

AGENDA

2nd December 2019

Dear Councillor

You are summoned to a meeting of the:

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

Membership:

Cllr Brett (East), Vice Chairman	Cllr Jeffries (Copheap), Chairman
Cllr Doyle (East)	Cllr Spender (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,



Thomas Dommett BA (Hons)
Assistant Town Clerk

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

1. Apologies for absence

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

2. 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.

3. Minutes

3.1 To approve and sign as a correct record, the Minutes of the Planning Advisory Committee meeting held on Monday 11th November 2019; copies of these minutes have been circulated and Standing Order 12.1 provides that they may therefore be taken as read.

3.2 To note any matters arising from the minutes of the Planning Advisory Committee meeting held on Monday 11th November 2019.

4. Chairman's Announcements

To note any announcements made by the Chair.

Standing Orders will be suspended to allow for public participation.

5. 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.

6. Reports from Unitary Authority Members

To note reports provided which are relevant to this committee.

7. Planning Applications

19/07198/VAR

Re-consultation on the change to the description of development (to include the reference to variation of condition 8 as well) and the suggested draft conditions only.

Variation of conditions 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 24, 25, 29, 30, 31, 34 & 35 pursuant to planning application 17/05360/OUT (Continuing care retirement community (CCRC) comprising a 48 bed care home (Class C2), 46 extra care apartments and facilities (Class C2), 39 affordable extra care apartments and facilities (Class C2), 45 retirement bungalows/chalet bungalows (Class C3), medical centre and pharmacy, relocation of children's play area, recreational and flood compensation area and biodiversity protection/enhancement of County Wildlife Site, all with associated access roads, parking, infrastructure and raising of ground levels by 500mm (outline application relating to access and layout). Resubmission of 16/08425/OUT) to allow for phasing of the development.

(Previous submission sent to Wiltshire Council including comments attached for reference and further information about condition 8)

- 19/10430/FUL Proposed Extension. 31 Beech Grove, Warminster, Wiltshire, BA12 0AB
- 19/10651/FUL Single Storey Ground Floor Extension and Alterations. 76 Manor Gardens, Warminster, Wiltshire, BA12 8PW
- 19/10841/FUL The proposal is to install a porta cabin to house staff who were moved out of Warminster Garrison temporarily. Warminster Training Centre, Imber Road, Warminster, BA12 0DJ
- 19/10863/FUL Replacement roof structure to provide additional first floor accommodation. 3 Dorothy Walk, Warminster, BA12 8PH

8. Tree Applications

- 19/11082/TCA Fell Ornamental Conifer, fell Cherry Tree 40A Church Street, Warminster, Wiltshire, BA12 8PQ

9. Street Naming and Numbering

A request has been received from the developers regarding the street naming of the Former Garage at Victoria Road, Warminster. Members to **debate and decide**. (forms attached)

10. 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 27th January 2020

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

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WARMINSTER TOWN COUNCIL

No.... 13

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
7.11.19	19/10430/FUL	Proposed Extension. 31 Beech Grove, Warminster, Wiltshire, BA12 0AB http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	07.11.19	05.12.19	(e) Agreed 07.11.19	Carla Rose	
13.11.19	19/10651/FUL	Single Storey Ground Floor Extension and Alterations. 76 Manor Gardens, Warminster, Wiltshire, BA12 8PW http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	13.11.19	11.12.19	(m)	Steve Vellance	
13.11.19	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	07.08.19	03.12.19	(e) Declined 14.11.19	Morgan Jones	
20.11.19	19/11082/TCA	Fell Ornamental Conifer, fell Cherry Tree 40A Church Street, Warminster, Wiltshire, BA12 8PQ http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	20.11.19	12.12.19	(m)	Beverley Griffin	

26.11.19	19/10841/FUL	<p>The proposal is to install a porta cabin to house staff who were moved out of Warminster Garrison temporarily.</p> <p>Warminster Training Centre, Imber Road, Warminster, BA12 0DJ</p> <p>http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</p>	27.11.19	24.12.19	(m)	Morgan Jones	
27.11.19	19/10863/FUL	<p>Replacement roof structure to provide additional first floor accommodation. 3 Dorothy Walk, Warminster, BA12 8PH</p> <p>http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</p>	27.11.19	25.12.19	(m)	Steve Vellance	

Date agenda to be sent out: 02.12.2019

Date of Planning Advisory Committee Meeting: 09.12.2019

WILTSHIRE COUNCIL

Application Ref: 19/07198/VAR

Application for Variation of Condition

Proposal:- Variation of conditions 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 24, 25, 29, 30, 31, 34 & 35 pursuant to planning application 17/05360/OUT (Continuing care retirement community (CCRC) comprising a 48 bed care home (Class C2), 46 extra care apartments and facilities (Class C2), 39 affordable extra care apartments and facilities (Class C2), 45 retirement bungalows/chalet bungalows (Class C3), medical centre and pharmacy, relocation of children's play area, recreational and flood compensation area and biodiversity protection/enhancement of County Wildlife Site, all with associated access roads, parking, infrastructure and raising of ground levels by 500mm (outline application relating to access and layout). Resubmission of 16/08425/OUT) to allow for phasing of the development

At: Land north of Grovelands Way, Warminster, BA12 8TB

Assigned Officer: Karen Guest

Direct Line: 01225 716757

Comments to be received by: 30 August 2019

Plans are available to view on our website at

<http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx>

Please be aware that supporting documentation for the application will be available to view online within 24 hours.

Please note – you will not be receiving a paper copy of these plans, you will need to view these on the website.

All comments received will be considered but it will not normally be possible to respond to them individually. Letters will be scanned and placed onto the Council's website so that you can view and check that your comments have been received.

Warminster Council considered the above application/amend plans and has the following response to make:

<input type="checkbox"/>	No Comment
<input type="checkbox"/>	Support
<input type="checkbox"/>	Support subject to conditions (please set out in box below)
<input checked="" type="checkbox"/>	Object (for reasons set out in box below)
<input type="checkbox"/>	No Objections

Suggested special conditions/reasons for decision based on local knowledge

Members had a lengthy debate regarding the applications for Grovelands Way regarding the changes to planning conditions. Planning permission was previously granted in June 2018 for the building of a Care Home and 45 bungalows as part of a “Continuing Care Retirement Community”. Planning permission was granted with a number of conditions. The developer is now trying to get at least 26 of those conditions changed. Cllr Nicklin proposed Warminster Town Councillors refusal of the conditions and made the following points:-

- The site is outside the settlement framework boundary for Warminster and not part of the Neighbourhood Plan, therefore development should only be allowed in exceptional circumstances.
- The provision of specialist accommodation for older people may be an exceptional circumstance.
- It was only the provision of a “Continuing Care Retirement Community” that allowed planning permission to be granted.
- The bungalows were granted planning permission on condition they were to be reserved solely for elderly residents over 65 in perpetuity.
- The bungalows were to incorporate detailed design elements geared to the needs of the elderly.
- Part of the new application was to reduce the age of residents allowed to start living in the bungalows from 65 to 55 years.
- Councillors believe that 55 is too young an age for a continuing care community.
- When planning permission had been granted it had been agreed that the Care Home and Bungalows had to be built at the same time to provide a Continuing Care Retirement Community. Now the developer also wants to change the planning conditions that mean the bungalows and care home must be built at the same time. Councillors are concerned that this could result in the Care Home not being built.
- Councillors supported the comments made by residents in objecting

Seconded Cllr Jolley, voting unanimous in favour for refusal.

Date 21.08.19

Please return the completed form to developmentmanagement@wiltshire.gov.uk or alternatively you can give us your comments using the online comment facility on the website.

Condition 8 of outline planning permission ref. 17/05360/FUL states as follows:

The retirement bungalows/chalet bungalows hereby permitted shall be occupied only by:

- (a) Persons 65 years of age or over;
- (b) Persons living as part of a single household with such a person or persons; or
- (c) Persons who were living as part of a single household with such a person or persons who have since died.

The proposed revised wording of the condition is as follows (changes in red):

The retirement bungalows/chalet bungalows hereby permitted shall only be occupied by:

- (a) Persons **60** years of age or over;
- (b) Persons **aged 55 years or over** living as part of a single household with such a person or persons;
- (c) Persons who were living as part of a single household with such a person or persons who have since died.

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Warminster Town Council

Sambourne Road

Warminster

BA12 8LB

19/11/9

Dear Sir/Madam,

Re: Former garage, Victoria Road, Warminster

Please find enclosed forms for street naming of the above development.

Following the next Council meeting, would you please send your agreed name to Wiltshire Council.

I do not wish to submit a suggestion.

Yours faithfully,

T Gillman on behalf of T J Gillman Limited (the developer)

RECEIVED

27 NOV 2009

FORM A

AUTHORISATION FROM TOWN/PARISH COUNCIL

PLEASE NOTE: THIS FORM MUST BE COMPLETED BY THE TOWN / PARISH COUNCIL AND FORWARDED TO THE DEVELOPER TO BE SUBMITTED WITH THEIR APPLICATION.

Town / Parish Council:

WARMINSTER

Development Site Address:

FORMER GARAGE
VICTORIA ROAD
WARMINSTER

1 The Town/Parish Council agrees to defer responsibility for naming new streets to Wiltshire Council

IF SECTION 1 ABOVE IS SELECTED, PLEASE DISREGARD SECTION 2 BELOW AND SIGN AND DATE THE FORM AND RETURN TO THE DEVELOPER.

2 The Town/Parish Council agrees to accept responsibility for naming new streets, and will liaise directly with the developer, in accordance with Wiltshire Council policy

(a) Are you intending to name a street(s) after a living person? YES NO

If YES please confirm you have enclosed **Form B** containing the written consent (*one consent form per new street required*).

(b) Are you intending to name a street(s) after a deceased person? YES NO

Has the person been deceased for less than 50 years? YES NO
If YES, please confirm you have enclosed **Form C** containing the written consent (*one consent form per new street required*).
If NO, consent is not required.

Agreed Street Name(s) (BLOCK CAPITALS please)

1	6
2	7
3	8
4	9
5	10

Signed: _____
Parish Clerk

Dated: _____

NOTE TO DEVELOPER: Once received from the Town/Parish Council, this form **MUST** be included with your completed application

FORM B

CONSENT : LIVING PERSON(S)

NOTE FOR TOWN/PARISH COUNCIL: IF APPLICABLE, THIS AUTHORISATION NEEDS TO BE COMPLETED BY THE PERSON AFTER WHOM THE STREET IS BEING NAMED. ONCE COMPLETE IT SHOULD BE FORWARDED TO THE DEVELOPER TO BE SUBMITTED AS PART OF THEIR APPLICATION.

CONSENT FOR NEW STREET(S) TO BE NAMED AFTER LIVING PERSON(S)

Dear Sir/Madam

Development at: _____

I am happy to give my consent for Wiltshire Council to name a street after me on the above development.

SURNAME : _____ (BLOCK CAPITALS PLEASE)

Signed: _____

Dated: _____

NOTE TO DEVELOPER: If applicable, this form must also be included with your completed application

FORM C

CONSENT : DECEASED PERSON(S)

NOTE FOR TOWN/PARISH COUNCIL: IF APPLICABLE, THIS AUTHORISATION NEEDS TO BE COMPLETED BY A RELATIVE OF THE PERSON AFTER WHOM THE STREET IS BEING NAMED. ONCE COMPLETE IT SHOULD BE FORWARDED TO THE DEVELOPER TO BE SUBMITTED AS PART OF THEIR APPLICATION.

CONSENT FOR NEW STREET(S) TO BE NAMED AFTER DECEASED PERSON(S)

Please note: This form should only be completed where the person has been deceased for less than 50 years, otherwise no authorisation is required.

Dear Sir/Madam

Development at: _____

I am happy to give my consent for Wiltshire Council to name a street after my relative on the above development.

SURNAME of deceased: _____ (BLOCK CAPITALS PLEASE)

Date of Death: _____

Relationship to deceased: _____

Signed: _____

Dated: _____

NOTE TO DEVELOPER: If applicable, this form must also be included with your completed application