

MINUTES of the Planning Advisory Committee held on Monday 20th August 2018 at 7pm at the Civic Centre, Sambourne Road, Warminster, BA12 8LB

Committee membership:

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

Key: * Present A Apologies AB Absent

In attendance:

Officers: Tom Domett and Judith Halls

Public and press: 9 members of public, 0 Press

PC/18/044 Apologies for Absence

Apologies were received and accepted from Councillors Doyle and Jolley.

PC/18/045 Declarations of Interest

Councillor Nicklin declared an interest in planning application No. 18/06225/FUL as the architect was known to him but this was a non-pecuniary interest so he would remain in the chamber for discussion and vote.

PC/18/046 Minutes

PC/18/046.1 The minutes of the meeting held on Monday 16th July 2018 were approved as a true record and signed by the chairman.

PC/17/046.2 None.

PC/18/047 Chairman's Announcements

None.

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

Standing Orders were suspended at 7.02pm to allow for public participation

PC/18/048 Public Participation

Chris Irons spoke in objection to the planning application No.18/04555/FUL, his notes are attached to the minutes.

Mark Reynold spoke in favour of planning application No.18/04555/FUL, his notes are attached to the minutes.

Valerie White spoke in objection to the planning application No.18/04555/FUL saying that she still had concerns over this application. There needed to be adequate screening, either fencing or trees planted which are non-deciduous which would help to maintain some privacy. There is a sewerage pump situated on the front of her property that six local residents had contributed towards and she was worried about lorries reversing in to it accidentally causing damage and this needed to be protected. Matthew Elsinor spoke in favour of planning application No.18/06039/FUL saying that he was the architect that had submitted the plans. The owners did not wish to overdevelop their property but just to maximize the space they had with a growing family. Some of the neighbouring properties had similar extensions so this was in keeping with the surrounding area.

Standing Orders were reinstated at 7.18pm

PC/18/049 Reports from Unitary Authority Members

Councillor Jackson advised the committee that at the last Strategic Planning Meeting at Wiltshire Council the proposal for the development at Bugley Barton Farm had been agreed and most of the concerns raised by Warminster Town Council had been addressed. There were still 3 issues, the road connecting the development should be a priority. The junction at Victoria Road would not be a roundabout, Wiltshire Council officers suggested that this would provide a sympathetic approach to the site, wide open road with trees. Finally, all common areas on the site would be maintained by a management company, and potential buyers should be made aware of this. It might be an idea if the Town Council sought to be part of the management scheme.

PC/18/050 Comments from Neighbourhood Plan Policy Review Working Group

None.

The chair proposed bringing forward item 18/04555/FUL and 18/06039/FUL for discussion and the committee agreed unanimously.

PC/18/051 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, Wilts, BA12 0BQ.
Members had a lengthy debate regarding this application. They had listened to the concerns raised by residents. Councillor Nicklin proposed no objections

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

as long as the concerns raised by Wiltshire Council Public Protection, listed below where adhered to:-

- The use hereby permitted shall only take place between the hours of 0800hrs – 1700hrs Mondays to Fridays and between 0800hrs and 1300hrs on Saturdays. The use shall not take place at any time on Sundays and Bank or Public Holidays.
- There shall be no vehicle movements on the development site outside of 0730hrs-1730hrs Monday to Friday, and 0730hrs-1330hrs on Saturday. There shall be no vehicle movement on site at any time on Sunday and Bank or Public Holidays.
- No external lighting shall be installed on site until a scheme of external lighting, including the measures to be taken to minimise sky glow, glare and light trespass, has been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall be designed so as to meet the criteria for Environmental Zone E3(Suburban medium district brightness) as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012. The approved scheme shall be implemented in full before the development is first brought into use and shall be maintained in effective working order at all times thereafter.
- No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0730hrs to 1800hrs Monday to Friday, and 0800hrs to 1300hrs on Saturdays.
- No burning of waste or other materials shall take place on the development site during the demolition/construction phase of the development.
- No development shall commence on site until a dust management plan has been submitted to and approved in writing by the local planning authority.
- The plan shall include details of the measures that will be taken to reduce and manage the emission of dust during the demolition and/or construction phase of the development.

The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times.

In addition, they suggested the further conditions:-

- Installation of a removable bollard to ensure that the narrow lane leading to Copheap Lane is only used for access to the site in an emergency
- Some additional screening that is year-round, provided either by fencing or use of evergreen trees.

Seconded Councillor Fraser, voting unanimous in favour.

18/06039/FUL

Demolition of rear conservatory, single storey kitchen & rear dormer. Construction of new rear extension & alteration to side window with various internal alterations. 20 St Johns Road, Warminster, BA12 9LY
It was resolved that there was no objection to the application.

18/05991/FUL

Single storey rear extension. 4 Elm Hill, Warminster, Wilts, BA12 0AU
This application was not discussed as it had already been approved by Wiltshire Council.

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



- 18/06144/FUL Proposed alterations & extensions to rear of bungalow and new garage to the side of bungalow to replace the existing garage. 12 Plants Green, Warminster, Wiltshire, BA12 9NN
It was resolved that there was no objection to the application.
- 18/05968/VAR Removal of condition 4 of planning permission 17/08065/FUL to remove the requirement for the proposed conversion to meet level 4 of the Code for sustainable homes. 22 East Street, Warminster, Wilts, BA12 9BN
It was resolved that there was no objection to the application.
- 18/06162/FUL Two storey side extension. 46 Gipsy Lane, Warminster, Wiltshire, BA12 9LR
It was resolved that there was no objection to the application.
- 18/06369/FUL Single storey front and rear extension and two storey side extension. Demolition of existing porch, garage and utility room. Removal of entire chimney stack, flue and breast. Drop kerb to increase off street parking. Reposition inspection chamber, removal of load bearing wall and insertion of "RSJ". 89 Manor Gardens, Warminster, Wilts, BA12 8DN
It was resolved that there was no objection to the application.
- 18/05829/FUL Change of use from A1 to A3 (coffee shop) and internal and external alterations. 4 Silver Street, Warminster, BA12 8PS
It was resolved that there was no objection to the application.
- 18/06424/LBC Internal and external alterations to facilitate change of use from A1 to A3 (coffee shop). 4 Silver Street, Warminster, BA12 8PS
It was resolved that there was no objection to the application.
- 18/06757/FUL Raising of roof and extension to form 1 1/2 storey dwelling (re-application of 18/01284/FUL) 21 Victoria Road, Warminster, Wiltshire, BA12 8HA
It was resolved that there was no objection to the application.
- 18/06225/FUL Change of Use of ground floor salon to a flat and conversion to form additional flat at first floor. 147 & 147 A/B Boreham Field, Warminster Wilts, BA12 9EQ
It was resolved that there was no objection to the application.
- 18/06860/FUL Part retrospective for the installation of 3 air-con units externally to unit 1. The installation of external exhaust flue to unit 1. The installation of 6 onsite general storage containers. Proposed installation of external air-cons unit to unit 2 & proposed onside additional 15 storage containers. 1 & 2 Norbeck Enterprise Centre, Furnax Lane, Warminster, Wiltshire, BA12 8FT
It was resolved that there was no objection to the application.

- 18/06941/FUL Proposed single store extensions to enlarge kitchen and study/bed. 24 Norridge View, Warminster, BA12 8TA.
It was resolved that there was no objection to the application.
- 18/05434/LBC Retrospective consent for the erection of a UPVC conservatory and various internal works (repairs). 48 Silver Street, Warminster, BA12 8PT
It was resolved that there was no objection to the application.
- 18/07150/FUL Proposed extensions to provide additional accommodation. 8 The Downlands, Warminster, BA12 0BD
It was resolved that there was no objection to the application.
- 18/07624/LBC Relocation of the laundry from the main hotel entrance to a less sensitive location. Bishopstrow House, Boreham, Warminster, BA12 9HH
Members resolved that there was no objection to the application. They did however, wish to express that the heritage, historical and conservation issues be respected and followed during the relocation.
- 18/07444/FUL Replacement roof to rear conservatory and demolition of garage and construction of side extension. 67 Prestbury Drive, Warminster, BA12 9LF
It was resolved that there was no objection to the application.
- 18/07238/FUL The creation of a vehicle turning head at the hotel entrance to enable valet parking. Increase in parking provision by re-configuring existing parking areas and reconstructing a new carpark to the northern area of the site connected by a new roadway to provide enough parking spaces for existing staff and guests. Relocation of the laundry from the main hotel entrance to a less sensitive location. Landscape improvements to protect and enhance the historic setting of the main house. Bishopstrow House, Boreham, Warminster, BA12 9HH.
Members resolved that there was no objection to the application. They did however, wish to express that the heritage, historical and conservation issues be respected and followed during the proposed works and where possible the mature trees are protected.
- 18/07247/PNCOU Notification for Prior Approval under Class O - Change of Use of Office Building (Class B1a) to Single Dwelling house (Class C3) Paddock Wood, Bradley Road, Warminster, Wiltshire, BA12 7JY.
It was resolved that there was no objection to the application.

PC/18/052 Tree application

- 18/07292/TCA T1 Goat Willow, re-pollard at approx 900mm above previous pollard point
T2 Cherry, reduce lateral branches over parking area by up to 3.5 metres, cut back branches on the rear of the trees & reduce the height by approx 2 metres.
7-9, Market Place, Warminster, BA12

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



Noted

PC/18/053 Communications

Members wished for a press release to be issued regarding the planning application at Copheap.

Meeting closed at 8.10pm

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



My name is Chris Ions and I speak on behalf of residents in the vicinity of the proposed development in Mr Shanley's scrapyard.

I must make it clear that our opposition is not to Mr Shanley's existing scrapyard operation.

Equally we understand his concerns about manoeuvre space on the existing site...

BUT

... Our opposition is to the development of his site, which brings the scrapyard operation to the doorsteps of those living in the immediate area and gives no consideration to their health, safety and well-being.

Our concerns are that the development, as proposed, will create air, noise and light pollution in the area. Those adverse factors will have a direct effect on people living along and close to the northern and eastern borders of his property.

We are also concerned that this will increase traffic movements on Copheap Lane, which is already subject to heavy traffic flow.

Our request is for the Council to represent the interests of the people in terms of their health, safety and well being.

We ask for Mr Shanley's development plan to be revised and moderated so that it takes the operation away from the borders of the property and does not impose upon the neighbouring families.

We also ask for confirmation that the track on the north eastern edge will not be used for vehicle movements,

AND

for assurance that any security measures put in place will not cause a nuisance in the neighbourhood.

Members of the Public have written to the Planning Department to explain and to list their concerns about this development.

They are, in the main, principally about the close and uncomfortable proximity of the scrapyard operation to the local community - if the development as proposed is allowed to proceed.

We ask that the Council study those concerns and represent them robustly to the Planning Department - bearing mind their duty and responsibility to and for the local people.

Developers will always have the upper hand when submitting their plans. They have the ability to hire in expertise with access to processes and information not readily available to the average citizen.

The wishes of the people and their well-being are often subordinate to development.

In this case we have a development that will encroach on the lives of real people – with adverse effect.

We ask that the Council takes responsibility for ensuring that those lives are not adversely affected and that any changes agreed are rigorously policed so that they do not become a nuisance.

I thank you for listening to our concerns.

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Warminster Town Council 20th August – Speech

Good evening Councillors,

Thank you for giving me the opportunity to address you this evening. I am speaking as a chartered town planner and the agent for the proposed works at land adjacent EJ Shanley's scrapyard at 43 Copheap Lane.

We are proposing to partially demolish and extend an existing workshop and cover the existing open piece of industrial land with hardcore and scalpings. This will allow for the storage of skips, a small number of HGVs and staff parking which are being relocated from the scrapyard itself.

I know from the previous meeting there was some concern that works had been partially started at the site. Mr Shanley was originally unaware that the excavation works which took place around the proposed siting of the workshop extension ^{the} and ^{introduction of} required planning permission. These works stopped once he was made aware. At that point Mr Shanley had arranged for some hardcore and scalpings to be delivered to the site which duly took place but no further deliveries were ordered. ~~The existing materials have subsequently been largely spread to even out the surface.~~ ^{a ramp} There has been no significant raising of the land which has always formed a raised plateau. ^{only very localised}

A small fenced enclosure has been erected in the north western corner of the site but this does not require planning permission in its own right.

The application has been made because the yard is relatively small and very congested with large lorries, staff vehicles, skips and vehicle and pedestrian bound public visitors which can endanger users of the site. By removing vehicles from the yard along with skips stored as part of a separate skip hire business this will significantly improve the management and safety of the scrapyard operation.

^{itself}
The existing lawful use of the application site¹ is for B8 (storage) purposes and so this application does not propose or require any change of use of the land. Rather, it

proposes to tidy up the site's appearance and re-establish a modest use of the land which was previously a builder's merchants and before this the site of a large factory. Both local and national planning policies including the Warminster Neighbourhood Plan are very supportive of retaining and best utilising existing employment sites which this proposal will help to do.

The necessary consent from the Environment agency to accept the hardcore^{which was delivered} is in place. Existing landscaping to the northern and eastern boundaries will be retained and the new boundary fence along the station car park will be completed. The workshop extension has been designed sympathetically to mimic the existing building.

We have listened to neighbour comments and those of the Town Council and have moved the staff and lorry parking and empty skip storage further away from neighbouring properties to help address concerns previously raised.

The Council's public protection team have raised no objections to the proposals and are content that neighbours will not be exposed to noise, dust or ground pollution or nuisance. The Council's Highways Engineer raises no objections to the proposal noting that it will not increase on site operations and vehicular movements will remain as is. The existing access arrangements to the site will be unchanged. The north eastern access is not proposed to be opened. ~~and a demarcated path will be introduced~~

The application ^{will} comply with all planning policies and I encourage the Council to support the application.

Thank you