



MINUTES
of the Planning Advisory Committee
held online on Monday 14th December 2020 at 5.30pm

Membership:

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

Key: * Present A Apologies AB Absent

In attendance:

Officers: Tom Dommatt (Assistance Clerk), Stuart Legg (Park and open Spaces Manager)
Judith Halls (Office Manager)

Online meeting attendees: 4 Attendees

PC/20/063 Apologies for Absence
Apologies were received and accepted from Cllr Doyle

PC/20/064 Declarations of Interest
Cllr Fryer declared a non-pecuniary interest in planning application No. 20/09536/FUL as he had spoken to the resident who had written the letter against the application.

PC/20/065 Minutes
PC/20/065.1 The minutes of the meeting held on Monday 9th November 2020 were approved as a true record and signed by the chairman.
PC/19/065.2 None.

PC/20/066 Chairman's Announcements
None.

PC/20/067 Questions
None.

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

PC/20/068 Public Participation

Cllr Nicklin read out 2 statements provided for this meeting from, Jonathan Nuth, e-ten architects, planning application 20/06687/FUL and Marion Tilley-Vyner against planning application 20/09536/FUL. Their notes are attached to the minutes.

PC/20/069 Reports from Unitary Authority Members

None.

PC/20/070 Planning Application

20/09367/FUL Ground floor extension. 12 Sambourne Gardens, Warminster, Wilts BA12 8LS

It was resolved that there was no objection to the application

20/09088/FUL Extension and enlargement of existing vehicle workshop. The Warehouse, Collis Motors, Woodcock Road, Warminster, Wiltshire, BA12 9DG

Members welcomed these plans and it was resolved that there was no objection to the application

20/09416/FUL Vehicle Workshop Extension. C & C Vehicle Repairs and Servicing, Woodcock Road, Warminster, BA12 9DH

Members welcomed these plans and it was resolved that there was no objection to the application

20/09435/FUL Erection of granny annexe. 8 Myrtle Avenue, Warminster, Wiltshire, BA12 8LW

It was resolved that there was no objection to the application

20/09684/FUL Two storey side extension and alterations. 25 Barley Close, Warminster, Wiltshire, BA12 9LX

It was resolved that there was no objection to the application

20/09536/FUL Change of use of land to domestic, erection of 1.8m fence. 34 Norridge View, Warminster, Wiltshire, BA12 8TA

Members had a lengthy debate about this application, and all agreed that this could start a precedent in the area.

Members unanimously refused this application for the following reasons being the proposal would spoil the ascetics of the estate, it may create a maintenance issue and possibly lead to loss of trees, hedges and biodiversity. It may be an area that Wiltshire Council pass to Warminster Town Council.

Members requested that Cllr Ridout as Unitary Councillor be asked to call this application in.

20/09794/FUL Loft conversion with two bedrooms. Construction of a full width flat-roof mansard to the rear roof elevation. 52 Ferris Mead, Warminster, Wilts BA12 9PZ

It was resolved that there was no objection to the application

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

20/06687/FUL The erection of a block of 5 no.flats and associated works including the partial demolition of a listed wall to the front of the proposed block and demolition of a further section to provide a new vehicular access to the associated parking area. Land At, The Close, Warminster, BA12 9AL

Members unanimously resolved that they welcomed this development as a means of improving the existing site, however this is subject to clarification by the conservation officer that all their concerns have been addressed. Clarification is also required by Wessex Water that their concerns have been addressed.

Members requested that Cllr Davis as Unitary Councillor be asked to call this application in.

20/10534/DP3 Decommission of gas meter, boiler and flue. Installation of external air source heat pump and solar panels to roof. Warminster Library, Three Horseshoes Walk, Warminster, Wiltshire, BA12 9BT

Members were delighted to see this application; it is line with the climate change policy for Warminster.

It was resolved that there was no objection to the application

20/08518/FUL Erection of single storey rear extension.12 The Dene, Warminster, BA12 9EW

It was resolved that there was no objection to the application

PC/20/071 Tree applications
No tree applications for this meeting

PC/20/072 Communications
Members requested a press release be issued about Norridge View and land at The Close. Cllr Nicklin would be the spokesperson if required.

Meeting closed at 6.30pm

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

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Warminster Town Council
Warminster Civic Centre
Sambourne Road
Warminster
Wilts
BA12 8LB

Application 20/06687/FUL_Land At The Close Warminster BA12 9AL

Comments from Jonathan Nuth of e-ten architects the agents for the application.

Since this application was previously before you extensive and detailed consultation has taken place with the Planning and Conservation Officers.

Through these discussions various design changes have taken place mainly relating to the architectural detailing of the street elevation and reducing the massing by omitting one of the second floor flats.

You will note from the Conservation Officers response the principle of removing some of the stone rubble wall has been accepted. This is also in line with the Warminster Town Council Masterplan, an extract is included in our Design and Access Statement, showing the site has been earmarked for development for flats with an active street frontage. The active street frontage means, of course, the removal of part of the stone wall. Therefore, this committee should support this application.

This scheme offers a development with appropriate architectural detailing for the location. We believe the Conservation Officer, from the discussions prior to the revisions being formally made, will now support this application. This development will be a benefit to the town in providing much needed flats while creating an attractive and appropriate building.

On the previous version of this application concerns were raised regarding the drainage. This has now been resolved and the proposed development will, like the previous approved scheme to the rear of The Old Fire Station, connect to the main sewer and incorporate a soakaway. These are all in compliance with the latest Building Regulations and statutory authorities guidelines.

Finally, the changes and additional information submitted to the Planning Officer has dealt with all the points raised by the neighbours and accordingly support should be given for this high quality town centre development.

Comments from Adam Jones of CustomBuilt, the applicants.

We are a local small development company with a strong reputation for quality workmanship with several LABC awards. Both myself and Marie are local people and have raised our family in this town and we consider every project represents us personally. We only employ local tradesman and use local suppliers.

This project will provide us the opportunity to build a quality block of flats which will be seen from the High Street and we believe this scheme will be a benefit to our town. The design changes we have made shows our willingness to work with the Council to get the right scheme. The changes, at the request of the planners, have essentially removed some of the stone detailing and reduced the number of flats. The loss of one flat has a financial implication for the scheme but we still strongly believe the site should be development and not to do so is a missed opportunity for the area.

I hope this committee will show its support for a good scheme benefiting the town which will be designed and built by local companies.

Dear Fiona

Regarding planning application [20/09536/FUL](#) I wish to object to this application for the following reasons:

- 1) The land was given to the Council by Barratts for the use of the whole estate for ever, this is clearly stated in the Land Registry document attached to the application. It's loss would go against paragraphs 96 and 97 of the national planning policy framework.
- 2) It is not in keeping with the Wiltshire Council Core Policy 51 – Landscape. The grass verge in question is part of the distinctiveness of the estate. The application should include a Landscape and Visual Impact Assessment, it does not.
- 3) Also it is not in keeping with Wiltshire Council's Core Policy 52: Green Infrastructure. This is a valuable piece of green infrastructure that was given for the enjoyment of the whole estate. Will any compensation be made to the residents for the loss of it? Also it would set a precedent for the loss of the rest of it.

Can my objections be mentioned in the public participation section of the meeting, thanks,