

5th April 2018

Dear Councillor

You are summoned to a meeting of the:

Extraordinary Planning Advisory Committee
On Thursday 12th April 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 Nicklin (West)
Cllr Fryer (Broadway)	
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.

A G E N D A

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 3rd April 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 3rd April 2018.

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 (now Spatial Planning Review Group)

Minute number NP/17/014 from the working group meeting held on 12th January 2018:

Planning Application 17/12348/OUT

Outline application for 34 dwellings on land to the east of Damask Way with all matters reserved except access.

The group wished to submit the following comments to the Planning Advisory Committee on 29th January, suggesting the outline plans should be recommended for refusal on the following grounds:

1. The site was not under consideration on the Draft Wiltshire Housing Site Allocation Plan and Revised Settlement Boundaries which had been consulted on in September 2017. The comment that had been submitted by the Council on the settlement boundary in the Damask Way area was as follows:

ITEM NO.	MAP GRID REFERENCE	PROPOSED AMENDMENT OR CORRECTION
4	J10	The newly developed extension to Damask Way should be included within the boundary.

This was a reference to the site already built, which should be inside the new settlement boundary. Wiltshire Council had not included the site in application 17/12348/OUT in the revised settlement boundaries and the Town Council had supported its exclusion, therefore it would be inappropriate to include it now.

2. The access point for this site would be disastrous. This section of Upper Marsh Road is narrow with no footpath and leads on to a narrow country road that is prone to flooding and often has to be closed. Runoff water from the site would exacerbate the problem.
3. The impact on the environment would be detrimental. The site is on the cusp of the Wiltshire Wildlife Trust area.

8. Planning Applications

18/02740/FUL Demolition of existing glove factory building and erection of 3 two storey and 3 one storey town houses. 1 North Row, Warminster, Wiltshire, BA12 9AD

17/12348/OUT Outline application for up to 28 dwellings on land to the east of Damask Way with all matters reserved except access (with new access proposed off Upper Marsh Road). Land East of Damask Way and East of Upper Marsh Road and North of Smallbrook Lane, Warminster BA12 9PP
(*comments from previous meeting attached*)

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 21st May 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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Extract from PAC minutes 29th January 2018

17/12348/OUT Outline application for 34 dwellings on land to the east of Damask Way with all matters reserved except access (with new access proposed off Upper Marsh Road). Land East of Damask Way and East of Upper Marsh Road and North of Smallbrook Lane, Warminster BA12 9PP

Councillor Brett congratulated Toby Fryer, saying young people had a right to speak and should be heard. The contributions had been informative and instructive. He showed photographs from the site, showing the wanton vandalism of the removal of the oak trees prior to planning permission being given. Other evidence was shown including a dash cam video of the difficulty in navigating the lower part of Upper Marsh Road.

Standing Orders were suspended at 7.42pm to allow for additional public participation

Nicholas Yates said that the narrowest part of the road that had been shown on the dash cam was where the new road would come out. Once traffic had passed the pinch point it always speeded up and he felt sure that there would be an accident at some point.

Standing Orders were reinstated at 7.44pm

It was resolved to recommend refusal of the application on the following grounds:

This Council objects to this planning application on the grounds listed below:

- 1. The site was not under consideration on the Draft Wiltshire Housing Site Allocation Plan and Revised Settlement Boundaries which had been consulted on in September 2017. The comment that had been submitted by the Council on the settlement boundary in the Damask Way area was as follows:**

ITEM NO.	MAP GRID REFERENCE	PROPOSED AMENDMENT OR CORRECTION
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- 2. The access point for this site would be disastrous. This section of Upper Marsh Road is narrow with no footpath and leads on to a narrow country road that is prone to flooding and often has to be closed. Runoff water from the site would exacerbate the problem.**
- 3. The impact on the environment would be detrimental. The site is on the cusp of the Wiltshire Wildlife Trust area.**

4. There is a highways conflict with pedestrians, cyclists, horse riders and the residents of the old people's home.

The Town Council requests Councillor Jackson to call this in at the Western Area Planning Committee.