



MINUTES
of the
Planning Advisory Committee
held on Monday 11th November 2019 at 7pm
at the Civic Centre, Sambourne Road, Warminster, BA12 8LB

Membership:

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

Key: * Present A Apologies AB Absent

In attendance:

Officers: Tom Dommett (Assistant Town Clerk) and Judith Halls (Office Manager)

Public and press: 5 members of public, 1 Press

PC/19/054 Apologies for Absence

None.

PC/19/055 Declarations of Interest

No declarations of interest were received under Warminster Town Council's Code of Conduct issued in accordance with the Localism Act 2011.

PC/19/056 Minutes

PC/19/056.1 The minutes of the meeting held on Monday 21st October 2019 were approved as a true record and signed by the chairman.

PC/19/056.2 None.

PC/19/057 Chairman's Announcements

None.

Standing Orders were suspended at 7.06pm to allow for public participation

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

PC/19/058 Public Participation

Len Turner, spoke with concerns on planning application No.19/09428/FUL. Property owners are paying management companies for the maintenance of these estates, but they are still paying the same amount of council tax as all Warminster residents, this is a double taxation. Also, these roads are not adopted by Wiltshire Council. He stressed that Warminster Town Council ask Wiltshire Council planning officers to enforce the planning conditions on the hours worked, noise levels and vehicle access on and off the sites on any further developments so that that the element of disruption to all residents in the area is limited.

Harriett James, spoke on planning application No. 19/09428/FUL raising concerns about the environmental impact on the site. She addressed the net loss of biodiversity with the hedgerows and trees, the possible phosphate pollution for the River Wylye and why no low carbon strategy has been outlined. She also pointed out that there were no proposed electric charging points and asked, how is this ensuring sustainability?
Notes attached to the minutes

Standing Orders were reinstated at 7.16pm

PC/19/059 Reports from Unitary Authority Members

None.

PC/19/060 Planning Applications

19/09627/FUL Proposed Extensions and Alterations to Provide a Larger Kitchen and Garden Room on the Ground Floor, New Bathroom on the First Floor and Bedroom in the Attic. 36 Ash Walk, Warminster, Wiltshire, BA12 8PZ

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

19/09654/FUL Change an upstairs velux window for a dormer window at the rear of the property. 46A Boreham Road, Warminster, Wiltshire, BA12 9JR

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

19/09906/FUL Proposed single storey flat roof rear extension. 3 Grange Lane, Warminster, Wiltshire, BA12 9EY

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

19/10079/FUL Single Storey Rear Extension to Provide a Bedroom and Level Access Shower Room. 12 Prestbury Drive, Warminster, Wiltshire, BA12 9LB

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

19/09915/FUL Demolition of existing single garage and reconstruction of new front and side extension. 47 Manor Gardens, Warminster, Wilts BA12 8PN

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

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

19/09428/FUL

Full planning permission for demolition of existing structures and residential development comprising 46 residential dwellings with associated garaging, parking spaces, open space, vehicular and pedestrian access, associated infrastructure and engineering works. Land North of Folly Farm, Warminster

Members had a lengthy debate about the issues involved in this site.

Cllr Nicklin proposed support for the application, subject to the following conditions being satisfactorily fulfilled:

- **Work on the existing/neighbouring site should be completed before work commences on the site.**
- **A comprehensive Traffic Management Plan should be produced before any work starts.**
- **The developer should adhere to the considerate constructor scheme.**
- **Figure 5 of the Environmental Impact Assessment shows that over 100m of continuous species rich native hedgerows on the site would be removed. This would result in a net loss of biodiversity, which would be contrary to Wiltshire Council Core Policy 50: “Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favorably in order to maintain their ecological value, connectivity and functionality in the long-term.”**

A tree preservation order should be imposed on the hedgerow and the mature trees in them. Experience from the Damask Way development shows that tree protection policy needs to be proactive if it is to protect biodiversity and ensure developments are sensitive to the habitat and environment of Warminster. The Town Council opposes the loss of over 100m of hedgerow and asks if Wiltshire Council’s ecologist and tree officers review the EIA and Arboricultural Report to reduce the amount of hedgerow loss.

- **Measures should be put in place to reduce phosphate pollution. The phosphate pollution in the River Avon SAC and Wylve SSSI from the sewage works is already unsatisfactory.**
 - **A Sustainable Energy Strategy should be provided – as set out under Wiltshire Council Core Policy 41, outlining the low carbon strategy for the proposal. The application rules out options rather than provide a strategy.**
 - **Sufficient parking spaces should be provided. There is not enough provision on the existing site.**
 - **Cycle routes should be provided, linked to the existing development and to the town**
 - **Residents should have representation on the estate management company.**
- Seconded Cllr Brett, voting unanimous in favour.**

PC/19/061 Tree applications

19/09111/TPO

Fell 1 Hornbeam (T1). 10 A The Maltings, Warminster, Wiltshire, BA12 8JR

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

19/09198/TCA T1 Lime, remove the first long lateral branch over road.
Bishopstrow House, Boreham, Warminster, Wiltshire, BA12 9HH

19/09199/TCA T1 Purple leaf Plum, reduce crown by 25% T2 Eucalyptus,
reduce crown by 30%. 104 West Street, Warminster, Wiltshire,
BA12 8JW

19/09751/TCA 30% Crown Reduction to Magnolia. Vicarage Cottage, 24
Vicarage Street, Warminster, Wiltshire, BA12 8JE

Noted en bloc.

PC/19/062 Communications

Members requested a media release on the Redrow development, setting out that they are supporting the development, which will be granted anyway, but that they wish to see steps taken to reduce its impact on the environment and residents. Also, that the council will continue to promote the need for sustainable development and a review of this is being led by the SPRWG.

Cllr Jeffries was nominated as a speaker, if required.

Meeting closed at 7.57pm

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

Folly Lane, Warminster 19/09428/FUL

Hedgerows and trees – net loss of Biodiversity

Please could Wiltshire Council's ecologists and Tree Officers review the EIA and Arboricultural Report. Is it possible to put TPOs on all the hedgerows?

Figure 5 of the Environmental Impact Assessment shows that over 100m of the continuous species-rich native hedgerows on the site's perimeter would be removed. This will result in a net loss in biodiversity (see table 3.3.5 in the EIA).

This is contrary to Wiltshire Core Policy 50: "Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term."

Species-rich hedgerows are a Wiltshire Biodiversity Action Plan Priority Habitat.

It can be seen from the shadows in this photograph that the hedgerows are continuous and that any removal would seriously affect their connectivity.

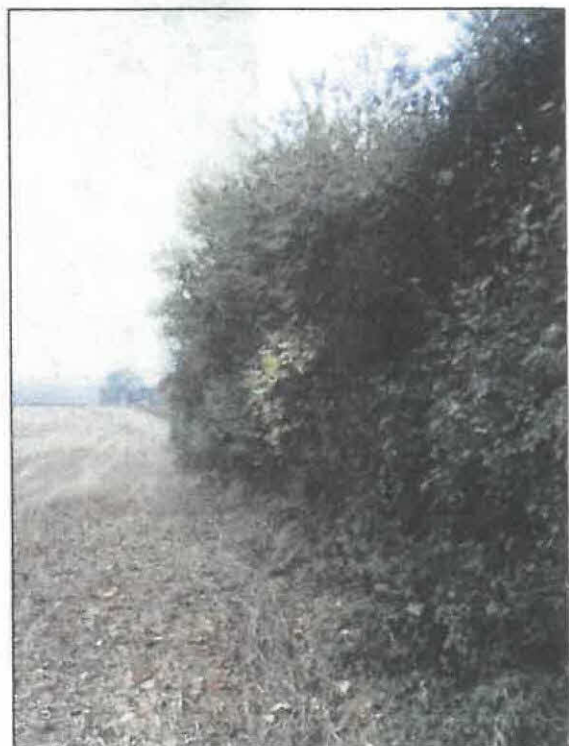
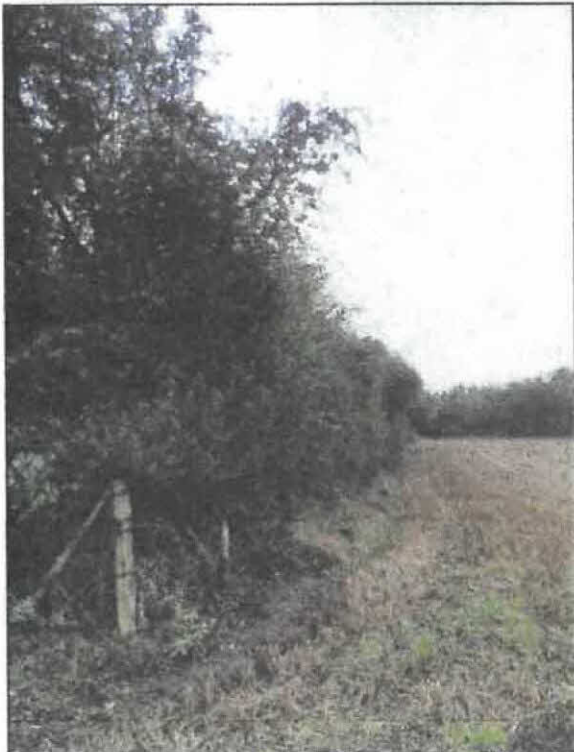


Construction is likely to further damage the root systems of remaining parts of the hedgerows.

There is a strong case for putting Tree Protection Orders on all the boundary hedgerows and mature trees in them, particularly the 'important' hedgerow on the east side of the site (64m long and with 6 woody species) and the oak on the north-east corner of the site.



Oak with Bugley Barton barn to the north



The Arboricultural report recommends removing some elms and ash. Surely these should be retained because they are so threatened by disease?

Hedgehogs

The hedgehog highways through fences on the development are not shown on the plans. These should not be left to reserved matters but should be given the same priority as swift and bat boxes which are shown on the plans. NPPF says net gains in biodiversity should be incorporated in and around developments.

Phosphate pollution – River Wylde SAC and SSSI

The Environmental Impact Assessment says there 'no effects predicted' on the SAC. Why has the sewage impact not been considered? The phosphate pollution in the River Avon SAC and Wylde SSSI from the sewage works is already unsatisfactory. Will Wiltshire Council impose water use conditions (110 litres per day) as at the Damask Way development?

Energy Statement

Wiltshire Core Policy 41: 2.2.3 Renewable and low-carbon energy

All proposals for major development will be required to submit a Sustainable Energy Strategy alongside the planning application outlining the low-carbon strategy for the proposal.

The Energy Statement submitted by Redrow lists six renewable energy technologies that they have 'considered' but they reject all of them, apart from solar panels. However, there is no sign of a single solar panel on any of their plans.

No low carbon strategy is outlined, just a list of the minute carbon savings they have made on other developments.

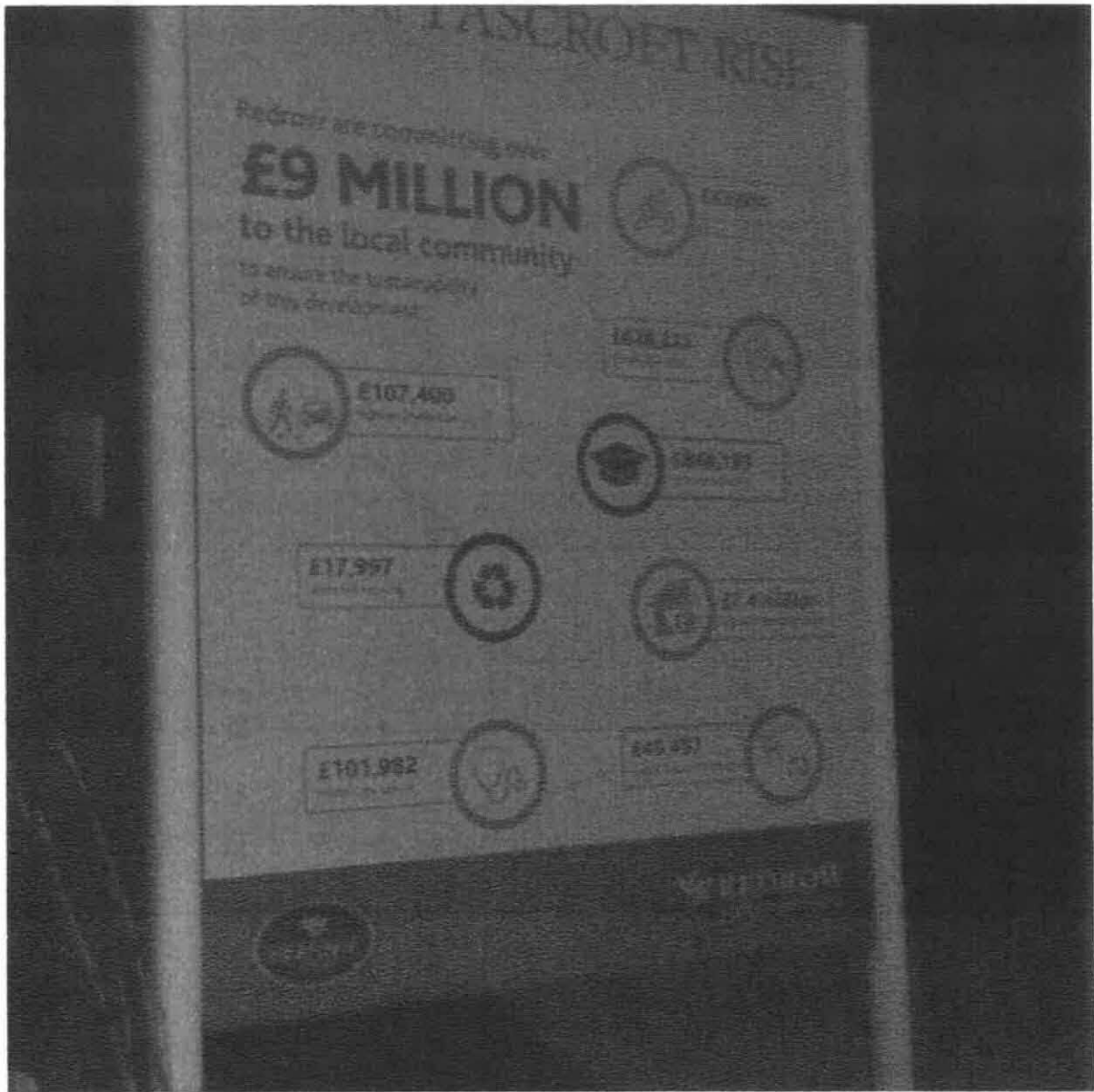
They have not considered using the attenuation pond as a ground source heat generator.

If we are aiming for a carbon-neutral future, where is the planning for this?

Will the houses all be heated with gas boilers and then have to be retro-fitted when we move to electric heating?

Cycle Routes

Although the notice outside Redrow's Tascroft development says they have given £43,000 to cycle routes, there is no sign of them on that estate or on this Folly Farm plan.



There are 124 car parking spaces planned but no practical attempt at facilitating a joined up the cycle network for Warminster which is part of the **Neighbourhood Plan**.

There are no electric car charging points proposed. How is this 'ensuring sustainability'?

Landscape and Visual Impact Assessment

The impact assessment of the impact of the development on the views from Cley Hill SSSI and Scheduled Monument is misleading and incorrect. Viewpoint 7 is taken from half way up Cley Hill, not the summit. From the summit it would have a much greater impact.

There is no assessment of the visual impact when viewed from Arne Hill or Battlesbury.