

MINUTES of the Planning Advisory Committee held on Monday 18th June 2018 at 7pm at the Civic Centre, Sambourne Road, Warminster, BA12 8LB

Committee membership:

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

Key: * Present A Apologies AB Absent

In attendance:

Officers: Fiona Fox, Town Clerk and Proper Officer, and Judith Halls, Officer
Public and press: 18 members of public, 0 Press

PC/18/023 Apologies for Absence

Apologies were received and accepted from Councillors Fraser and Fryer.

PC/18/024 Declarations of Interest

Councillor Jeffries declared an interest in planning application No. 18/04323/FUL, Beech Grove. This is his neighbours property, he would abstain from voting.

PC/18/025 Minutes

PC/18/025.1 The minutes of the meeting held on Thursday 31st May 2018 were approved as a true record and signed by the chairman.

PC/17/025.2 None.

PC/18/026 Chairman's Announcements

None.

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

Standing Orders were suspended at 7.04pm to allow for public participation

PC/18/027 Public Participation

Mr. White spoke against planning application No. 18/04555/FUL, his notes are attached to the minutes.

Mr. Shanley spoke in favour of planning application No.18/04555/FUL explaining that the lane is only being used for access and not for heavy goods lorries. The yard's operating hours will be from 7.30am till 5.00pm, Monday – Friday inclusive, taking into consideration the neighbouring properties. This is industrial land and is only being used as that.

Harriett James spoke on item 10: Damask Way trees. Further to her letter which had been attached to the agenda she explained that the trees that had been felled were an environmental issue, they had been on the landscaping plans all through the planning process. She urged the members to take this up with Wiltshire Council and felt that there was a good case for prosecuting the developers.

Standing Orders were reinstated at 7.13pm

PC/18/028 Reports from Unitary Authority Members

Councillor Jackson updated the committee on the following items:

Damask Way - The Outline Application for Damask Way is on agenda for Western Area Planning Committee 27th June 3pm. There is much local opposition and we need to ensure that optimum use is made of the 3 permitted objectors to ensure no repetition or intemperance.

Wessex Water Bradley Road/Folly Lane Hedgerow - There is an informal agreement between Wessex Water and Warminster Common representative that access to The Common will be via The Heathlands obviating need for application to undertake hedgerow clearing. I will confirm in writing.

Warminster Common Management - I suggest that it would be helpful for all Councillors to receive a briefing on the legal status and management of Warminster Common. I suggest that this be included as an agenda item at a future Full Council meeting.

PC/18/029 Comments from Neighbourhood Plan Policy Review Working Group

None.

The chair proposed bringing forward item 18/04555/FUL for discussion and the committee agreed unanimously.

PC/18/030 Planning Applications

18/04555/FUL Erection of extension to existing workshop, retrospective approval for engineering operations and proposed laying of hardcore and scalping and erection of fencing. 43 Copheap Lane, Warminster, BA12 0BQ

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

Members had a lengthy debate regarding this application. Firstly they agreed that whilst there was one application, there were in fact two elements; erection of extension to existing workshop, with which members had no objection, and secondly retrospective approval for engineering operations and proposed laying of hardcore and scalping and erection of fencing, it was this element that members debated at length. Of note; whilst acknowledging that retrospective planning approvals were part of the planning process, members expressed concerns that in considering such application full details of what has been done, and what is intended, are not provided for comment, therefore there are issues of transparency. Of further note members debated environmental issues, including dust, loss of privacy, noise and traffic generation and highways safety.

Councillor Nicklin proposed refusal of the application; to note the views on retrospective works that had been undertaken including the unknown ground levels and if the correct licences had been obtained, negative effects on amenity and highways. Seconded Councillor Jolley, voting unanimous in favour for refusal.

18/03809/FUL Planning application to support Listed Building Consent previously approved 18/00001/LBC for reinstatement of stone piers, metal railings and gates. St Lawrence Chapel, High Street, Warminster, Wiltshire, BA12 9AG

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

18/03774/FUL Replace 12 existing flood lighting columns with 8 new flood lighting columns to existing artificial turf surface court. Warminster School, Church Street, Warminster, Wiltshire, BA12 8PJ

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

18/03810/FUL and 18/04200/LBC

Demolition of single storey substandard section of cottage and construction of two storey extension. Curfew Cottage, Rear of St Lawrence Chapel, High Street, Warminster, Wiltshire, BA12 9AG

It was resolved that there was no objection to the application, however they wished for careful consideration should be given to the area.

18/04323/FUL Proposed porch extension. 15 Beech Grove, Warminster Wiltshire, BA12 0AB

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

18/01232/FUL Hall extension. Grange Court, 19 Grange Lane, Warminster, Wilts, BA12 9EY

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

18/04727/FUL Replacement flat roof/parapet walls with pitched slate roof. 39 Silver Street, Warminster, Wiltshire, BA12 8PT

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

18/04777/FUL Two storey side and rear extension of the existing dwelling. 19 Ferris Mead, Warminster, Wilts, BA12 9PY

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

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

18/04788/FUL Replacement conservatory. 3 Elm Hill, Warminster, BA12 0AU

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

18/04762/FUL Two storey rear extension. 5 King Street, Warminster, Wiltshire, BA12 8DG

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

18/03909/FUL Single storey side, porch & rear extension. 20 Copheap Lane, Warminster, BA12 0BG

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

18/02254/FUL Conservatory Extension. 6 Mill Island, Warminster, BA12 9FJ

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

18/04733/FUL Proposed bungalow. Land Between 12 Mount Lane and 31, Marsh Street Warminster BA12 9PG

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

PC/18/031 Tree applications

18/04792/TPO T1 - Ash tree – fell. 19 Sambourne Road, Warminster, BA12 8LB

18/05057/TPO Crown raise Turkey Oak to 6 metres. Kingdown School, Woodcock Road, Warminster, Wiltshire, BA12 9DR

18/05187/TPO T1 Oak - thin by 20%, 8 Canons Close, Warminster, Wiltshire, BA12 9LA

18/05202/TCA Reduce Height of (T1) Beech Tree by 1 Metre and Reduce Sides by up to 2 Metres; Reduce Height of (T2) Norway Maple by 2 Metres and Reduce Width by 1 Metre, Thin Crown by 30% and remove several large trunkated stems. Trinity Cottage, Vicarage Street, Warminster, Wiltshire, BA12 8JE

Noted.

PC/18/032 Damask Way

The letter that had been submitted as part of the public consultation on the proposed Damask Way development 17/12348/OUT was noted and the Clerk advised members that she had contacted Wiltshire Council regarding this matter and could confirm that the letter was being process accordingly.

PC/18/033 Communications

Members wished for a press release to be issued again regarding the retrospective planning application

Meeting closed at 7.50pm

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

From: **William White** william2374@btinternet.com
Subject: **Fwd:**
Date: **18 Jun 2018 at 17:31:22**
To: **Valerie White**
valerie.white59@btinternet.com

William.
Sent from my iPad.

0730
1700

Begin forwarded message:

From: William White <william2374@btinternet.com>
Date: 18 June 2018 at 16:35:52 GMT+1
To: Valerie White <valerie.white59@btinternet.com>

I would like to thank you for giving me this opportunity to speak on behalf of the residents over the proposed development plan on 43 Copheap Lane.

The major concerns are :

Is there going to be an impact statement on the development to ascertain if there will be any damage that the development may cause to the environment or to the residents.

Traffic generation and highway safety.

The lane to the East of the property that we believe is a

public right away, has been used by HGV from the development. The concerns are over the usage, there is no statement by the developer on how he will use this entrance. The entrance is on a blind corner on a very busy main road is the highways agency be made aware of this.

Loss of privacy

The design of the proposed development does not afford adequate privacy for the adjacent residential properties. They will be overlooked by either the proposed staff car park or the lorry parking. What work will be carried out on the proposed lorry and skip park.

The noise and the dust that will be generated by the heavy goods vehicles entering and leaving the development with the loading and unloading of skips will have an continuous impact on the residents as there ~~is no~~^A planned sound barrier ~~to~~^{or} dust plan in place. ^{See a}

The dust and dirt from the operation of heavy goods vehicles will be continuous this will restrict the residents from opening their windows. It also will also restrict the usage of our gardens and a simple thing of hanging out your washing dust and dirt on your property these are things we should not have to worry about. We have suffered this first hand since December 17 with vehicles

being unloaded next to our fence with the drivers looking directly into our property , dust and fumes whilst this work has been going on. The level of dust on the property has increased as this work has progressed.

Is there a plan for monitoring the air quality that the development will generate thought out the day with dust and fuel fumes.

Are we aware of the material that has been used to date to raise the level of the development.

Is there an audit trail of the material where it originated from, has it been diverted from another site.

Skips

Skip storage are we aware how many there will be , what waste may be stored in them and the length of time the waste can be stored on site.

What are the proposed hours of business for the lorry and skip area as there is no mention on the application.

Thank you