

**MINUTES
of the
Planning Advisory Committee
held on Monday 10th September 2018 at 7pm
at the Civic Centre, Sambourne Road, Warminster, BA12 8LB**

Committee membership:

Cllr Brett, Vice Chairman (East)	*	Cllr Jeffries, Chairman (Copheap)	A
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: 2 members of public, 0 Press

PC/18/054 Apologies for Absence

Apologies were received and accepted from Councillors Doyle, Jeffries and Jolley.

PC/18/055 Declarations of Interest

Councillor Nicklin declared an interest in planning application No. 's 18/07576/LBC and 18/07865/FUL as both the architects were known to him but this was a non-pecuniary interest so he would remain in the chamber for discussion and vote.

PC/18/056 Minutes

PC/18/056.1 The minutes of the meeting held on Monday 20th August 2018 were approved as a true record and signed by the chairman.

PC/17/056.2 None.

PC/18/057 Chairman's Announcements

None.

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

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

PC/18/058 Public Participation

Harriett James spoke on application No. 18/07940/OUT saying that she had read the ecology reports and was concerned about the precious habitat that could be found in the area. She felt that more extensive surveys should be completed before any development took place. The flooding issues should also be addressed as this area has historically had problems.

Standing Orders were reinstated at 7.07pm

PC/18/059 Reports from Unitary Authority Members

Councillor Jackson advised the committee that he had spoken to the senior planning officer at Wiltshire Council about planning application 18/07940/OUT. He also had concerns over the flooding issues and was happy to call in the application if the members requested it.

Councillor Jackson raised an issue in regard to Wiltshire Councils draft minutes for the Western Area Planning committee, saying that he wanted to bring to the attention of the local Unitary Councillors, Ridout and Davis the access drawings for Damask Way should be bought back to the committee for approval rather than delegated powers.

PC/18/060 Comments from Neighbourhood Plan Policy Review Working Group

None.

The chair proposed bringing forward item 18/07940/OUT for discussion and the committee agreed unanimously.

PC/18/061 Planning Applications

18/07940/OUT Outline application for the erection of 9no. 2-bedroom dwellings, associated parking and hard and soft landscaping. Land West of Playground, Brook Street, Warminster, BA12 8DW

The members had a lengthy discussion about this application and had some concerns. They were aware that this application was currently only for the principle for access and layout, therefore, they had no grounds on which to refuse it. Councillor Nicklin proposed that the matter be called in by Councillor Jackson for closer examination particularly as there is concern that there has not been a sufficiently through exploration of the ecological impact of this application. Seconded Councillor Fraser, voting unanimous in favour.

18/07576/LBC Internal and external alterations. 72 Portway, Warminster, Wilts, BA12 8QE
It was resolved that there was no objection to the application.

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

18/07718/ADV Install 2 no. illuminated fascia signs (front and side elevation) and 1no. non illuminated sign (rear elevation). 2 Castlemore Retail Park, Warminster, Wilts, BA12 9FE

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

18/07037/FUL New single storey sun rooms to existing property. 74 Weymouth Street, Warminster, BA12 9NT.

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

18/07642/FUL Proposed single storey rear extension to house and garage to create a dining room and utility area. 8 Conference Close, Warminster, Wilts, BA12 8TF.

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

18/07865/FUL Demolition of existing boundary wall to Portway and construction of a 3 storey building (abutting No 18 Portway) to provide 3 one bedroom apartments. 20 Portway Warminster Wiltshire BA12 8QD

The members had a lengthy discussion about this application. Councillor Nicklin proposed support for the application provided that the conditions include:- Adopting the noise consultants recommendations in full, the windows on the house match those of the houses on either side and that the overall design is in keeping with the area. Seconded Councillor Fraser, voting unanimous in favour.

18/07968/FUL Change of use from industrial to dog training centre with grooming parlour daycare and pet shop. 7 Woodcock Industrial Estate, Warminster, BA12 9DX

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

PC/18/062 Tree applications

18/08264/TPO Ash tree (adj to 15 Fanshaw Way) - crown lift to give 5m clearance over road
Ash tree (adj to 20 Fanshaw Way) – fell. Highway Verge, 15 - 20 Fanshaw Way, Warminster BA12 9QX.

Noted.

**PC/18/063 Communications
None.**

Meeting closed at 7.45pm

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