

Councillor Macdonald stated that this application should be turned down, it is near to a local school which has expanded and there are many parking pressures; and it is out of keeping for the area. The members agreed with his comments. Councillor Macdonald proposed refusal of this application on highway issues, Seconded Councillor Jolley, voting unanimous in favour for refusal. It was requested that this application be called in by the Wiltshire Council Unitary member, Councillor Andrew Davis.

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

Notes from the previous Planning Meeting held on Monday 17th October for the application No.16/08425/OUT had been circulated with the agenda and many of these points were re-iterated.

The members had a lengthy debate about this application.

Councillor Nicklin told the committee that he had read through the documents and felt that as this was an outline planning application, Warminster Town Council should approve it subject to it passing all Flood Risk Sequential Test & Exception Tests and further assessments including legal issues, public rights of way and planning approval. Seconded Councillor Jolley, voting in favour 4, against 1, abstentions 0. The motion was carried.

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

Councillor Macdonald proposed that whilst Warminster Town Council have no objections to this planning application they would like to raise concerns about the boundary to the neighbouring property and a loss of amenity, seconded Councillor Nicklin, voting unanimous in favour.

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

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

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

The members had some concerns over highway issues and access to this development. Councillor Jolley proposed acceptance of the plans with the condition for the access to be made to the rear of the property. Seconded Councillor Nicklin, voting unanimous in favour.

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

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

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

Councillor Macdonald had concerns over this resubmission and felt it was a creeping development. Councillor Jolley proposed acceptance of the plans, seconded Councillor Nicklin, voting in favour 4, against 0, abstentions 1. The motion was carried.

17/05585/LBC Removal of secondary chimney to seven brick courses. 2 Silver Street, Warminster, Wilts BA12 8PS

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

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

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

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

This application was not discussed as it had been included on the agenda in error.

PC/17/032 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

17/06124/TCA Yew – Fell. 85 Boreham Road, Warminster, BA12 9JX

17/06486/TPO T1 - Lime tree - 40% reduction & deadwood. 52 Weymouth Street, Warminster, Wiltshire BA12 9NT

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

Noted

PC/17/033 Introduction of Electronic Planning Consultations

The Members were unhappy with the letter received from Wiltshire Council Planning advising us that with effect from Monday 31st July 2017 all applications for consultation will be sent electronically. They asked the Town Clerk to contact the planning department to register their complaint and ask if it would be possible to still receive paper copies of plans.

PC/17/034 Communications

None.

Meeting closed at 8.27pm

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Applicants Statement for Town Council Planning Advisory Committee Meeting on 17th July 2017.

Application Number 17/05360/OUT – Continuing Care Retirement Community land north of Grovelands Way, Warminster.

The new application addresses ALL of the reasons for refusal of the previous application by Wiltshire Council as set out in the application letter. The flood alleviation design and improvements are fully supported by the Environment Agency.

The application is compliant with planning policy providing a choice of accommodation for older people the need for which is clearly recognised by the policies of both national government and Wiltshire Council given the known demographics of our ageing population.

The proposals provide accommodation for older people which is not currently available in Warminster. There are both private and social extra care apartments and a range of small bungalows to suit various needs. All with access to central facilities and care packages. There is also a small care home providing specialist dementia care for which there is an identified ever increasing need.

The proposals provide many community benefits not the least of which is a new medical centre which as everyone knows is much needed. This is not a token gesture, it is a free site being offered by the development and is immediately fully deliverable to replace existing outdated facilities. The same cannot be said of the delayed WWUE. The proposed building can accommodate a large GP practice and a pharmacy with room for future expansion.

Other community benefits are two new modern bus shelters on Grovelands Way, a new pavement on the northern side of Grovelands Way, meeting rooms and a wellness suite within the extra care building, upgraded public rights of way, a new children's play area and most importantly a resolution of the historical dispute over access to Public Open Space.

The proposals provide for nearly 18 acres of POS which is nearly 1.8 acres more than previously envisaged under the disputed legal agreement from the 1980's. The POS will also be more useable with a new large recreation area to the west and protection of the existing wildlife area to the east. Existing bridges over the stream will remain and a new informal footpath will connect the areas of public open space. The existing outdated children's play area which I think anyone would agree is actually dangerous will be replaced by a new facility on the eastern public open space. The POS will NOT cost the Town Council as Wiltshire Council have confirmed that they will take responsibility for maintaining the public open space and facilities at their cost.

All in all I submit that this planning application is a win for all parties considerably enhancing the facilities available to the residents of Warminster and I hope that we can have the support of the Town Council.

Paul Trofimov – Director Ace Retirement (Warminster) Ltd