

**MINUTES**  
**of the Planning Advisory Committee**  
**held on Tuesday 22nd March 2022 at 7.00pm**  
**at**  
**Warminster Civic Centre, Sambourne Road,**  
**Warminster BA12 8LB**

**Membership:**

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

Key: \* Present    A Apologies    AB Absent

**In attendance:**

Officers: Tom Dommett (Town Clerk and RFO), Judith Halls (Deputy Town Clerk), Stuart Atherton (Committee & Administration Clerk)

**Members of the public in attendance: 25**

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**PC/21/094    Apologies for Absence**

Apologies were received and accepted from Cllrs Jeffries and Robbins

**PC/21/095    Declarations of Interest**

There were no declarations of interest on any planning applications declared under Warminster Town Council's Code of Conduct issued in accordance with the Localism Act 2011.

**PC/21/096    Minutes**

**PC/21/096.1** The minutes of the meeting held on Monday 21<sup>st</sup> February 2022 were approved as a true record and signed by the chairman.

**PC/21/096.2** There were no matters arising.

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**PC/21/097**    **Chairman's Announcements**  
There were no Chairman's announcements.

**PC/21/098**    **Questions**  
None.

*Standing Orders were suspended at 7:08 to allow for public participation*

**PC/21/099**    **Public Participation**  
Cllr Syme received two comments from members of the public in objection to application PL/2022/00473 from Martin Weymont and Christine Dossett.

Brian Dobbin, Helen Deverage, Janice Seare, Lawrence McCormack, spoke in objection to planning application PL/2022/00473.

**James Reed** of Legal & General Modular Homes spoke in favour Application PL/2022/00473:

*Standing Orders were reinstated at 7:18*

**PC/21/100**    **Reports from Unitary Authority Members**  
None

**PC/21/101**    **Planning Application**

[PL/2021/09013](#)    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 is a significant safety issue with regards to the entrance and exit to the development. The plan shows a straight road whereas in reality there is a blind bend, thus

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vehicles would be in danger of collision upon exit and causing a hazard when turning into the development.

This development would also increase 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.

The application also does not comply with the National Planning Policy Framework NPPF points:

77 This is a rural area and the application fails to meet a housing need or provide properly affordable housing.

109 Unacceptable highways impact

110 lack of safe passage for pedestrians and the disabled as well as cyclists

111 failure to provide a travel plan

117 Doesn't meet a housing need and fails to protect the environment

127 Out of place, density is wrong, fails to account for local character and history of site, totally fails to establish a strong sense of place

130 fails to improve character and quality of the area, in fact makes it worse.

131 Design inappropriate to the overall form and layout of surroundings.

137 Develops greenbelt land when other brownfield sites are available

150 Fails to provide carbon neutral housing/breaches Wiltshire's Climate 2030 aspirations

170 fails to respect character/beauty of the countryside or a valued local landscape

175 The application will clearly have a negative effect on biodiversity and other better sites are available

177 The application will clearly have an adverse impact on biodiversity and habitat

180 fails to protect a tranquil area, adds light pollution and is not appropriate to the location

[PL/2022/00473](#)

Erection of 95 No. dwellings and associated landscaping, access and drainage works. Land at Bore Hill Farm Deverill Road Warminster BA12 8FB

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

The application is in contravention of the Badgers Act 1992. The construction, excavation of land within 20 feet of a badger sett, the noise and vibration will have an adverse impact on the badgers, their setts and internal chambers.

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Core Policy 50 of the Wiltshire Core Strategy requires all developments to demonstrate a no net loss of biodiversity and for major applications the expectation is that development will deliver a net gain.

Members object on the grounds that the applicants are unable to deliver a net gain of biodiversity and in fact, their biodiversity report stipulates there will be a net loss of 43%.

The applicants state that they will have to purchase extra land in the vicinity to ensure a net gain of biodiversity or to make a financial contribution to Wiltshire Council to overcome the net loss.

Members urge Wiltshire Council to reject a financial contribution and objects on the grounds that should a contribution be accepted; this would go against Wiltshire Council's commitment to protect the environment and its support for the COP26 agreement. Members also point out that by accepting a contribution would allow the applicant to ignore its net loss and carry out work that would be detrimental to the environment, wildlife, flora and fauna and habitats.

Members recognise that there is an issue surrounding the discharge of unacceptable levels of offensive odours generated by the neighbouring biodigester which already impacts on the lives of residents living in Ashley Place, Ashley Coombe, Ludlow Close, Bell Close, Bradley Road, Heathlands, Frederick Taylor Court, Chestnut Tree Gardens and Bradley Close. Members are extremely concerned that the residents of any new development will be adversely affected by the odours generated by the Biodigester Plant in Deverill Road.

Members therefore object to this application on the grounds listed.

The applicants propose to provide vehicular access into the development site by constructing a new access road directly from Deverill Road near the existing access to the Biodigester site. This is adjacent to the A36T Warminster Bypass roundabout. Members recognise that the speed of traffic using Deverill Road in both directions is high and definitely above the 30mph speed limit near the brow of the hill, close by the entrance roads into Ashley Place and Ludlow Close.

Members therefore object to the construction of an entrance road into the proposed development from Deverill Road on the grounds of highway and pedestrian safety.

Light pollution threatens biodiversity through changed night habits such as reproduction and migration of insects, amphibians, birds, bats and other animals that live on and use this land. Light pollution can also disrupt plants by distorting their natural day-night cycle. Creatures such as bats (a protected species) and birds can become confused by artificial lighting. This council objects to this application on the grounds that the artificial lighting generated by this development will have an adverse impact on wildlife that use the site.

Council objects to this development on the grounds that phosphorus levels will rise having an adverse impact on the nearby River Wylde and the biodiversity of this important area.

The development will provide two amenity areas where children will play and where people can relax and enjoy life. These amenity areas are to be situated at two locations, the first one near the A36 Warminster By-pass on the southern side of the site, with a second area on the eastern edge of the site near to the Deverill Road, Warminster.

The noise levels at these locations will be above the upper limit.

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This council objects to the application on the grounds that the noise levels will be above the permitted upper limit and will have an adverse effect on the amenity areas and people who use them.

The border between the site and Deverill Road includes a row of mature trees which are situated on the grass verge. This is classified as being public highway. These trees form a natural sound barrier. In the applicant's report it states that these trees are to be removed.

The council hereby objects to the removal of the trees which form a natural sound barrier and will benefit the residents of the development especially those using the amenity site. The trees also restrict the amount of pollution that will enter the site from vehicles using Deverill Road.

Monitoring on the site has identified areas where carbon dioxide and methane levels are above legal levels. Should the site be developed, future occupants would be at risk from carbon dioxide and methane emitted from the ground into their homes.

The Council objects to this development on the grounds of public safety, in that the levels of carbon dioxide and methane on the site are above acceptable legal levels and could cause health hazards to future inhabitants.

Should planning permission be granted we ask that the carbon dioxide and methane levels be monitored on a permanent basis by means of monitoring devices placed on the site. This could be included as a condition on any permission granted.

The Council asks that before any on-site works commence that the access road into the site from Deverill Road be constructed so that Bradley Road is not used for construction vehicles of any type. Access via a gated entrance adjacent to a public right of way and near the entrance to Bradley Close should not be used to allow construction vehicles access to the development site.

The Council objects strongly to any use of Bradley Road as the access route to the development site on the grounds of public safety, the loss of public amenity such as an increase in noise, fumes from HGV's, an increase in traffic movement, the potential damage to the road surface of Bradley Road and potential damage to the grass verges and trees near the gated entrance to land not in the ownership of the applicant.

The proposed development would have an adverse impact on the amenities of the residents of Ludlow Close, Chestnut Tree Gardens, Frederick Taylor Court, Bradley Road and Bradley Close.

Warminster Town Council objects on the grounds that there would be a substantial loss of amenity to nearby residential areas such as an increase in noise, dust and a loss of privacy and enjoyment of the open countryside.

The Council recognises that there is only one surgery in Warminster and that the hospital does not provide an emergency service. The schools in Warminster that serve the proposed development are very near to capacity and in the case of Princetown School any enlargement is impossible owing to a lack of space.

Warminster Town Council objects on the grounds that the existing medical and educational facilities in Warminster will be unable to accommodate the extra residents generated by the 95 proposed new dwellings.

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Wiltshire Council, on re-designating this site as being suitable for development, identified it as being suitable for 70 new homes not the 95 proposed in the application.

Warminster Town Council objects that the extra number of proposed homes will cause an over development of the site.

Warminster Town Council objects to this development on the grounds that the amenity of the proposed residential properties on the southern edge of the site will be seriously affected by the close proximity of the biodigester by way of aroma and visual impact.

Warminster Town Council objects to any removal of hedgerows, trees, bushes and other natural resources such as an area of brambles sited at the north-eastern corner of the site, as these areas provide important habitats and feeding locations for wildlife.

The council recognises that there may be the need to remove a small number of Ash trees affected by Ash dieback and asks that all felled trees be replaced by ones that are already established and not by saplings.

Warminster Town Council objects to this development on the grounds that the site is within the setting of an International Dark Sky Reserve and no lighting strategy or specification for the overall site has been submitted. The lack of a strategy will adversely impact on the International Dark Sky Reserve.

The Crime and Disorder Act 1998, section 17 stipulates the important need to enhance community safety. The National Planning Policy in paragraphs 8, 10, 124 and 127 plus Section 8 paragraph 95 all include the important need to include measures that will promote public safety and take into account wider security and defense of the site.

Warminster Town Council objects on the grounds that the submitted plans do not provide measures that are required under legislation for community safety.

The Ecology Officer of Wiltshire Council states that much information is missing from the submission, such as a protected species survey, amended plans/drawings for mitigation measures and amended versions of the relevant environmental plans, plus other important information that has not been submitted.

Warminster Town Council are of the opinion that a decision cannot be made and so object that insufficient information prevents members from being able to make a fair and open decision.

[PL/2022/01377](#) Single storey rear extension, construction of previously consented dormer & alterations to existing building 88A Boreham Road, Warminster, BA12 9JW

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

[PL/2022/01489](#) Two storey side extension, rear single storey extension and loft conversion (Resubmission of PL/2021/11710) 11 West Parade, Warminster, Wilts, BA12 8LY)

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

[PL/2022/01522](#) Listed building consent (Alt/Ext)  
Proposed two storey rear extension to replace existing single storey extension. 58 Victoria Road, Warminster, BA12 8HF

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

[PL/2022/01521](#) Proposed two storey rear extension to replace existing single storey extension 58 Victoria Road, Warminster, BA12 8HF

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

[PL/2022/01808](#) Listed building consent (Alt/Ext)  
Conversion of Somerset Room function space and adjacent sanitary accommodation to two guest suites. Bishopstrow House, Boreham, Warminster, BA12 9HH

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

[PL/2022/01408](#) Conversion of Somerset Room function space and adjacent sanitary accommodation to two guest suites. Bishopstrow House, Boreham, Warminster, BA12 9HH

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

[PL/2022/01868](#) Proposed single storey extension 34 Sambourne Gardens, Warminster, BA12 8LS

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

**PC/21/102 Tree applications**

[PL/2022/01023](#) Crown reduce Cherry tree in rear garden (to the height it was done before - repeat application) 25 Portway, Warminster, BA12 8QG

**Members noted this application.**

**PC/21/103 Communications**

Members agreed that Cllr Keeble would be the spokesperson for application PL/2021/09013 & Cllr Syme would be the spokesperson for application PL/2021/00473

**Meeting closed at 7:56pm**

**Next meeting 11<sup>th</sup> April 2022**

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