

MINUTES
of the Planning Advisory Committee
held on Monday 21st February 2022 at 7.00pm
at
Warminster Civic Centre, Sambourne Road,
Warminster BA12 8LB

Membership:

| | | | |
|---|----------|--|----------|
| Cllr Allensby (West) | A | 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 and RFO), Judith Halls (Deputy Town Clerk), Stuart Atherton (Committees & Administration Clerk)

Unitary Councillors: Cllr Jackson, Cllr Ridout

Warminster Town Councillors: Cllr MacFarlane, Cllr Fryer

Members of the public in attendance: 14

PC/21/084 Apologies for Absence

Apologies were received and accepted from Cllr Allensby

PC/21/085 Declarations of Interest

Cllr Keeble declared a non-pecuniary interest on planning applications PL/2021/10321 & PL/2021/03889. Cllr Syme declared a non-pecuniary interest on planning application PL/2021/00668 under Warminster Town Council's Code of Conduct issued in accordance with the Localism Act 2011.

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

PC/21/086 Minutes

PC/21/086.1 The minutes of the meeting held on Monday 24th January 2022 were approved as a true record and signed by the chairman.

PC/21/086.2 There were no matters arising.

PC/21/087 Chairman's Announcements

The chairman requested that members agree to move application PL/2022/00501 to the beginning of the planning applications discussed. Members unanimously agreed.

The Chairman also shared with Members, an update on communication from Wainhomes in regards to applications PL/2021/10321 & PL/2021/03889. There had been a weak response in communication from them, to the Town Council. The Chairman expressed his irritation in the poor response from Wainhomes, given their promise to communicate with the council.

PC/21/088 Questions

None.

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

PC/21/089 Public Participation

Cllr Ridout informed members that the Planning Officer will be visiting the site of planning application PL/2021/00501. Cllr Ridout also stated that she had called in this planning application and the two Grovelands applications: PL/2021/10321 & PL/2021/03889.

Mr Haes, a neighbour of planning application PL/2021/00501, raised objection based on increased noise levels, loss of amenity and the proposal not being in keeping with the area.

Mr Bennett, a neighbour of planning application PL/2021/00501, raised objection based on loss of amenity and increased noise.

Cllr Syme read a statement on behalf of Mr & Mrs Roberts, a neighbour of planning application PL/2021/00501. Objections were raised based on loss of amenity and increasing noise levels.

Cllr MacFarlane addressed concerns regarding applications: PL/2021/10321 & PL/2021/03889. He stated that the 130 homes now applied for were never part of the original plan and that the delivery of this development would mean increased works vehicle - road mess whilst the build is in progress as there is no obvious plan for the works traffic during development. He also raised concern relating to the development creating significant increased traffic flow in an already tightly congested area within the town.

Mr Turner raised concerns relating to planning applications PL/2021/10321 & PL/2021/03889. He requested that the application be refused or withdrawn. The development is out of line with the land use of this area. It is a flood plain and does its job to stop excessive water flooding into the town via the river Were. He reminded members that the Environment Agency reports are damning of the development and are in contrary to the Wiltshire Flood Risk Plan. Additionally, Mr Turner suggested that the increased traffic in the specific area of the town will inevitably create significant traffic issues on the route into and through the town.

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

Standing Orders were reinstated at 7:30

PC/21/090 Reports from Unitary Authority Members

Cllr Jackson updated members on the draft plans for housing allocations; details will be released in the next couple of months. He updated members on the 5 year land supply. There is a deficit, meaning that developers are looking for unallocated sites within Wiltshire for development and are succeeding at appeal for the development to proceed. He advised that having the Neighbourhood Plan in place gives weight to any appeals.

Cllr Ridout endorsed the information given by Cllr Jackson.

The Town Clerk gave an update that the Neighbourhood Plan is out for consultation with the public. There have already been many responses. This would support planning issues by giving a 2 year protection on the 5 year housing supply.

PC/21/091 Planning Application

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

Members raised objection on grounds of:

- **They are outside of the Town Development limit**
- **They do not meet any of Wiltshire Councils Exception policies**
- **Considered together they constitute an unacceptable development in a flood plain.**
- **The increased traffic generated, both construction and permanent is not sustainable locally on Grovelands Way or on the East/West flow of the wider town**
- **The Ecological and archaeological assessments should be updated and comprehensive assessment and mitigation proposals provided to prevent Nitrate and Phosphate enrichment.**

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.

Members raised objection on grounds of:

- **They are outside of the Town Development limit**
- **They do not meet any of Wiltshire Councils Exception policies**
- **Considered together they constitute an unacceptable development in a flood plain.**
- **The increased traffic generated, both construction and permanent is not sustainable locally on Grovelands Way or on the East/West flow of the wider town**
- **The Ecological and archaeological assessments should be updated and comprehensive assessment and mitigation proposals provided to prevent Nitrate and Phosphate enrichment.**

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

PL/2021/11752 Side extension to existing property incorporating new rear extension between existing buildings. 23 Daniell Crest, Warminster, BA12 8NZ

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

PL/2021/05479 Demolition of dilapidated buildings and construction of 8 dwellings and associated parking/external works. 90, Market Place, Warminster, BA12 9AW

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

PL/2022/00501 Construction of First Floor Balcony. 88 Victoria Road, Warminster, BA12 8HG

Members voted unanimously in objection to the application based on the loss of amenity to surrounding neighbours and invasion of privacy.

PL/2022/00668 Single storey infill side extension 5 Hillwood Close, Warminster, BA12 9QE

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

PL/2022/00688 Creation of a new porch to the front of the building Replacement of existing flat roof to the outhouse with a pitched roof, extended to create a car port/covered play area with storage space in the roof void 21 Hillwood Lane Warminster BA12 9QG

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

PL/2022/00768 Remove existing conservatory and replace with a single storey extension to include a kitchen and en-suite bathroom. To also erect a front porch. 20 Damask Way, Warminster, BA12 9PX

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

PL/2022/00813 Removal of conservatory and timber built garage, alterations to existing roofline to create a larger loft living area and chalet style extension 62 Upper Marsh Road, Warminster, BA12 9PW

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

PL/2022/00929 Side extension to existing house
18 Lower Marsh Road, Warminster, BA12 9PB

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

PC/21/092 Tree applications

PL/2022/00714 Yew -TPO - Reduce by 0.5m - 1m and crown raise up to 3m clearing the epicormic growth. To maintain shape and amenity value.
Emwell Street, Warminster, BA12 8JA

Members noted.

PL/2022/00757 T2 - Bay tree - reduce overhanging branches by 0.5m Emwell House, Emwell Street, Warminster, BA12 8JA

Members noted

PL/2022/00834 Remove 9 Leylandii & stump grind Bishopstrow House, Boreham, Warminster, BA12 9HH

Members noted

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

PC/21/093 Communications

Members agreed that Cllr Keeble would be the spokesperson for applications PL/2021/10321 & PL/2021/03889 and produce a press release.

Members agreed that Cllr Fraser would be the spokesperson for application PL/2022/00501 and produce a press release.

Meeting closed at 8:06pm

Next meeting Tuesday 22nd March 2022

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