

5th February 2018

Dear Councillor

You are summoned to a meeting of the:

Planning Advisory Committee
on Monday 12th February 2018 at 7pm
at the Civic Centre, Sambourne Road, Warminster, BA12 8LB

Committee membership:

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

Copied to all other members for information.

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.

AGENDA

1. **Apologies for absence**

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 and sign as a correct record, the Minutes of the Planning Advisory Committee meeting held on Monday 29th January 2018; 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 29th January 2019.

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**

8. **Planning Applications**

17/12442/FUL Demolition of 1950's asbestos and steel garage and replacement with a new and larger combined garage and shed/storage area. 21 Hillwood Lane, Warminster, Wiltshire, BA12 9QG

17/11145/VAR Variation of condition 2 of approved application 14/06562/FUL to remove the dwelling on plot 31 and deliver 202 houses in total (instead of 203), to substitute the house types on plots 32 and 33, introduce new roof/elevation treatments to plots 3, 4, 6, 10, 12, 13, 80, 83, 95, 167 and 177, to revise the electric substation and bin store positions next to apartment on plots 168-176, to amend the rear access for plots 166 and 167, and to relocate the service margin on the shared surface between plots 22-27. Land to west of St Andrews Road, Warminster, Wiltshire, BA12 8ES

- 18/00472/ADV** Proposed non-illuminated fascia sign 10 Weymouth Street, Warminster, Wilts, BA12 9NR
- 18/00675/FUL** Demolition of existing utility room and erection of a new side extension 38 Copheap Rise, Warminster, Wiltshire, BA12 0AR
- 18/00882/FUL** Small extension & construction of a pitched roof in order to remove flat roofs. 8 Bradley Close, Warminster, Wiltshire, BA12 8BW
- 17/07407/FUL** First Floor Extension Above Existing Garage (Retrospective). 36 Manor Gardens, Warminster, Wiltshire, BA12 8PW
- 18/00549/FUL** Proposed window, fascia, soffit & guttering replacements (Resubmission). 1 Yard Court, Warminster, BA12 9NY
- 18/01052/FUL** Amendment to approved development (14/00484/FUL) - variation from 8 to 9 dwellings by way of substitution of four 2 bed flats with five 2 bed houses. Land rear of 62-66, Market Place, Warminster, Wiltshire, BA12 9AZ

9. Tree Applications

None for this agenda

10. 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 12th March 2018

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

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WARMINSTER TOWN COUNCIL
No.... 02

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
22.01.18	17/12442/FUL	Demolition of 1950's asbestos and steel garage and replacement with a new and larger combined garage and shed/storage area. 21 Hillwood Lane, Warminster, Wiltshire, BA12 9QG http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	22.01.18	19.02.18	(m)	Steve Vellance	
23.01.18	17/11145/VAR	Variation of condition 2 of approved application 14/06562/FUL to remove the dwelling on plot 31 and deliver 202 houses in total (instead of 203), to substitute the house types on plots 32 and 33, introduce new roof/elevation treatments to plots 3, 4, 6, 10, 12, 13, 80, 83, 95, 167 and 177, to revise the electric substation and bin store positions next to apartment on plots 168-176, to amend the rear access for plots 166 and 167, and to relocate the service margin on the shared surface between plots 22-27 Land to west of St Andrews Road, Warminster, Wiltshire, BA12 8ES http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	23.01.18	23.02.18	(m)	Kenny Green	

23.01.18	18/00472/ADV	Proposed non-illuminated fascia sign 10 Weymouth Street, Warminster, Wilts, BA12 9NR http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	23.01.18	23.02.18	(m)	Matthew Perks	
26.01.18	18/00675/FUL	Demolition of existing utility room and erection of a new side extension 38 Copheap Rise, Warminster, Wiltshire, BA12 0AR http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	26.01.18	23.02.18	(m)	Steve Vellance	
29.01.18	18/00882/FUL	Small extension & construction of a pitched roof in order to remove flat roofs. 8 Bradley Close, Warminster, Wiltshire, BA12 8BW http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	29.01.18	26.02.18	(m)	Steve Vellance	
31.01.18	17/07407/FUL	First Floor Extension Above Existing Garage (Retrospective). 36 Manor Gardens, Warminster, Wiltshire, BA12 8PW http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	31.01.18	28.03.18	(m)	Steve Vellance	
01.02.18	18/00549/FUL	Proposed window, fascia, soffit & guttering replacements (Resubmission). 1 Yard Court, Warminster, BA12 9NY http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	01.02.18	01.03.18	(m)	Steve Vellance	
02.02.18	18/01052/FUL	Amendment to approved development (14/00484/FUL) - variation from 8 to 9 dwellings by way of substitution of four 2 bed flats with five 2 bed houses. Land rear of 62- 66, Market Place, Warminster, BA12 9AZ http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	02.02.18	09.03.18	(m)	Matthew Perks	

Date agenda to be sent out: 05.02.2018

Date of Planning Advisory Committee Meeting: 12.02.2018

Notes for PAC Agenda 12th February 2018

Extract from Planning minutes 16th May 2016

14/06562/FUL Development of 203 residential dwellings, open space, landscaping, sustainable urban drainage, vehicular and pedestrian accesses, and associated infrastructure and engineering works including provision of foul drainage pumping station. Land to west of St Andrews Road, Warminster, Wiltshire, BA12 8ES

Councillor Macfarlane proposed rejection of the plans until the questions raised have been satisfied fully. Seconded Councillor Fraser who asked whether Councillor Macfarlane would accept an addition that the Town Council will not pass anything for the site until the master plan is adopted. Councillor Macdonald requested an addition that Core Strategy policy CP31 be quoted and reference made to drainage and flooding. Councillor Dancey requested an addition to include the effect on secondary education in the 11–16 age range. Councillor Macfarlane accepted all the amendments to his proposal as follows:

Warminster Town Council objects to this proposal because the plans do not accord with Wiltshire Core Policy 31. The planning application also does not form part of the master plan that is required for the West Urban Extension. The plans should be rejected until the questions raised about the drainage and flooding issues have been satisfied fully and the master plan for the West Urban Extension has been agreed and adopted by Wiltshire Council. Warminster Town Council also urges Wiltshire Council to refuse all large applications until such time as an acceptable and credible plan has emerged for the provision of 11–16 education in Warminster.

Voting unanimous in favour of rejection of the plans.

Extract from Planning minutes 13th July 2015

14/06562/FUL Development of 203 residential dwellings, open spaces, landscaping, sustainable urban drainage, vehicular and pedestrian accesses, and associated infrastructure and engineering works including provision of foul drainage pumping station. Land to west of St Andrews Road, Warminster, Wilts, BA12 8ES

Councillor Jolley said he agreed with most of what had been said. As a councillor for the Broadway area he was totally against the application and proposed refusal on the following grounds.

This application can only be properly and effectively resolved through one comprehensive master plan of the whole site. Further convincing evidence, involving the preparation and agreement of a master plan, is needed in support of these proposals to demonstrate that the proposals fully meet the requirements of Core Policy 31 and the development template contained in the Wiltshire Core Strategy. Until such information is provided this proposal fails to meet the Neighbourhood Plan and Core Strategy policy and I propose planning permission should be refused. Seconded Councillor Fraser.

Councillor Jolley said that Redrow's plans had indicated that the construction traffic would follow a one-way route. There would be 20 movements a day and traffic would not be allowed on the site until 9.15am, being held over at the Granada services until then. He felt this was most unlikely to be followed. A waterway would be set up for lorries to drive

through before exiting the site, but there was no indication of where this water would go. The most obvious route would be down St Andrews Road to Broxburn Road.

Councillor Macdonald said this was a stand-alone planning application and needed to be considered as such. The Core Strategy had been approved since the first plans were submitted. The new plans had reduced the number of houses by nine and given an improved cycleway but there were no significant changes. The 100 pieces of correspondence received concerning the site indicated the level of concern felt by residents. Councillor Macdonald circulated a proposal he had written and asked Councillor Jolley to amend his proposal to include the additional points he had made.

Councillor Davis said this application is live and will come to the planning committee. He would like the Town Council to supply as many reasons as possible for refusal. The lack of a master plan is a good reason but some of Councillor Macdonald's comments could be included.

Councillor Dancey said Warminster needs to take its fair share of housing and has done so over the years. However, he did not see why it should take more than its fair share. If too many houses are built this will go against the government's policy that people should be living close to where they work, as there will be insufficient employment opportunities in the town. He cautioned that plans usually contain the words 'in conformity with local plans' but the Redrow application had no such wording and was not in conformity with the Core Strategy. The design statement said the development would make a positive contribution to the character of Warminster but he could not see evidence of this. The developer needed to wait until a master plan has been produced and the Council needed to be careful to produce a good list of reasons for refusal.

Councillor Jolley agreed to amend his proposal to include the last two points submitted by Councillor Macdonald and the request to Wiltshire Council to refer to the previous comments submitted. Councillor Jolley proposed.

This application can only be properly and effectively resolved through one comprehensive master plan of the whole site. Further convincing evidence, involving the preparation and agreement of a master plan, is needed in support of these proposals to demonstrate that the proposals fully meet the requirements of Core Policy 31 and the development template contained in the Wiltshire Core Strategy. Until such information is provided this proposal fails to meet the Neighbourhood Plan and Core Strategy policy and the Council proposes planning permission should be refused. In addition the Council objects on the following grounds: the impact on the drainage into the water and sewerage systems starting on site and through Haygrove Close, local rivers and the unknown effect on the local flood risk areas which has not been resolved; and the piecemeal approach to development in Warminster. We refer to our comments submitted previously from the Planning Advisory Committee meeting held on 8th September 2014 in relation to this site.

Seconded Councillor Fraser, voting unanimous In Favour of refusal.

Extract from Planning minutes 8th September 2014

14/06562/FUL Development of 212 residential dwellings, open spaces, landscaping, sustainable urban drainage, vehicular and pedestrian accesses and associated infrastructure and engineering works. Land to west of St Andrews Road, Warminster, Wilts BA12 8ES

Members were concerned about this application and had lengthy discussions about the issues that had been raised during the public participation. Councillor Macdonald felt unhappy that this piece of land could be developed. The emerging Core Strategy could be used as it could be argued that Warminster will have met the target of 1,920 houses and these 212 houses cannot be supported. Councillor Davis was concerned about the application status; the planning officer had spoken to the developers about further reports being required following objections raised by statutory consultees. He felt it should be treated as a normal planning application at this point by the committee. Councillor Jolley proposed refusal of the plans on the grounds all previous applications submitted over the last 30 years on this site have been refused. The refusals also takes into account the concerns about drainage, access and overdevelopment, ecological loss and all other concerns and comments raised by the residents, Seconded Councillor Macdonald, Voting unanimous in Favour for refusal. Proposal for refusal carried.

Extract from Planning minutes 7th April 2014

14/00484/FUL Construction of four houses and four flats. Land to rear of 62 and 66 Market Place, Warminster

The Members felt that this development could only improve the area but they did have some concerns. Councillor Fryer proposed acceptance of plans but with concerns raised about the access in and out of the development and parking, however noting that they did understand that this is a non parking scheme, Seconded Councillor Dombkowski, Voting unanimous in Favour.