

MINUTES of the Planning Advisory Committee held on Monday 21st May 2018 at 7pm at the Civic Centre, Sambourne Road, Warminster, BA12 8LB

Committee membership:

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

Key: * Present A Apologies AB Absent

In attendance:

Officers: Fiona Fox and Judith Halls

Public and press: 9 members of public, 0 Press

PC/18/001 Election of Committee Chairman

Councillor Fraser proposed Councillor Jeffries as the chairman for the Planning Advisory Committee for the year 2018–2019, seconded Councillor Brett, voting unanimous in favour.

PC/18/002 Election of Committee Vice Chairman

Councillor Fryer proposed Councillor Brett as the vice chairman for the Planning Advisory Committee for the year 2018–2019, seconded Councillor Fraser, voting unanimous in favour.

PC/18/003 Apologies for Absence

Apologies were received and accepted from Councillor Jolley.

PC/18/004 Declarations of Interest

None.

Signed.....Date.....

PC/18/005 **Minutes**

PC/18/005.1 The minutes of the meeting held on Thursday 12th April 2018 were approved as a true record and signed by the chairman.

PC/18/005.2 None.

PC/18/006 **Chairman's Announcements**

Councillor Jeffries advised the members that the Wiltshire Council Planning Portal had been down since Friday 18th May and was not expected to be accessible again until 25th May. Therefore, for those plans where extensions have not already been sought, an extraordinary meeting will be held next Thursday 31st May to enable members to view the plans for discussion.

Standing Orders were suspended at 7.08pm to allow for public participation

PC/18/007 **Public Participation**

Councillor Pip Ridout spoke as a Unitary Councillor informing members that the Barney Lodge application will be discussed at the Western Area Planning meeting on Wednesday 30th May.

Councillor Ridout advised the committee that the West Urban Extension, planning application No. 15/01800/OUT, would be going to the Strategic Planning 30th June and she would be speaking as a ward member. Planning application No.17/01463/FUL Bugley Barton Farm should be discussed end of July

Planning application No.18/03903/VAR, Elm Hill, permission has been granted and there are now amendments requested, there has been lots of correspondence with the neighbouring property. If members wished this application to be called in she was happy to do so.

Planning application NO.18/04012/VAR, Portway, permission was granted for these plans with stringent conditions which have now been breached so enforcement has been involved. The developer has applied for amendments. This application has already been called in by Councillor Davis.

Councillor Tony Jackson spoke advising the members that he had attended a cabinet meeting to discuss the Wiltshire Housing site allocation and this was not approved and was deferred to a later date. There are 2 sites proposed that are excluded from the settlement and this might reflect in recommendations from the Spatial Planning Review Working Group.

James Proyer, Persimmon Homes spoke in favour of the planning application No.'s 15/01800/OUT and 17/01463/FUL. His notes are attached to the minutes.

Mr Billen spoke against planning application No. 18/03903/VAR, his notes are attached to the minutes

Mrs Billen notes against the planning application No. 18/03903/VAR, her notes are attached to the minutes

Signed.....Date.....

Standing Orders were reinstated at 7.23pm

PC/18/008 Reports from Unitary Authority Members

None.

PC/18/009 Spatial Planning Review Working Group

Councillor Nicklin reiterated the comments that had been submitted from the Spatial Planning Review Working Group, they are as follows: -

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 appeared 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 had 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 endorsed the comments from Richard Burton of the AONB who highlighted the 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 endorsed 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.

Signed.....Date.....

Planning Application 15/01800/OUT – WUE

The group supported 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.

PC/18/010 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.

The members debated this application. Councillor Nicklin proposed no objections to the application provided that the Wiltshire Council planning offices take note of the comments submitted by the Spatial Planning Review Working Group. Seconded Councillor Fraser, voting unanimous in favour.

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

The members had a lengthy debate about this application and there were still reservations regarding the provision of schooling. Councillor Brett as the Chair of the Kingdown Academy was unaware of any approach made to the school and felt that the lines of communication with the school should be clearer. He also stated that there were no plans for the Kingdown Year 7 group to be moved to a different site and that he totally disagreed with the use of mobile classrooms. Councillor Nicklin proposed no objections to the application provided that the Wiltshire Council planning offices take note of the comments submitted by the Spatial Planning Review Working Group and making sure that the school site was a priority. Seconded Councillor Fraser, voting unanimous in favour.

Signed.....Date.....

18/02889/FUL Proposed Double Garage. 11 Rock Lane, Warminster, Wiltshire, BA12 9JZ
The members were advised by Wiltshire Council that this application had already been approved so it was not debated.

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.

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

18/03103/FUL Outdoor extension/smoking shelter. The Yew Tree, Boreham Road, Warminster, BA12 9HD

Councillor Nicklin proposed no comments for this application as it had already been built, seconded Councillor Fraser, voting unanimous in favour.

The members wished for the Building Control Officers to be made aware that the building already exists.

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

An extension had been granted from Wiltshire Council to discuss these plans. However, owing to the Wiltshire Council planning portal being down the plans were unable to be viewed. A further extension was requested. This application was deferred until Thursday 31st May 2018

18/03208/FUL Two Storey Side Extension, 3 Robin Close, Warminster, Wiltshire, BA12 9DE

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

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

The members were advised by Wiltshire Council that this application had already been approved so it was not debated.

18/03424/FUL Proposed single storey extension to rear and side 2 Minster View, Warminster, BA12 8TD

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

17/02921/FUL Erection of a fence. 1 Upton Close, Warminster, BA12 8RU

This item was deferred for debate because the Wiltshire Council planning portal was down. It would now be discussed at an extraordinary planning meeting due to be held on Thursday 31st May 2018.

Signed.....Date.....



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

This item was deferred for debate because the Wiltshire Council planning portal was down. It would now be discussed at an extraordinary planning meeting due to be held on Thursday 31st May 2018.

18/03447/FUL Single storey rear extension, 19 Imber Road, Warminster, Wiltshire, BA12 9DB

This item was deferred for debate because the Wiltshire Council planning portal was down. It would now be discussed at an extraordinary planning meeting due to be held on Thursday 31st May 2018.

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

This item was deferred for debate because the Wiltshire Council planning portal was down. It would now be discussed at an extraordinary planning meeting due to be held on Thursday 31st May 2018

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

This item was deferred for debate because the Wiltshire Council planning portal was down. It would now be discussed at an extraordinary planning meeting due to be held on Thursday 31st May 2018

PC/18/011 Tree applications

None for this agenda.

PC/18/012 Communications

A press release was requested about the West Warminster Urban Extension and the Bugley Barton planning application.

**Warminster Town Council
Planning Advisory Committee
Monday 21st May 2018, 7pm**

Agenda Item 7 – Public Participation

Persimmon Homes has two planning applications under consideration by Warminster Town Council at this evening's meeting.

Both of these applications are located within the West Warminster Urban Extension, which is allocated for development in the local plan (known as the Wiltshire Core Strategy).

The larger application to the North of Victoria Road was submitted in 'Outline' by Persimmon Homes in partnership with Hannick Homes in 2015. Since the application was originally submitted, the proposed development has been amended in a number of ways, the most significant of which is the reduction in the number of proposed new homes from 1,200 to 1,000 in response to updated flood modelling work which illustrated that more of the site was within Flood Zones 2 and 3 than previously considered by the Environment Agency. To be clear, no residential development is proposed within these flood zones.

In addition to new market and affordable homes, the proposal also includes land reserved for employment uses, a local centre, a new through-school (which is supported by the local education authority), road and drainage infrastructure, allotments, landscaping, sports pitches and recreational green open space. Less than 50% of the site will be built on.

The other application under consideration is located to the South of Victoria Road at Bugley Barton Farm. This application was submitted in 'Full' in February 2017 originally for 232 new homes. The proposed scheme has evolved through the application process and the revised scheme is for 227 new homes.

As the Committee will be aware, both of these applications have been amended in response to extensive engagement with key consultees including officers at Wiltshire Council, statutory bodies such as Natural England and Warminster Town Council.

We met with representatives of the Town Council in December 2017 to discuss the changes we were intending to make and met again last month to present the amended plans. These meetings offered the opportunity to discuss a raft of queries from house design to management companies, and we hope that the Town Council found this to be of value.

We do note however that the Warminster 'Spatial Planning Review Working Group' has identified some outstanding concerns on the agenda for this meeting and I would therefore like to clarify a few points prior to the applications being considered by the Committee.

First, for the North of Victoria Road application I would like to clarify that:

- 1. Highways England, who operate and maintain all of England's motorways and major A roads, are satisfied that no further improvement works are needed to the A36 Cley Hill Roundabout other than the works being undertaken to accommodate the new Longleat Hotel. They do not object to the planning application.*
- 2. The AONB Board's comments are noted. The proposed roof materials will be confirmed at the Reserved Matters application stage.*
- 3. It should be noted that the scheme proposes a belt of structural tree planting between the residential dwellings backing onto the employment land in the north of the site.*

And with regard to the Working Group's comments on the Bugley Barton Farm application I would like to confirm that:

- 1. Persimmon Homes will deliver the main through road from Victoria Road through to the south east site boundary with Redrow as part of the first phase of development, once planning permission is granted.*
- 2. The scheme provides footpaths within the built area of the development and in the surrounding green open spaces. The layout also incorporates a cycle path to provide a separate connection between the site and Victoria Road.*
- 3. We have adopted a design-led approach to laying out the scheme. We have worked closely with the Council's urban design officer who objected to a previous iteration of the layout which proposed 211 dwellings. The revised scheme incorporates a greater variety of character areas including a higher density along the main through road and lower density rural edge, a single three storey apartment building carefully positioned to frame a formal entrance into the site and significant areas of structural tree planting to soften views from Cley Hill. The Council's urban design officer now supports the revised layout. Natural England, the government body responsible for conserving and enhancing the national landscape, does not object to the application.*

4. *The Design and Access Statement submitted with the revised planning application provides evidence of how the Building for Life 12 principles have been considered in the design process. Car parking is provided in line with Wiltshire Council's car parking standards (a total of 504 spaces are shown – 459 allocated to individual properties and 45 spare visitor spaces). The scheme also provides bin collection and storage points – the application is supported by Wiltshire Council's Waste Management Services Team.*
5. *All carriageways will be built to an adoptable standard.*
6. *The scheme provides a vehicular and pedestrian connection to the south west boundary of the site to allow for the potential development of Folly Farm which is also within the West Warminster Urban Extension. This is a 5.5 metre wide road, which is the same width as the main street.*
7. *Regarding education, we are working with the local education authority to understand how many new homes can be delivered in the West Warminster Urban Extension based on the existing local school capacity and importantly when the new through school to the north of Victoria Road will be needed.*

In summary the revised applications meet the requirements of the local plan, neighbourhood plan and WWUE masterplan.

The two applications are due to be considered at Wiltshire Strategic Planning Committee in June and July, and we would welcome the Town Council's endorsement.

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Thank you for the opportunity to speak tonight.

I am here regarding 15 Elm Hill and the recent planning application 18/03903/VAR and the already approved application 18/00125/FUL.

I have previously made a written complaint regarding the latter application and I understand that my complaint will be on the agenda for the next meeting.

My complaint deals with my dissatisfaction at the approval of the application, so suffice it to say I was not best pleased when a variation to that same application was then submitted. My concern with these applications is that they negatively affect the integrity of Warminster's farming history. I live in the adjoined semi-detached property at 17 Elm Hill and I agree that these properties would benefit from renovation and even a small extension, but I feel that the work that will be carried out at number 15 goes beyond that. These properties are unique, they sit in an area of special historical significance, they have stood almost unchanged for the best part of 150 years and now they are to be developed and irreparably unbalanced, forever changing the view of these properties from the many many dog walkers, runners and the like that frequent the Imber Range Path and Bridleway 29.

These properties are not listed. But should they one day be considered for this, the property that stands by that time may not reflect the original building in most respects, the character and purpose forever altered. In the original application there was an error made by the applicant in the title that said the purpose of the application was to renovate and provide an additional bedroom. However, the plans never reflected this additional bedroom and from looking at the minutes for the town planning meeting that discussed it, apparently nobody noticed or made any objection based on this oversight. Now we have a new variation, which although admittedly does not alter the planning in any significant fashion, it worries me that oversights like the incorrect title, and greedy developers, forever altering properties like this and pushing the boundaries will one day bring to pass that which I have feared, that one day these properties will be a shadow of their former selves, they will have lost their quaint, cottage aesthetic, the symmetry will be forever destroyed, and the various extensions will protrude in ungainly tumorous fashion.

Furthermore, this new variation is adding an en suite bathroom in addition to a family bathroom and a downstairs toilet that were already approved in the original application. These are luxuries, not the sort of thing common people expect in an old farm cottage. Indeed the waste disposal was never designed to accommodate quite so much waste potential. These properties have a shared septic tank which is already very costly to maintain as it frequently clogs, flooding our garden with foul water. So far this developer has not heeded any of our concerns and this planning variation only heightens our fear that not enough respect is being given to these properties or ourselves.

I do not want to sound bitter. My wife and I are doing everything in our power to make our half of these cottages as comfortable as possible and if we had the money we would happily replicate *some* of what Mr Ashcroft is doing to number 15, but not everything, there is a limit, and for us, the single storey extension that was approved in 18/00125/FUL, which this planning committee had no objection over, is that step too far. I can't see any requirement for a small 3 bed cottage to have a dining room capable of seating 10 people, when the visual impact on this pair, which as Wiltshire Council Planning have said in the past should be treated as a pair, when the visual impact is most damaging.

In summary, I think it is Warminster Council's responsibility to protect Warminster's heritage, but in this instance I believe you have failed to appreciate what these properties mean to local people.

Thank you.

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Representation from Mrs Charlotte Billen regarding 18/03903/VAR, Variation of approved planning application (18/00125/FUL) for 15 Elm Hill, Warminster.

I am saddened to see that the Agenda for this meeting has been made publically available for less than 24 hours prior to the meeting. I checked the website yesterday (Sunday 20th May) and it was not available, this means those who did not receive an email direct from Warminster Town Council (as we did) containing the information will have very little time to make arrangements to attend and prepare their speech for the very limited time slot allowed if indeed they happen to see the agenda before the meeting has happened! I request this redressed for all future meetings and for a formal response detailing why this agenda was made available so late.

I would like to request Warminster Town Council Object to this variation for the following reasons:

1. The original planning application (18/00125/FUL) was incorrectly titled suggesting the increase of building size to 4 bedrooms when the plans do not show this; this is a significant administration error which has not been picked up which has the potential to cause issues further on and should be rectified before any further amendments or plans are considered for support by anyone.
2. The downstairs WC which will apply additional pressure to the already pressured and old shared septic system. The system often struggled when both 15 and 17 Elm Hill were occupied with, between them, a total of only five adults, three of which worked full time so utilised work facilities five days a week! Therefore a condition of this application should it be approved needs to include specific direction to ensure supply of new increased septic facilities for these properties or to separate the foul waste drainage number 15. Whilst I appreciate this is an issue for building control specific direction can be given as part of a response to the application.
3. Finally, the "brick outbuilding in question" is actually the original outbuilding for these properties built out of red brick and stone to match the house. The approved planning application involves extending the property to include the current outbuilding and is designed to match *the pair* of properties. Rendering the outbuilding would cause the building to no longer match the original, extension or the neighbouring property. Currently the shed is mostly covered by a temporary wooden shed-like structure which is to be removed under plans 18/00125/FUL exposing the original brick and stone work. I appreciate there is some areas of breeze blocks but this is minimal and will not detract at all from the rest of the building once complete therefore I suggest this plan is refused and resubmitted without the rendering or with replacement of the breeze blocks with matching brick and stone work.

I will supply a photo by email when I get home tonight of what I can of the shed brickwork but this is difficult with the wooden structure attached and without trespassing on the property. Rob will also bring a copy with him.

Photo's attached

20th May 2018.

View front field



View over high fence between properties

