

MINUTES
of the Planning Advisory Committee
held on Monday 13th December 2021 at 7.00pm
at
Warminster Civic Centre, Sambourne Road,
Warminster BA12 8LB

Membership:

Cllr Allensby (West)	*	Cllr Macdonald (East)	*
Cllr Fraser (West)	*	Cllr Robbins (East)	*
Cllr Jeffries (North)	*	Cllr Syme (Broadway) Chairman	*
Cllr Keeble (West) Vice Chairman	*		

Key: * Present A Apologies AB Absent

In attendance:

Officers: Tom Dommett (Town Clerk), Judith Halls (Office Manager), Stuart Legg (Parks and Estate Manager)

Wiltshire Council Unitary Councillors: Cllrs Parks and Jackson

Members of the public in attendance: 1

PC/21/064 Apologies for Absence

There were no apologies received, all committee members were present.

PC/21/065 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/21/066 Minutes

PC/21/066.1 The minutes of the meeting held on Monday 22nd November 2021 were approved as a true record and signed by the chairman.

PC/21/066.2 There were no matters arising.

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

PC/21/067 Chairman's Announcements

Cllr Syme had two announcements that he wished to share with the committee. Firstly, he advised the members about 1 Copheap Rise, saying that enforcement action was due to commence. Secondly, he had arranged a meeting with representatives of the applicant at Bore Hill Farm for Tuesday 14th December 2021 at 2.30pm and invited all members if they wished to attend.

PC/21/068 Questions

There were no questions submitted in advance.

PC/21/069 Public Participation

There was no public participation.

PC/21/070 Reports from Unitary Authority Members

Cllr Jackson advised the committee that he had three points, firstly about the potential development at Bore Hill Farm, it had been stated in the local newspaper that this was in a flood zones 1, 2 and 3, that was incorrect, it is Flood Zone 1.

Secondly, application number PL/2021/10783 Pine Lawns Cemetery, he would like to see all developers using permeable surfaces for driveways and parking to help mitigate flooding and pollutants.

Finally, he advised, an advance notice, of an application for 54 houses at Folly Farm.

Cllr Parks advised members that Pine Lawns was reaching its capacity and any support for its extension would help going forward.

PC/21/071 Planning Application

PL/2021/09961 Fences and gates for the property, 12 Broadway Warminster BA12 8EB

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

PL/2021/10503 Residential development for up to 9 No. dwellings and associated vehicular access. Land North of Brick Hill Farm, 48 Bath Road, Warminster, BA12 8PF

Members unanimously voted against this application, stating that it was outside the settlement boundary. They had additional concerns about the increase in traffic due to the location of the development, and the ratio of houses to employment land.

PL/2021/10891 1. Erection of single storey extension 2. First floor extension above existing ground floor structure 3. Provision of pitched roof over existing flat roofed two storey wing 4. Reconfiguration of parking area, frontage walling & part north boundary. 5. Adding tile hanging to upper storey all round, including revising fenestration 6. Rendering over existing blockwork to north & west walls to garage. 1 Chain Lane, Warminster, Wilts, BA12 9LT

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

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

PL/2021/10850 Proposed detached dwelling with attached garage. 46 West Street, Warminster, Wilts, BA12 8JN

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

PL/2021/10783 Change of use of land for extension to existing Cemetery with new asphalt surface access drive and 10 parking spaces. Pine Lawns Cemetery, Tascroft, Warminster, Wilts, BA12 7RQ

It was resolved that there was no objection to the application, however, members requested that permeable surfaces used for the access drive and parking spaces.

PL/2021/10477 (RETROSPECTIVE) Erection of 6ft fence at the side of the property (Back Garden) continuing to the front of the property gradually sloping down to 4ft. In addition, there is also a 4ft fence between the driveway and the neighbour. 113 Westleigh, Warminster, BA12 8NJ

It was resolved that there was no objection to the application, however, members requested that their concerns about the visibility splay were noted.

PL/2021/10636 Proposed Detached Dwelling 94 Victoria Road Warminster BA12 8HG

Cllr Jeffries proposed acceptance of the application, seconded Cllr Robbins, voting in favour 3, against 4, abstention Nil. Motion not carried.

Cllr Syme proposed objection to the application due to the concerns about the width of the access from the proposed building alongside the existing property, seconded Cllr Macdonald, voting in favour of refusal 4, against 3, abstention Nil. Motion for objection carried.

PL/2021/11194 Construction of 3 bedroom 1.5 storey house, parking and amenity space. Land to the rear of the parking area for Barclay Court, Woodcock Road, Warminster, BA12 9DQ

Cllr Macdonald proposed acceptance of the application, seconded Cllr Syme, voting in favour 3, against 4, abstention Nil. Motion not carried.

Cllr Jeffries proposed objection to the application due to the overdevelopment of the site, seconded Cllr Fraser, voting in favour of refusal 4, against 3, abstention Nil. Motion for objection carried.

PL/2021/11143 Change of use of public house with ancillary residential accommodation to single dwelling. The Organ Inn, 49 High Street, Warminster, BA12 9AQ

Cllr Robbins proposed no objection to the application, seconded Cllr Fraser, voting in favour 6, against Nil, abstention 1. Motion carried.

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

PC/21/072 Tree applications

PL/2021/10764 T1 Ash (first signs of dieback). remove lower secondary limbs and epicormic growth on the main stem, thereby a crown lift of the canopy to allow light under the tree into the garden and the house and remove risk of end weight limb failure. 52A Woodcock Road, Warminster, BA12 9DQ

Cllr Robbins proposed no objection to the tree application, seconded Cllr Macdonald, voting in favour 6, against 1, abstention Nil. Motion carried.

PL/2021/10859 T1 Ailanthus altissima situated at the front of Chapel. Tree has several large areas of bark necrosis, one of which is below the major branch unions. Multiple cavities in the upper crown from previous pollard point pruning. Dieback in upper crown of selective limbs. Fell tree and remove stump. It is the intention of the trustees of the Chapel to replant a replacement tree. St Lawrence Chapel High Street, Warminster, BA12 9AG

Cllr Macdonald proposed no objection to the tree application, seconded Cllr Jeffries, voting in favour 6, against 1, abstention Nil. Motion carried.

PC/21/073 Communications

There were no communications requested for this meeting.

Meeting closed at 7.45pm

Next meeting 24th January 2022

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