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MINUTES
of the Planning Advisory Committee
held on Monday 20th June 2022 at 7.00pm
at
Warminster Civic Centre, Sambourne Road,
Warminster BA12 8LB

Membership:

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

Key: * Present A Apologies AB Absent

In attendance:

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

Unitary Councillors: 0

Members of the press: 1

Members of the public in attendance: 3

PC/22/001 Election of Committee Vice Chairman 2022-2023
Members resolved that Cllr Macdonald would be Vice Chairman of the Planning Advisory Committee.

PC/22/002 Apologies for Absence
 Apologies were received and accepted from Cllr Allensby

PC/22/003 Declarations of Interest
 There were no declarations of interest under Warminster Town Council's Code of Conduct issued in accordance with the Localism Act 2011.

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



PC/22/004 **Minutes**
PC/22/004.1 The minutes of the meeting held on Tuesday 9th May 2022 were approved as a true record and signed by the chairman.
PC/22/004.2 There were no matters arising.

PC/22/005 **Chairman's Announcements**
There were no announcements by the chairman.

PC/22/006 **Questions**
None.

Standing orders were suspended 7:02pm

PC/22/007 **Public Participation**
There was public participation from Mr Rushton, Mr Bailey and Ms James. They spoke in objection to application PL/2022/03326 the erection of a retaining wall under the reserved matters application.

Standing orders were reinstated 7:11pm

PC/22/008 **Reports from Unitary Authority Members**
There were no unitary members in attendance or reports received.

PC/22/009 **Planning Application**

[PL/2022/03326](#) Erection of retaining wall and associated works as part of necessary engineering infrastructure to support development proposed under reserved matters application 20/07214/REM Land East of Damask Way and East of Upper Marsh Road and North of Smallbrook Lane, Warminster, BA12 9PP

It was resolved to object to the application based on:

- **The proposed wall by virtue of length, height, and cumulative overall size is out of character with the surrounding area.**
- **The wall will have a detrimental impact on the residents that already have properties in Damask Way situated directly behind the proposed wall.**
- **The applicant has failed to provide details how the emergency access road will be kept unobstructed during the construction of the wall. Legislation states that access for fire engines and ambulances must always be kept clear.**
- **Given the gradient of the emergency access, suitable drainage measures should be constructed across the entrance to prevent water flowing onto the highway of Upper Marsh Road. Section 163 of the Highways Act 1980 refers; sustainable drainage measures and permeable surface materials should be put in place.**
- **There is serious concern that the pollution of the watercourse that the applicants intend to use for the disposal of water during the construction period of the wall. The water course inevitably connects with the other water courses and finally flows into the River Wylye, Special Area of Conservation and SSSI. Silt, resulting from soil erosion or construction activity can be carried into water bodies by surface runoff. Suspended sediment such as silt, interferes with the penetration of sunlight and upsets the ecological balance of**

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

the water. It can also disrupt the reproductive cycles of fish and other forms of life. When sediment settles, it can smother bottom dwelling organisms, especially in smaller water courses which are used by frogs and toads to lay their eggs.

- The increased concern of road safety hazards of Upper Marsh Road, between its junction with Lower March Road and the emergency road. Members request that the applicants and Wiltshire Highways seriously consider positioning of road signs that indicate the narrow road, warning motorists of pedestrians, cyclists and the lack of a pavement.
- The application states that there are no trees adjacent to the proposed site that might be important to the local landscape character. This is incorrect. There are two oak trees which are protected by TPOs as were other trees that were already felled in preparation for the planning application.
- Wiltshire Council's 'Generic Habitats Regulation Assessment' of the impact on housing on the River Wylye, SAC and SSSI was written in January 2021 and renewable every year. However, without this document approval of the construction cannot go ahead.
- The applicants have failed to produce a Construction and Environmental Management Plan (CEMP) for this application. Natural England asked for the CEMP in 2020/07214/REM to be rewritten to assess the surface water impacts from the construction. There is no current CEMP.
- The proposed wall is situated outside the red line planning boundary and will measure 90 meters in length and piled to a depth of 17 meters with up to 5.75 meters exposed above ground creating the wall that will form a large barrier between the road and households in Damask Way and impact their amenity rights.
- There has still been no traffic report from Wiltshire Council regarding the conservation of the toad population.

[PL/2022/03152](#)

Demolishing an existing conservatory measuring 3mx3m. Erecting a 2 storey extension in it's place measuring 3m x 5.2m 1 Primrose Walk, Warminster, BA12 8RL

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

[PL/2022/03860](#)

Proposed warehouse (Revised proposal of lapsed application 17/03434/FUL) 1 Newopaul Way, Warminster Business Park, Warminster, Wilts, BA12 8RY

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

[PL/2022/03817](#)

Demolish frost damaged wall near to the rear entrance to Portway House (private drive). Remove soil behind the wall, within the grounds and replace with gravel. Re-alignment of wall and creation of 4 parking spaces. Portway House, Portway, Warminster, BA12 8QQ

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

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[PL/2022/02858](#) Outline planning consent - some matters reserved. Outline planning permission for dwelling for matters relating to Access, Appearance, Landscaping and Layout. 84 Westleigh, Warminster, Wilts, BA12 8NJ

It was resolved to object to the application based on:

- **Overdevelopment of the site.**
- **The location of the site being on the bend of the road.**
- **Highway safety for access to and from the proposed property, given the tightness of the bend in the road and being positioned directly opposite the entrance to Princecroft Primary School.**
- **Already high traffic movement in the area with children entering and exiting school by crossing at this proposed property site.**

[PL/2022/02762](#) Two storey side extension 90 Manor Gardens, Warminster, BA12 8PW

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

[PL/2022/04237](#) Proposed Conservatory with flat roof and lantern roof to rear
51 St Johns Road, Warminster, BA12 9LZ

It was resolved to defer comment on this application as there were no plans on the Wiltshire planning portal.

[PL/2022/04036](#) Extension to Existing Garage1 Cley View, Warminster, Wilts
BA12 8NS

It was resolved that there was no objection to the application however members commented that a condition to the application should be that this extension must not later become an individual residential dwelling.

PC/22/010 Tree applications
There were no tree applications.

PC/22/011 Communications
Members agreed there was no need for a press release. If required, Cllr Syme would be spokesperson for communication on planning application PL/2022/03326 Land East of Damask Way and East of Upper Marsh Road and North of Smallbrook Lanes.

Meeting closed at 7:50pm

Next meeting Monday 18th July 2022

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