

**MINUTES**  
**of the Planning Advisory Committee**  
**held on Monday 22nd November 2021 at 7.00pm**  
**at**  
**Warminster Civic Centre, Sambourne Road,**  
**Warminster BA12 8LB**

**Membership:**

<b>Cllr Allensby (West)</b>	*	<b>Cllr Macdonald (East)</b>	<b>AB</b>
<b>Cllr Fraser (West)</b>	*	<b>Cllr Robbins (East)</b>	*
<b>Cllr Jeffries (North)</b>	A	<b>Cllr Syme (Broadway) Chairman</b>	*
<b>Cllr Keeble (West) Vice Chairman</b>	*		

Key: \* Present    A Apologies    AB Absent

**In attendance:**

Officers: Tom Dommatt (Deputy Town Clerk), Judith Halls (Office Manager), Stuart Legg (Parks and Estate Manager) Stuart Atherton (Committees and Administration Clerk)

**Wiltshire Council & Warminster Town Council:** Cllr Parks.

**Members of the public in attendance:** 13.

**PC/21/054    Apologies for Absence**

Apologies were received and accepted from Cllr Jeffries.

**PC/21/055    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/21/056    Minutes**

**PC/21/056.1** The minutes of the meeting held on Monday 18<sup>th</sup> October 2021 were approved as a true record and signed by the chairman.

**PC/21/056.2** There were no matters arising from the minutes

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

**PC/21/057**    **Chairman's Announcements**  
There were no Chairman's announcements.

**PC/21/058**    **Questions**  
There were no questions submitted in advance by members of the committee.

*Standing Orders were suspended at 7:05pm to allow for public participation*

**PC/21/059**    **Public Participation**

**6 members of the public spoke on planning application: PL/2021/09013 – Land west of Westbury Road.**

**Andrew Lee spoke in objection of the planning application - see attached notes**

**Dr A.D. Greig spoke in objection of the planning application - see attached notes**

**Ian Tinsley spoke in objection of the planning application - see attached notes**

**Len Turner spoke in objection of the planning application, particularly that it ignored the Neighbourhood Plan, which had been endorsed by the community of Warminster, and would increase problems with flooding.**

**Dr. Kim Porter spoke in objection of the planning application, saying that the proposed density was out of character for the area and existing homes, and it would adversely impact on the much loved nature reserve of Arn Hill and set a precedent for similar development.**

**Chris Marsh of Pegasus Group spoke in support of the planning application - see attached notes**

**Cllr Parks addressed the meeting. Cllr Parks is the Wiltshire Councillor for Warminster North and Rural. He explained he was unable to offer opinion or reach a decision regarding this application at this point as he also sits on the Wiltshire Council Western Area Planning Committee. He is also a Warminster Town Councillor although he does not sit on the Town Council's Planning Advisory Committee.**

**Cllr Parks requested that it was recorded in the minutes, that he spoke solely on behalf of Cllr Jeffries who was unable to attend the meeting. He reported that Cllr Jeffries opposed the Westbury Road application on the grounds that the site is outside of the Settlement Policy Boundary, the site falls within a flood zone, it would be entirely inappropriate for this location and it would also spoil the vista of that side of the town.**

*Standing Orders were reinstated at 7:27pm*

**PC/21/060**    **Reports from Unitary Authority Members**  
There were no reports from Unitary members.

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



**PC/21/061    Planning Application**

PL/2021/09013                      Outline planning consent - some matters reserved. Erection of up to 205 no. dwellings, community hub, public open space, access, infrastructure and associated works, with all other matters reserved. Land West of Westbury Road, Land West of Westbury Road, Warminster.

**Cllrs voted in objection to the application based on the following points:**

- **The proposed development is contrary to the national and local planning policy. The development sits outside the Settlement Policy Boundary.**
- **The proposed development is not in keeping with the stylistic context or scale of the local area.**
- **There is a protected verge that would be adversely affected by the development.**
- **There is great biodiversity in this area and protected species which would be adversely affected by the development.**
- **The proposed development will have a negative impact on the amenity of other residents by increasing the risk of flooding elsewhere in the town.**
- **The proposed development falls within flood zone 2 & 3. There will be a loss of water courses leading to increased flooding across Warminster, where the sewerage system currently struggles to cope. Wessex Water have already reported that there is a significant rise in water levels in the area. The recreational areas mentioned within the proposal are situated in the zone 3 areas. This would render them boggy and unusable at regular intervals.**
- **The development will cause traffic problems such as traffic generation, access and safety problems. There would be increased cross town traffic due to the need of access to services that sit on the opposite side of town, bringing gridlock to the already congested town centre.**
- **This development should not be permitted on land outside the Policy Settlement Boundary, as other land is available and allocated for housing in the area. Allowing it would create a dangerous precedent.**
- **The layout and density of the proposed development is inappropriate.**
- **The proposed development will adversely affect the vista of and from the hills which are a key cultural and heritage feature of Warminster.**
- **The type of housing proposed will not satisfy local housing needs. The ‘affordable housing’ proposed is beyond the reach of those in housing need.**
- **The development will increase phosphate levels and associated problems, particularly having an adverse impact on local rivers**

**Members also asked for Cllr Parks to ‘call in’ the application.**

PL/221/09289                      Lawful development: Existing use Lawful Development Certificate for use of Property as HMO 49 Woodcock Road Warminster BA12 9DG

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

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

