

14th April 2018

Dear Councillor

You are summoned to a meeting of the:

Planning Advisory Committee
On Monday 21st May 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.

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

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>

AGENDA

1. **Election of Committee Chairman**
Members to elect a Committee Chairman.
2. **Election of Committee Vice Chairman**
Members to elect a Committee Vice Chairman
3. **Apologies for absence**
To receive and accept apologies, including reason for absence, from those unable to attend.
4. **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.
5. **Minutes**
 - 5.1 To approve and sign as a correct record, the Minutes of the Planning Advisory Committee meeting held on Thursday 12th April 2018; copies of these minutes have been circulated and Standing Order 17a provides that they may therefore be taken as read.
 - 5.2 To note any matters arising from the minutes of the Planning Advisory Committee meeting held on Thursday 12th April 2018.
6. **Chairman's Announcements**
To note any announcements made by the Chair.

Standing Orders will be suspended to allow for public participation.

7. **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.

8. **Reports from Unitary Authority Members**
To note reports provided.

9. **Spatial Planning Review Working Group**
The group wished to put the following comments to the Planning Advisory Committee:

Planning Application 17/01463/FUL – Bugley Barton

1. It should be a condition that the link road between the Bugley Barton estate and the Redrow estate should be completely linked as part of the first phase.
2. Public rights of way and cycle paths should be clearly signed and should be logical; i.e. they should connect across the estate and should lead somewhere. In the maps provided there appear to be some gaps between the footpaths and it is unclear as to where the footpath at the north west of the site leads.

3. The number of dwellings has increased since the plans submitted prior to December. Two blocks of apartments have been reduced in height from 3-storey to 2-storey but there is one block of 3-storey apartments remaining. To reiterate the previous comments from the group, these types of property are inappropriate for the location on the edge of the countryside. The group endorses the comments from Richard Burton of the AONB who highlights this issue with regard to the view from Cley Hill.
4. The comments made previously regarding compliance with Policy L1 of the Neighbourhood Plan should be reiterated. These are as follows:

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). . . . 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”.

The dwellings should be built with due regard to energy efficiency. The group endorses the comments from Richard Burton (AONB) with regard to the colour of the roofs and their impact on the view from Cley Hill.
5. All carriageways that are not going to be adopted, and the associated lighting, should be constructed to an adoptable standard.
6. The carriageway that will form a link to the Folly Farm land (the hammerhead at the south west of the site) needs to be the same level of construction as the main road through the site in order to take the level of traffic from any future development use Folly Lane.
7. **It should be a condition** that none of the properties on the site should be occupied until the school is built.

Planning Application 15/01800/OUT – WUE

The group supports the comments made by Kenny Green in his email to Cllr Tony Nicklin (attached). In addition it would like to make the following comments:

1. The roundabout on the A36 from Victoria Road will have some improvements to accommodate the Longleat hotel. The group feels these will be insufficient to take the increased traffic from the WUE developments. The existing traffic flow already makes it difficult to access the roundabout from Victoria Road and there are significant safety concerns. It is suggested that traffic lights for the roundabout are considered.
2. The AONB comments regarding roofs and screening for this site are endorsed.
3. The commercial site is surrounded by housing and does not have an adequate separate access.

10. Planning Applications

15/01800/OUT Demolition of a series of agricultural sheds and one residential dwelling and the delivery of up to 1,000 dwellings (Class C3); a local centre of 0.56ha (to accommodate commercial development falling under Use Classes A1-A5, C2, C3 and D1); an employment area of 5.6 hectares (to accommodate various businesses falling under Use Classes B1, B2 and B8); a primary and part-

secondary school (Use Class D1); formal and informal recreational open space including children's play areas, allotments and changing facilities; car parking; hard and soft landscaping including a noise bund along part of the western boundary; storm water attenuation ponds; foul and surface water drainage infrastructure; and provision of road access infrastructure to include roundabout accesses on Bath Road and Victoria Road. Land at the proposed West Warminster Urban Extension, North of Victoria Road & to the West of Bath Road, Comprising approx. 84 hectares, Warminster, Wiltshire

- 17/01463/FUL A Comprehensive Development Comprising Demolition of the Existing Farm Buildings, Construction of 227 Residential Dwellings (Use Class C3), a New Vehicular Access, Public Open Space, Landscaping, Sustainable Urban Drainage and other Associated Infrastructure. Bugley Barton Farm, Land South of Victoria Road, Warminster
- 18/02889/FUL Proposed Double Garage. 11 Rock Lane, Warminster, Wiltshire, BA12 9JZ
- 18/02801/PNCOU
Notification for Prior Approval for a Proposed Change of Use of a Building from Shops (Class A1) to Dwelling house (Class C3) and for Associated Operational Development. 26 Portway Lane, Warminster, Wilts, BA12 8RD
- 18/03103/FUL Outdoor extension/smoking shelter. The Yew Tree, Boreham Road, Warminster, BA12 9HD
- 17/07825/FUL & 17/08275/LBC
Redevelopment of the existing haulage yard to provide a total of 8 residential units as follows: retain the existing house, erect a row of 3 x 3 bed terraced houses, provide access and parking for these 4 houses via Smallbrook Road, convert existing office to a 1 bed house, demolish existing structure in centre of site and erect 3 x 3 bed two storey detached houses in the centre of the site and provide access and parking for these 4 houses via Boreham Road. 40 Boreham Road, Warminster, Wiltshire, BA12 9JR
- 18/03208/FUL Two Storey Side Extension, 3 Robin Close, Warminster, Wiltshire, BA12 9DE
- 18/02213/FUL Re-submission of lapsed approved application number, W/12/00605/FUL for a 2-storey extension 9 Highbury Park, Warminster, Wiltshire, BA12 9JE
- 18/03424/FUL Proposed single storey extension to rear and side 2 Minster View, Warminster, BA12 8TD
- 17/02921/FUL Erection of a fence. 1 Upton Close, Warminster, Wilts, BA12 8RU
- 18/03903/VAR Variation of condition 2 of planning permission 18/00125/FUL to allow for stone with brick banding to the gable of the single storey extension, an additional window to the two-storey extension and render to the existing single storey outbuilding. 15 Elm Hill, Warminster, Wiltshire, BA12 0AY
- 18/03447/FUL Single storey rear extension, 19 Imber Road, Warminster, Wiltshire,

BA12 9DB

- 18/04012/VAR Variation of condition 6 of planning permission 16/12459/FUL to allow for the addition of french doors, new window and velux window to unit 2, velux window to unit 1, removal of chimneys and change NE extension material to brick to stone with brick surrounds. 11 Portway, Warminster, BA12 8QG
- 18/03993/FUL Proposed nursery and out of school club (Use Class D1) at a children's play centre, cafe and shop (Use class A1, A3 and D2) (Proposed Use Class Sui Generis). Funways Goodwin Close Warminster BA12 0DF

11. Tree Applications

None for this agenda

12. 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 18th June 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.... 04

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
27.03.18	18/02716/FUL	Proposed two storey extension to living room and bedroom. 45 Copheap Rise, Warminster, Wiltshire, BA12 0AR http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	27.03.18	24.04.18	(o)	David Cox	Approve with conditions
28.03.18	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 http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	28.03.18	04.05.18	(m) Extraordinary meeting 12 th April	Matthew Perks	
03.04.18	18/03060/TCA	1 Metre Height Reduction and 2 Metres Lateral Reduction to T1 Silver Birch. 37 Boreham Road, Warminster, BA12 9JP http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	03.04.18	25.04.18	(o)	Kate Tate	No objection
03.04.18	18/03108/TCA	Fell 1 Stem from Sycamore Tree Close to Boundary Wall and 50% Crown Reduction 4 Portway House, Portway, Warminster, Wiltshire, BA12 8QQ http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	03.04.18	25.04.18	(o)	Kate Tate	No objection

05.04.18	18/02422/FUL	Conservatory to rear elevation. 8 Bradley Close, Warminster, BA12 8BW. http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	04.04.18	02.05.18	(e)	Steve Vellance	Approve with conditions
05.04.18	15/01800/OUT	Demolition of a series of agricultural sheds and one residential dwelling and the delivery of up to 1,000 dwellings (Class C3); a local centre of 0.56ha (to accommodate commercial development falling under Use Classes A1-A5, C2, C3 and D1); an employment area of 5.6 hectares (to accommodate various businesses falling under Use Classes B1, B2 and B8); a primary and part-secondary school (Use Class D1); formal and informal recreational open space including children's play areas, allotments and changing facilities; car parking; hard and soft landscaping including a noise bund along part of the western boundary; storm water attenuation ponds; foul and surface water drainage infrastructure; and provision of road access infrastructure to include roundabout accesses on Bath Road and Victoria Road. Land at the proposed West Warminster Urban Extension, North of Victoria Road & to the West of Bath Road, Comprising approx. 84 hectares, Warminster, Wiltshire http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	05.04.18	19.04.18	(e) Agreed 06.04.18	Kenny Green	

04.04.18	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 http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	04.04.18	25.04.18	(m) Extraordinary meeting 12 th April	Steven Simms	
06.04.18	17/01463/FUL	A Comprehensive Development Comprising Demolition of the Existing Farm Buildings, Construction of 227 Residential Dwellings (Use Class C3), a New Vehicular Access, Public Open Space, Landscaping, Sustainable Urban Drainage and other Associated Infrastructure. Bugley Barton Farm, Land South of Victoria Road, Warminster http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	23.03.17	03.05.18	(e) Agreed 06.04.18	Kenny Green	
06.04.18	18/02889/FUL	Proposed Double Garage. 11 Rock Lane, Warminster, Wiltshire, BA12 9JZ http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	05.04.17	03.05.18	(e)	Steve Vellance	
09.04.18	18/02801/PNCOU	Notification for Prior Approval for a Proposed Change of Use of a Building from Shops (Class A1) to Dwelling house (Class C3) and for Associated Operational Development. 26 Portway Lane, Warminster, Wiltshire, BA12 8RD http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	03.04.18	07.05.18	(e) Agreed 09.04.18	James Taylor	

11.04.18	18/03273/TCA	T1 - Conifer tree – fell. Smallbrook House, 2 Boreham Road, Warminster, BA12 9JR http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	10.04.18	02.05.18	(o)	Sue Morgan	
11.04.18	18/03103/FUL	Outdoor extension/smoking shelter The Yew Tree, Boreham Road, Warminster, BA12 9HD http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	06.04.18	09.05.18	(e)	David Cox	
12.04.18	17/07825/FUL	Redevelopment of the existing haulage yard to provide a total of 8 residential units as follows: retain the existing house, erect a row of 3 x 3 bed terraced houses, provide access and parking for these 4 houses via Smallbrook Road, convert existing office to a 1 bed house, demolish existing structure in centre of site and erect 3 x 3 bed two storey detached houses in the centre of the site and provide access and parking for these 4 houses via Boreham Road. 40 Boreham Road, Warminster, BA12 9JR http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	28.03.18	10.05.18	(e)	Eileen Medlin	
16.04.18	17/08275/LBC	Demolition of existing infill structure between 34 and 40 Boreham Road and those other structures attached to No 40 Boreham Road, erection of infill dwelling attached to No 34 and 40 Boreham Road and extension and alteration of No 40 Boreham Road to facilitate conversion to residential. 40 Boreham Road Warminster Wiltshire BA12 9JR http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	28.03.18	10.05.18	(e)	Eileen Medlin	

16.04.18	18/03070/TCA	<p>Bishopstrow House Boreham Warminster BA12 9HH</p> <p>1 - Lime tree - fell 2 - Conifer trees (x5) - fell 3 - Cherry trees (x4) – fell 4 - Yew trees (x2) - reduce by 1m & reshape by 15% 5 - Yew trees (x2) & Sycamore tree - fell 6 - Lime tree - reduce overhanging limb by 50% & reshape by 15% 7 - Conifer trees (over hotel sign) - fell 8 & 9 - Conifers to left & right of main entrance - fell 10 - Horse chestnut & Beech trees - crown lift 1m 11 - Maple tree – fell 12 - Horse chestnut tree - shorten lower lateral by 50% 7 tidy crown by 15% 13 - Hazel trees (x2) - coppice & fell Laurel & Bay trees 14 - Holly tree - fell: Laurel tree - coppice & cut back around Temple area to give 5m clearance 15 - Giant Redwood tree - remove deadwood 16 - Major Cedar tree - cut back by 2m to clear Beech trees 17 - Beech trees (x3) - crown lift by 1m 18 - Alder trees (x2) - fell 19 & 20 - Elm trees (x 3 dead) – fell 21 & 22 - Ash trees – fell</p> <p>http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</p>	10.04.18	02.05.18	(o)	Kate Tate	
17.04.18	18/03208/FUL	<p>Two Storey Side Extension 3 Robin Close, Warminster, Wiltshire, BA12 9DE</p> <p>http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</p>	17.04.18	15.05.18	(e) Agreed 17.04.18	Katie Yeoman	
17.04.18	18/03613/TCA	<p>Work to Trees in a Cons Area, Fell 1 Pine Tree. 5 Cuckoos Nest Lane, Warminster, Wiltshire, BA12 8JL</p> <p>http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</p>	17.04.18	09.05.18	(o)	Kate Tate	

17.04.18	18/03616/TCA	Work to Trees in a Cons Area, Fell 1 Willow Tree. 196 Boreham Road, Warminster, Wiltshire, BA12 9HG http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	17.04.18	09.05.18	(o)	Kate Tate	
18.04.18	18/02213/FUL	Re-submission of lapsed approved application number, W/12/00605/FUL for a 2-storey extension 9 Highbury Park, Warminster, Wiltshire, BA12 9JE http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	17.04.18	16.05.18	(e)	Steve Vellance	
19.04.18	18/03424/FUL	Proposed single storey extension to rear and side. 2 Minster View, Warminster, Wiltshire, BA12 8TD http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	19.04.18	17.05.18	(e)	Katie Yeoman	
24.04.18	18/03833/TCA	T1 - Magnolia tree - reduce height to just below the upper window cill and prune to balance and round over the shape T2 - Cherry tree – fell. 104 West Street, Warminster, BA12 8JW http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	20.04.18	15.05.18	(o)	Sue Morgan	
04.05.18	17/02921/FUL	Erection of a fence. 1 Upton Close, Warminster, BA12 8RU http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	24.04.18	31.05.18	(m)	Verity Giles-Franklin	

04.05.18	18/03903/VAR	Variation of condition 2 of planning permission 18/00125/FUL to allow for stone with brick banding to the gable of the single storey extension, an additional window to the two-storey extension and render to the existing single storey outbuilding. 15 Elm Hill, Warminster, Wiltshire, BA12 0AY http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	24.04.18	31.05.18	(m)	Verity Giles-Franklin	
09.05.18	18/03447/FUL	Single storey rear extension. 19 Imber Road, Warminster, Wiltshire, BA12 9DB http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	26.04.18	06.06.18	(m)	Katie Yeoman	
10.05.18	18/04012/VAR	Variation of condition 6 of planning permission 16/12459/FUL to allow for the addition of french doors, new window and velux window to unit 2, velux window to unit 1, removal of chimneys and change NE extension material to brick to stone with brick surrounds. 11 Portway, Warminster, Wilts, BA12 8QG http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	27.05.18	28.05.18	(m)	Matthew Perks	
14.05.18	18/03993/FUL	Proposed nursery and out of school club (Use Class D1) at a children's play centre, cafe and shop (Use class A1, A3 and D2) (Proposed Use Class Sui Generis). Funways Goodwin Close Warminster BA12 0DF	10.05.18	07.06.18	(m)	Steve Vellance	

Date agenda to be sent out: 14.05.2018

Date of Planning Advisory Committee Meeting: 21.05.2018

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Subject: Re: Warminster Urban Extension

Date: Thursday, 10 May 2018 at 15:50:09 British Summer Time

From: Tony Nicklin

To: Green, Kenny

CC: Ridout, Pip, Jackson, Tony, Davis, Andrew, townclerk@warminster-tc.gov.uk

Priority: High

Thank you for your guidance Kenny. As always it is very useful to have you support and guidance. Much appreciated.

Regards, Cllr Tony Nicklin

Chairman

Warminster Town Council Spatial Planning Review Working Group.

From: "Green, Kenny" <Kenny.Green@wiltshire.gov.uk>

Date: Thursday, 10 May 2018 at 15:18

To: tony <tony.nicklin@btconnect.com>

Cc: "Ridout, Pip" <Pip.Ridout@wiltshire.gov.uk>, "Jackson, Tony" <Tony.Jackson@wiltshire.gov.uk>, "Davis, Andrew" <Andrew.Davis@wiltshire.gov.uk>, Fiona Fox <townclerk@warminster-tc.gov.uk>

Subject: RE: Warminster Urban Extension

Hi Tony

Thanks for the email.

For application **15/01800/OUT** (the details of which are online here:

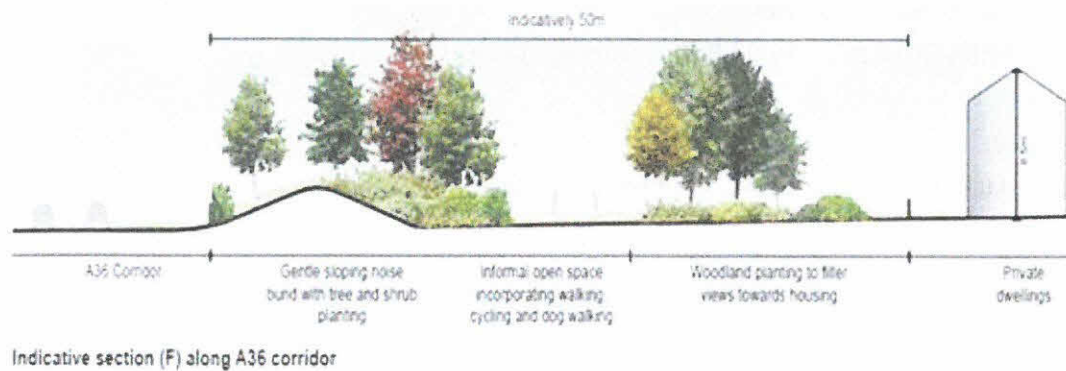
<https://unidoc.wiltshire.gov.uk/UniDoc/Document/Search/DSA.848672>) the most recently updated documents are all clearly identifiable as having May 2018 upload dates i.e. the design and access statement and applicants landscape consultants response to the AONB consultation response. However, the Town Council should also review or at least be mindful of the documentation that has been submitted since 2015. The previous consultation with the TC failed to produce a response (in late 2017) in recognition of the additional work that was being done by the developers (with my full agreement). The applicants also wanted to meet with the TC ahead of the TPAC meeting date – which I understand took place on 30 April.

I fully appreciate that there is a lot of information for the TC to consider for this application. I have been working on this case for the past 3+ years and know I often have to refresh my own mind of certain aspects. The best advice I can offer members of TPAC is consider the additional material that has evolved since the endorsement of the site allocation masterplan and to especially review the recent Design and Access Statement (May 2018) submission and the Parameter Plans.

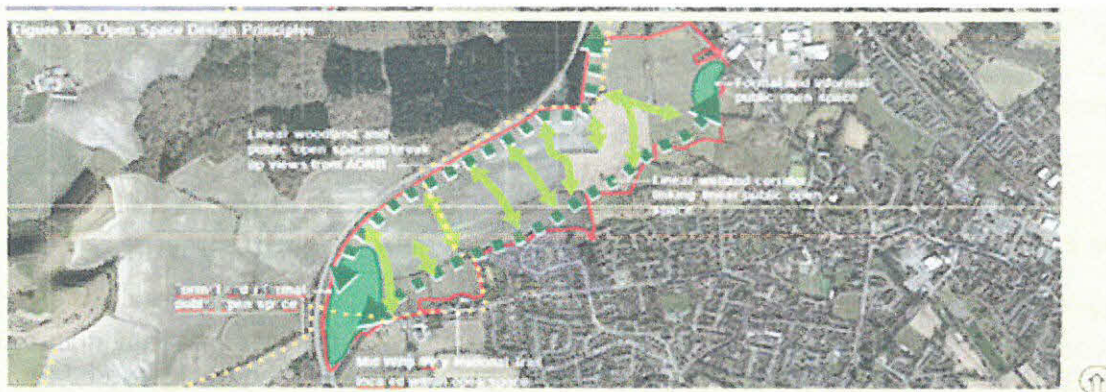
Several critical advancements have been secured through my negotiations which include: the deletion of 200 dwellings from the application, remodelling the site in terms of flood risk and removing indicative housing form such locations, designing for a significant swathe of land being dedicated for open space and woodland planting and a strategic buffer on both the northern and southern boundaries. More than 50% of the site would not be built on which far exceeds the indicative development template plan illustrated within the core strategy appendix.

By way of an example to help illustrate the buffers that would be a delivered around and throughout the scheme the following illustrations I find particularly useful (and pressed for) and I hope TPAC members agree

The illustration below as titled shows the buffer that would be delivered along the northern part of the site to set back the built forms of development from the A36.



The Illustration below shows green woodland corridors (identified by the light green arrows) that would break up the phased delivery of new housing and safeguarding land free from built forms of development (the darker green areas – in the south west part extending to some hectares that would be safeguarded for open space, an ecology protected area, sports pitches and woodland planting):



In summary, the much revised application seeks the following:

- Up to 1000 dwellings (on 24.56 hectares);
- B1-B8 employment land use and Local Centre (totalling 6.16 hectares);
- A Primary school site including land for school playing fields (1.8 hectares);
- A safeguarded secondary school site including land for play (1.8 hectares);
- Sport pitches including changing rooms and car parking facilities (on 5.05 hectares);
- Allotments (on 0.38 hectares);
- Strategic landscaping, parkland, woodland, ecology park, children's play areas and attenuation ponds (39.5 hectares); and,
- Other infrastructure (extending to 3.65 hectares)

The application is heavily informed by the endorsed Masterplan, and it follows the 'in principle' support the LPA has already granted in terms of agreeing to the delivery of housing beyond the 2026 Plan period date, and to secure development in phases that would be framed and supported by advance strategic planting to create wedges of development (almost in the garden city style of development) and producing different character areas to ensure the scheme isn't a homogenous typical suburban development. Not only do we have an endorsed Masterplan that was modelled on 1550 houses (a quantum that the submitted application do not exceed), we also had the Warminster Neighbourhood Plan Examining Inspector confirmed that the WCS **does not** place a bar on development beyond the plan period. This is vitally important as the Council cannot justifiably hinder future sustainable development in principle. What we have here, through a lot of supportive information, is an application that has a revised masterplan that would inform future reserved matters applications so that we don't get bitty, poorly integrated individual schemes over the next 15+ years. This is exactly what Masterplanning should be about and after a great deal of work, I think (and hope) we have the developers fully signed up to it.

The developers are committed to delivering a sustainable development that would inevitably have significant s106 obligations. The legal agreement will be a very complex and lengthy document, but for the best possible outcome for the town and people of Warminster, I have repeatedly informed the developers that is the way it has to be.

Far from being a complete list, I would be seeking to secure in excess of £8.5million towards new school infrastructure; 3.6 hectares of land being set aside to be transferred to new school facilities on the site; nearly £500k for new health care infrastructure to support and expand the existing Avenue surgery (Pip will be able to advise you on the battles I have had with the developers on this and my persistence!); a multitude of highway and PRoW upgrades and improvements; 30% affordable housing that satisfies local needs (note: our housing team have done an excellent job on this). The delivery timescale for a host of essential infrastructure also needs to be worked on and will be summarised in my report. I am spending a lot of time of this very aspect at the moment.

As I am sure you will appreciate, I have spent an enormous amount of time working with the developers and their consultants to secure important revisions and a set of commitments from the developers several of which are enshrined within the revised Design and Access Statement and the Landscape Strategy and Implementation Plan. Several of my peers for example the urban design team, local highways authority, land drainage and ecology team have also dedicated significant time and resources to this application.

The development is now considered policy compliant and I shall be supportive of it and will be reporting a very detailed report to the Council's strategic planning committee in June. I earnestly hope for and would like to have the support of Warminster Town Council. After pressing the developers for significant revisions and commitments, we have reached a stage, where the outline application can move forward. It goes without saying that as a strategic committed site, it is an important site the Council wants to see come forward to deliver much needed new housing, employment land, new school facilities and the strategic road link.

The Bugley Barton application (17/01463/FUL – online details can be found here:

<https://unidoc.wiltshire.gov.uk/UniDoc/Document/Search/DSA.8727466>) has also went through significant revisions and is in detailed format, so there is a significant amount of documents and plans to review and consider. There is no simple way of condensing the application except to say that Persimmon have listened to and delivered on a significant amount of what I have asked of them. There is a lot to weigh up, but the scheme is far better than the originally lodged submission.

I hope this email is useful and informative. I have taken the liberty of sharing it with the ward members and town clerk. I hope you don't mind.

Kindest regards
Kenny

Kenny Green (BA, MA (Hons) MRTPI)

Area Team Leader
Economic Development and Planning / Central Team
Wiltshire Council
County Hall, Bythesea Road,
Trowbridge, BA14 8JN

Tel: 01225 770251

Ext 15251

Email: kenny.green@wiltshire.gov.uk

2017 Achieving Excellence Winner

Website: <http://www.wiltshire.gov.uk>



From: Tony Nicklin [<mailto:tony.nicklin@btconnect.com>]

Sent: 10 May 2018 12:52

To: Green, Kenny

Subject: Warminster Urban Extension

Kenny , we are reviewing the latest application from Persimmon for both sites this Friday. Having looked at all the documents listed under the planning application could you please indicate which is the latest , as there are few dated 2018 . Your more detail knowledge of the application would help save a lot of time for us.

Regards, Cllr Tony Nicklin

Chairman

Warminster Town Council Spatial Planning Review Working Group.

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