

A G E N D A

2nd September 2019

Dear Councillor

You are summoned to a meeting of the:

Planning Advisory Committee
to be held on Monday 9th September 2019 at 7pm
at Civic Centre, Sambourne Road, Warminster, BA12 8LB

Membership:

Cllr Brett (East)	Cllr Jeffries (Copheap), Chairman
Cllr Doyle (East)	Vacancy (Broadway)
Cllr Fraser (West)	Cllr Nicklin (West)
Cllr Fryer (Broadway)	

Copied to all other members for information.

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

Yours sincerely,



Fiona Fox BA (Hons) MCIPD FSLCC
Town Clerk and Responsible Financial Officer

Copies of plans are available to view at the Town Council offices or online at <http://www.wiltshire.gov.uk/planninganddevelopment.htm>

-
- Election of Vice Chair**
Members to elect a vice chairman.

2. Apologies for absence

To receive and accept apologies, including reason for absence, from those unable to attend.

3. 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.

4. Minutes

4.1 To approve and sign as a correct record, the Minutes of the Planning Advisory Committee meeting held on Monday 19th August 2019; copies of these minutes have been circulated and Standing Order 12.1 provides that they may therefore be taken as read.

4.2 To note any matters arising from the minutes of the Planning Advisory Committee meeting held on Monday 19th August 2019.

5. Chairman's Announcements

To note any announcements made by the Chair.

Standing Orders will be suspended to allow for public participation.

6. 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.

7. Reports from Unitary Authority Members

To note reports provided which are relevant to this committee.

8. Spatial Planning Review Working Group

Update from the Spatial Planning Review Working Group.

9. Planning Applications

19/07647/REM	Reserved matters application for: layout, scale, appearance and landscaping pursuant to outline permission 13/06782/OUT. Land North West of Boreham Mill, Bishopstrow Road, Warminster, Wiltshire
19/07672/FUL	Addition of railings to existing low level boundary wall at front of 67 West Street. 67 West Street, Warminster, BA12 8JZ
19/07723/FUL	Alterations to existing horticulture nursery access at 194 Boreham Road, Warminster. 194 Boreham Road, Warminster, BA12 9HG
19/08028/FUL	Single Storey Rear Extension. 12 Minster View, Warminster, BA12 8TD

19/08270/FUL Change of use from The Avenue, Former Training College (Class D1) to Community Policing Hub and associated works (Sui Generis). Wiltshire College, 5 The Avenue, Warminster, BA12 9AA

10. Tree Applications

19/08030/TCA T1 - Ash tree - reduce by 40%. The Organ Inn, High Street, Warminster, BA12 9AQ

19/07784/TCA This application relates to a Holly Tree situated in the courtyard to the rear of 3 Market Place immediately adjacent to the north-west corner of the rear wall to 7 and 9 Market Place. 3 Market Place, Warminster, BA12 9AY

11. 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 21st October 2019

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

THIS PAGE LEFT BLANK

WARMINSTER TOWN COUNCIL

No.... 10

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
13.08.19	19/07647/REM	Reserved matters application for: layout, scale, appearance and landscaping pursuant to outline permission 13/06782/OUT. Land North West Of Boreham Mill, Bishopstrow Road, Warminster, Wiltshire http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	13.08.19	13.09.19	(m)	Morgan Jones	
13.08.19	19/07672/FUL	Addition of railings to existing low level boundary wall at front of 67 West Street. 67 West Street, Warminster, BA12 8JZ http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	13.08.19	10.09.19	(m)	Carla Rose	
13.08.19	19/07723/FUL	Alterations to existing horticulture nursery access at 194 Boreham Road, Warminster. 194 Boreham Road, Warminster, BA12 9HG http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	13.08.19	10.09.19	(m)	Eileen Medlin	
20.08.19	19/08030/TCA	T1 - Ash tree - reduce by 40%. The Organ Inn, High Street, Warminster, BA12 9AQ http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	20.08.19	11.09.19	(m)	Sue Morgan	

21.08.19	19/07784/TCA	This application relates to a Holly Tree situated in the courtyard to the rear of 3 Market Place immediately adjacent to the north-west corner of the rear wall to 7 and 9 Market Place. 3 Market Place, Warminster, Wiltshire, BA12 9AY http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	21.08.19	12.09.19	(m)	Beverley Griffin	
28.08.19	19/08028/FUL	Single Storey Rear Extension. 12 Minster View, Warminster, BA12 8TD http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	27.08.19	24.09.19	(m)	Selina Parker-Miles	
28.08.19	19/08270/FUL	Change of use from The Avenue, Former Training College (Class D1) to Community Policing Hub and associated works (Sui Generis). Wiltshire College, 5 The Avenue, Warminster, BA12 9AA http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	28.08.19	25.09.19	(m)	Eileen Medlin	

Date agenda to be sent out: 02.09.2019

Date of Planning Advisory Committee Meeting: 09.09.2019

Notes for PAC Meeting Monday 9th September

Extract from the minutes of the PAC Meeting
Monday 9th September 2013 at 7.00pm

13/02808/OUT Outline application for the erection of 35 dwellings and associated works including access and layout arrangements (including provision of 7 self build plots) Land North West of Boreham Mill Bishopstrow Road, Warminster

Councillor Macdonald started the discussion with this application saying that his view was not a nimby view and that he does not live near to the site, his view is based on decades of being involved in taking an interest in looking after all that is best about Warminster and improving that which needs it. We have to consider this now as a straightforward understandable desire by those who want to make money against those of us who want to look after the special features of our town.

The official position still remains that Wiltshire Council has inherited the local plans produced by the former District Council, these remain in place until superseded by policies in the Wiltshire Core Strategy which will be adopted in late 2013. We therefore have to rely on those policies and they back refusal very strongly. Time after time Warminster and The River Wylye get special mention in those policies. Firstly it is outside the line around the town established for development. Much is said in policies about the setting of Warminster.

- In Bradford on Avon, Warminster, the villages and therefore Bishopstrow, The District Council will seek to achieve a sustainable balance between the competing demands for development and environmental protection added to that the Council is firmly committed to the preservation of the water meadows of the Wylye.
- Policy C1 states that in order to maintain the quality and variety of the countryside the water environment and the wildlife will be protected, conserved and enhanced through the control of development. The water environment will be protected and enhanced for the sake of their beauty, diversity of landscape, the wealth of natural resources and for the nature conservation, agricultural and recreational reasons. Development would have an adverse effect on the integrity and continuity of the District's characteristic landscape features, which includes water courses and their associated wildlife and will only be permitted if the planning benefits of the proposal outweigh the harm to local nature conservation interests.
- Policy C9, development proposals should ensure that they do not adversely affect the water quality, quantity, amenity, visual quality or value as a wildlife habitat of a river or watercourse where there would be significant harm to landscape, visual amenity, nature conservation interests, public enjoyment or a risk of flooding.
- The housing policy states the identification of suitable land for housing development in Warminster is limited by various factors, which can be summarised as follows: the River Wylye is designated an SSSI and together with the River Were are of visual, amenity and nature conservation importance to the town. The floodplain of the rivers Wylye and Were are unsuitable for development.

Time after time in policy after policy this outline application is completely out of line.

Councillor Jolley said that if we look at Councillor Macdonald's proposals we wouldn't have any developments because it's near a river. The river is being protected, there is plenty of development available to the East and we want nice houses to the entrances to the town and we should support this application.

Councillor Fryer said that no resident of Warminster seems to want new housing estates. This is a controversial application and I don't think we should expect a planning officer to agree to it and I feel it should be called in. I am happy with the nature of the site and would like to see access to the river and a footpath. As a West ward councillor I would like to see more development in the East side of the town to balance it up and we do not have any other self build sites.

Councillor Cullen felt divided about this application saying that whilst he agreed we need more houses, this is not balanced for the town. He raised concerns about affordable housing, who could afford these? On the information he had in front of him he felt he could not make a decision today.

Councillor Fraser was in favour of the application saying she felt it would encourage more people into the town and that the access to the River Wylye was a good idea. No employment in the town isn't a reason to refuse the application as anybody buying a house would already have a job.

Councillor Davis informed the Members that he had already called in the application and added that this was outline plans for a site in Boreham Road which is outside of the Town Boundary. An exception site, which is what this is, can only have something built on it that is for community use it should never include commercial housing. Wiltshire Council would support any self build scheme if put forward and the NDO process was in its infancy. It would have to go to referendum. I have represented the Warminster East ward since 1999 at County and Town level. This land has had various applications and all have been refused. I am recommending refusal.

Councillor Macdonald proposed that we oppose this application on the grounds that it will be detrimental to the River Wylye, it is outside the settlement line, it does not satisfy a sustainable balance between competing demands for development and environmental protection, it will have an adverse affect on the integrity of an important water course, there is a high risk of flooding. The Members were also concerned about the future of the Grade II listed monument known as the milestone, Seconded Councillor Dombkowski, Voting in Favour 4, Against 3 and Abstention Nil. Proposal for refusal of the application was carried.

Extract from the minutes of the PAC Meeting
Monday 13th January 2014 at 7.00pm

13/06782/OUT Outline application for the erection of up to 35 Custom built residential dwellings including access details. (Resubmission of 13/02808/OUT). Land North West of Boreham Mill Bishopstrow Road Warminster

Councillor Jolley proposed acceptance of the application saying that this is a real opportunity to demonstrate that the Warminster Planning Advisory Committee is open minded. This development should take place and this planning application fits perfectly encouraging a new and unique residential development in our town. This is an innovative scheme that should be supported and I propose that this committee accept the proposal.

Councillor Cullen said that he felt there would never be a better offer on this site as the developers had shown respect to the wildlife with flood defences being installed and any water that falls within the site will be drained from within and therefore not affect anyone further down river.

Councillor Davis advised the Members that after speaking to the planning officer dealing with this application the consultation is open until the end of the month. There are not many actual responses yet to the consultation. There is little difference in this application to those previously submitted and I will and intend to call it in if the planning officer is likely to agree to it. This development is on an exception site outside the town policy planning limit. An exception site should be of benefit to the community and although the site could be used for self build, a good community benefit, it is not affordable, or wouldn't be considered affordable as wouldn't be offered to people on the housing list. The majority of housing people will build for their own gain and it is not weighted enough as a community benefit. I am on the planning committee at Wiltshire Council and will be voting against this proposal. As yet the allocation of extra houses has not been determined in the Core Strategy. On Tuesday I spoke with Highways and Street Scene officers who advised that two weeks ago their flood plan would have been cut and dry but now with the movement of water due to the recent weather conditions the plan could be torn up. For that reason I don't think the information is accurate. Councillor Davis confirmed that he would be calling in the application.

Councillor Macdonald advised that nothing had changed since the last decision made by the Planning Advisory Committee. A settlement boundary had been put in place to keep Bishopstrow separate and they wished to see their amenity safeguarded by this field. Let us stick by our original decision and reject this proposal.

Councillor Fryer said that he agreed with Councillor Cullen and if we did not go along with this development we may end up with something worse. The fact is that it is no longer a water meadow. Populace opposition from EBAG has successfully seen off Hallam. I am a west councillor and we are experiencing a east/west divide. I want to approach this on a fair basis. When there was a public consultation on

Boreham NDO it was 60% in favour of the proposal. I think this is an excellent proposal. We have not heard anything bad about HPH Ltd or Hab Housing and these buildings are going to be more attractive. We would like to leave something good and this site provides access to the river.

Councillor Fraser said that she thought this application should go through. This an Eco-friendly proposal which also helps the river. We should encourage more housing in this area which is required to encourage more business in the town. The flooding in the Boreham Road area is due to the culverts being blocked with debris and the drains not being large enough.

Councillor Macdonald requested a recorded vote.

Councillors R Fryer, G Jolley, J Cullen and S Fraser voted in Favour of acceptance of the application, Councillors P Macdonald, Andrew Davis and Nick Dombkowski Voted against the application, Motion Carried.