

MINUTES
of the Planning Advisory Committee
held on Monday 24th January 2022 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 Dommatt (Town Clerk and RFO), Judith Halls (Deputy Town Clerk), Stuart Atherton (Committees and Administration Clerk)

Unitary Councillors: Cllr Ridout

Members of the public in attendance: 7

PC/21/074 Apologies for Absence
There were no apologies for absence.

PC/21/075 Declarations of Interest
Declarations of interest were received under Warminster Town Council's Code of Conduct issued in accordance with the Localism Act 2011 from Cllr Jeffries in relation to application PL/2021/11913;
Cllr Allensby in relation to PL/2021/11051;
Cllr Keeble declared a non-pecuniary interest on application PL/2021/11404 and PL/2021/03889.

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

PC/21/076

Minutes

PC/21/076.1 The minutes of the meeting held on Monday 13th December 2021 were approved as a true record and signed by the chairman.

PC/21/076.2 There were no matters arising.

PC/21/077

Chairman's Announcements

The chairman informed the committee that Wiltshire Council had granted an extension to the consultation period for applications PL/2021/10321 and PL/2021/11403 and therefore the chairman asked for agreement to defer these two items to the next PAC meeting, which was agreed by members.

After clarification from the Town Clerk, the Chairman acknowledged that tree applications were for noting and will therefore, in future meetings be acknowledged by noting on block.

PC/21/078

Questions

None.

Standing Orders were suspended at 7:03 to allow for public participation

PC/21/079

Public Participation

Cllr Ridout spoke relating to applications PL/2021/11404 & PL/2021/03889 Which she believed were inextricably linked. Cllr Ridout questioned the Management Plan by the developers with regards to their organisation of traffic in and out of the site and the change in plan of the roads, changing from one entrance that branched two ways to now being a road that creates a circuit. This road is seen to be too narrow for the intended traffic. Cllr Ridout also questioned what evidence there was for the need to increase the original amount of proposed bedrooms, in addition to moving all utilities for the care home into the roof space.

Mr Turner spoke in relation to applications PL/2021/11404 & PL/2021/03889. He stated that the development was unacceptable on the counts that the flood risk is still high. The environment Agency has not withdrawn their comments on the original application. The infrastructure application has been submitted by Wainhomes in relation to the further development of the site.

Mr Linge spoke on application PL/2022/00017. He explained the need for works applied for on the bridleway for it to be used for multiple users; taking the width from an overgrown 1 metre to the original 3 metre width, so people could use the path safely.

Standing Orders were reinstated at 7:14pm

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

PC/21/080 Reports from Unitary Authority Members

Cllr Ridout updated members on development applications received that fall outside of the Neighbourhood or Town Plans. They have all be turned down by Wiltshire Council but are all going to appeal and 3 have so far been lost on appeal because Wiltshire does not have a 5-year land supply, it has 4.4 years supply.

PC/21/081 Planning Application

PL/2021/11404 Reserved Matters application pursuant to 19/07198/VAR relating to access, appearance, layout and scale- Phase 1: Ground raising works (engineering works to bring the site into Flood Zone 1- raising of ground levels by 500mm) and installation of part of access road.
Phase 1 (a. b and d), Land North of Grovelands Way, Warminster, Wilts
Cllr Keeble proposed that the applicant be advised to withdraw his Reserved Matters or seek deferral for determination until they demonstrate intend to proceed with the development of the CCRC on the grounds:

- The planned development for a CCRC is no longer deliverable.
- Wiltshire Council no longer requires the 39 affordable extra-care Apartment. This requirement has been more than adequately met by the opening of the Order of St. John Ashwood Care Centre that provides 82 beds for specialist dementia care.
- The roads proposed are not wide enough and have been changed to be significantly different from the original application.
- The Environment Agency report, that is robust in objection, states that it is inappropriate to the flood zone to which the site is located.
- The two related Housing Applications, it would appear that Wainhomes is claiming to be the owner of the land and it is Wainhomes that is making this Reserved Matters application. It is evident that Wainhomes has no intention of progressing the CCRC and is only interested in open market housing.

Seconded Cllr Allensby.

The committee voting unanimously to object to the application.

Motion carried.

PL/2021/10321 Application for full planning permission for the development of 73 residential dwellings, SuDS, landscaping and associated infrastructure works. Zones A, B E, land north of Grovelands Way, Warminster, Wiltshire. Zones A, B E, Land north of Grovelands Way, Warminster, Wiltshire

Application deferred to PAC meeting 21.02.22

PL/2021/11403 Application for full planning permission for the development of 58 residential dwellings, SuDS, landscaping and associated infrastructure works. Zone D, Land North of Grovelands Way, Warminster, Wilts

Application deferred to PAC meeting 21.02.22

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

PL/2021/03889

Erection of a two storey 62 bed care home (Class C2) together with access and parking provisions Land North of Grovelands Way, Warminster.

Cllr Keeble proposed objection to the application, on the grounds:

- The significant increase in size of the care home to 62 beds from 48 beds at Outline Planning stage.
- Wiltshire Council no longer requires the 39 affordable extra-care Apartment. This requirement has been more than adequately met by the opening of the Order of St. John Ashwood Care Centre that provides 82 beds for specialist dementia care.
- A stand-alone Care Home on this exception site cannot be justified as an exception, as it can no longer form part of a comprehensive Continuing Care Retirement Community.
- A flood risk sequential test & exception test submitted in December 2021 for this application was produced in 2017 and were for the entire CCRC, not a single stand-alone element - 62 bed care home.
- There is no confidence that the flood mitigation measures identified for this site are fit for purpose. They will inevitably increase the run-off of surface water both in terms of quantity and speed. The elevation of the land to raise it above the floodplain flies in the face of Environment Agency advice that this is a totally unacceptable practice that should not be permitted.
- The Wiltshire Council Ecology report dated 21 Sept 21 objects to this proposal stating further information is required as the submitted Preliminary Ecological Appraisal; Ecological Impact Assessment and Biodiversity Net Gain Assessment are all dated April or May 2017 – with surveys undertaken 2012 to 2016 and as they are only valid for a maximum of 2 years need to be updated.

Seconded Cllr Allensby.

The committee voting unanimously against the application. Motion carried.

PL/2021/11470

Remove existing plastic slate effect roofing, glazed conservatory roof and side glazing, reconfigure roof with parapet wall and grey single ply membrane flat roof behind. 9 Boreham Road, Warminster, BA12 9JP

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

PL/2021/11051

54 residential dwellings along with the provision of public open space, vehicular and pedestrian access, landscaping, drainage and related infrastructure and engineering works. Land North of Folly Farm, Warminster

Cllr Syme proposed no objection to the application seconded Cllr Jeffries

Voting in favour 5, against Nil, Abstention 2. Motion carried.

Members would recommend that rendered swift nests be attached to the houses, provision for bat nesting and that bee bricks are included in the construction.

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

- PL/2021/10803 Listed building consent (Alt/Ext) Installation of multi-fuel wood burner and flew to existing fire place and chimney in sitting room; Installation of multi-fuel wood burner/stove and flew to existing fire place and chimney in kitchen; Open boarded-up fire place and reinstate fire place to install multi-fuel wood burner and flew to 2 bedrooms on 1st floor. 23 Vicarage Street, Warminster, BA12 8JG
It was resolved that there was no objection to the application. Members recommend that that more environmentally friendly alternatives be encouraged rather than those that use fossil fuels.
- PL/2021/10903 Consent to display an advertisement Proposed signage comprising totem sign, directory sign, development board sign, elevational logo sign, unit name plate, unit number to shutter door. Area A1, Warminster
It was resolved that there was no objection to the application.
- PL/2021/11710 Two storey side extension. 11 West Parade, Warminster, Wilts, BA12 8LY
It was resolved that there was no objection to the application.
- PL/2021/11764 Change of use and conversion of existing detached double garage into a Physiotherapy treatment room, with contained kitchenette and WC for use as a self-employed physiotherapy business. 123 Boreham Road, Warminster, BA12 9HA
It was resolved that there was no objection to the application.
- PL/2021/11616 Change of use from charity shop to day based veterinary practice, both classed as Class E: 'Commercial, service and business class'. Installation of air handling equipment and ventilation grilles to the rear elevations of ground floor retail premises. 14-16 Three Horseshoes Walk, Warminster, Wilts, BA12 9BT
It was resolved that there was no objection to the application.
- PL/2021/11913 Replacement dwelling. 1 Copheap Rise, Warminster, BA12 0AR
Cllr Syme proposed no objection to the application seconded Cllr Macdonald. Voting in favour 5, against Nil, abstention 2.
- PL/2021/07207 Application for the Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for Phase 1 comprising the Erection of 145 Dwellings, Public Open Space, Children's Play Area, Landscaping and Associated Infrastructure following Outline Planning Permission 15/01800/OUT. Land North of Victoria Road & to the West of Bath Road, Phase 1, Land North of Victoria Road, Warminster
It was resolved that there was no objection to the application.
- PL/2021/10636 Proposed Detached Dwelling 94 Victoria Road Warminster BA12 8HG
Members unanimously voted to object to the application on the grounds of overdevelopment and restricted access to and from the site.

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

PL/2022/00254 Proposed chimney, reconstruction of side wing with tiled roof over and conversion to reception room, erection of single storey flat roofed extension at rear of former garage, and sundry associated works. 34 Highbury Park, Warminster, BA12 9JF
It was resolved that there was no objection to the application.

PC/21/082 Tree applications

PL/2022/00006 Consent under Tree Preservation Orders T10 and T12- Ash trees, fell to ground level. Cannimore Close, Warminster, BA12 8DZ
Members noted the application

PL/2022/00017 Consent under Tree Preservation Orders Dismantle and felling of 40 trees including ash, sycamore and hawthorn to allow widening of bridle path to allow access for horse. 124 Elm Hill, Warminster, BA12 0AZ
Members noted the application

PL/2022/00060 Notification of proposed works to trees in a conservation area. T1 - dismantle and fell eucalyptus. 54 Vicarage Street, Warminster, BA12 8JF
Members noted the application

PL/2022/00132 Consent under Tree Preservation Orders. T1 Sycamore reduce by 2-3m. 19 Haygrove Close, Warminster, BA12 8SL
Members noted the application

PC/21/083 Communications

Members resolved to issue a media release expressing opposition to PL/2021/11404 & PL/2021/03889. Cllr Keeble was appointed spokesperson on this issue.

Meeting closed at 8:04pm

Date of next meeting 21st February 2022

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