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MINUTES
of the Planning Advisory Committee
held on Monday 17th October 2022 at 7.00pm
at
Warminster Civic Centre, Sambourne Road,
Warminster BA12 8LB

Membership:

Cllr Allensby (West)	*	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: Tom Dommatt (Town Clerk and RFO), Judith Halls (Deputy Town Clerk),
 Stuart Atherton (Committees and Administration Clerk)

Unitary Councillors: 1

Members of the press: 0

Members of the public in attendance: 21

PC/22/044 Apologies for Absence
 There were no apologies received.

PC/22/045 Declarations of Interest
 Declarations of interest under Warminster Town Council's Code of Conduct issued in accordance with the Localism Act 2011 were received from Cllr Fraser who declared a nonpecuniary interest in planning application PL/2022/07460; she would not vote on this. Cllr Macdonald, declared a nonpecuniary interest in relation to planning application, PL/2022/07394, but would still take part in discussion and vote.

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

PC/22/046 Minutes

PC/22/046.1 The minutes of the meeting held on Monday 22nd August 2022 were approved as a true record and signed by the chairman.

PC/22/046.2 There were no matters arising.

PC/22/046.3 Members noted that due to the death of Her Majesty Queen Elizabeth II, the meeting scheduled to take place on Monday 19th September was cancelled. The Chairman and Town Clerk met to agree comments on the applications, that were submitted to Wiltshire Council on behalf of the committee.

PC/22/047 Chairman's Announcements

There were none.

PC/22/048 Questions

There were none.

Standing orders were suspended 7:04 pm

PC/22/049 Public Participation

Cllr Keeble read a statement of objection of planning application PL/2022/07120 from Mr Lawrence McCormack of Ashley Place, who could not attend.

Brian Dobbin of Ludlow Close, Steve price of Ashley Place, Helen Deveridge of Bradley Close, Colin Formey of Bradley Close spoke in objection to planning application PL/2022/07120 - Land at Bore Hill Farm, Deverill Road, Warminster, BA12 8FB.

Chris Beaver of M&G Homes gave an overview of the re-submitted plans for planning application PL/2022/07120 - Land at Bore Hill Farm, Deverill Road, Warminster, BA12 8FB.

Alexandra Miller of Woodcock Road, spoke in objection to planning application PL/2022/07394 - The Garage, Woodcock Road, Warminster, BA12 9DH .

Standing orders were reinstated 7:33pm

PC/22/050 Reports from Unitary Authority Members

Cllr Jackson informed members that the planning application relating to Damask way and the related application for the retaining wall at this site remains 'called in' with Wiltshire Council.

Cllr Jackson reminded members that the previous planning application relating to Bore Hill Farm had been previously called in. He advised that the site is in the Wiltshire Council allocation for housing. He also advised that complaints and observations relating to the noxious fumes, be reported to the Environment Agency.

PC/22/051 Planning Application

The Chairman requested to move planning applications: PL/2022/07120 and PL/2022/07394 respectively. Members agreed.

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

Erection of 84 No. dwellings and associated landscaping, access and drainage works (Resubmission of PL/2022/00473) Land at Bore Hill Farm, Deverill Road, Warminster, BA12 8FB

A recorded vote was requested:

Cllr Keeble – Object. Cllr Macdonald – Object. Cllr Allensby – Object. Cllr Fraser – Object. Cllr Jeffries – Object. Cllr Robbins – Object. Cllr Syme – Object.

Members resolved to object on the following grounds:

1. The report submitted by the applicants that relate to odour is inaccurate. It does not contain the true number of complaints submitted by nearby householders. Objection is raised on the grounds that inaccurate records relating to complaints have been submitted to support the proposed development. Complaints made to the environment agency have not been included in this application which gives a false impression.
2. An objection is made to the close proximity of the proposed future development to the bio-digester on the grounds that inhabitants will be subjected to the effect of odour emitted from the digester.
3. Objection is made to the impact that the development will have on badgers and their setts which are sited 3.3 metres from the site boundary.
4. An objection is raised that there will be a substantial visual impact for the inhabitants of Ludlow Close and other properties that back directly onto the development.
5. The applicants recognise the site is expected to be contaminated. Objection is made that residential dwellings on this site would be particularly vulnerable to the presence of contamination.
6. The application contains incorrect details such as, ‘the site cannot be seen from a public road, public right of way, bridleway or other public land’. The committee objects to this incorrect statement included in the application. The site is clearly visible from Deverill Road and the public right of way which divides the site from Ludlow Close.
7. The committee objects on the grounds that this application fails to recognise and mitigate the impact 84 new homes would have on the medical and educational services of Warminster.
8. Submitted wildlife surveys are incomplete. It is alleged the monitoring devices had been tampered with. These surveys cannot be used and so, objection is made that the submitted surveys are incomplete and not valid.
9. The Wiltshire housing site allocation plan paragraphs 5.94 to 5.96 set out how residential uses will be compatible with the adjoining Bore Hill Farm bio-digester. This includes separation between the bio-digester and proposed residential development through the delivery of commercial uses on the northern part of the Malaby site that benefits from an extant permission. This permission has never been implemented and so this council objects to the application on the grounds that the Wiltshire housing site allocation plan, paragraphs 5.94-5.96 has not been implemented to provide visual separation between the bio-digester and any future residential development, this non implementation will not prevent visual interruption for residents of Ludlow close and other nearby properties, nor will it prevent the odour emitted from the bio-digester from causing an unacceptable problem to

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

- householders of the surrounding residential area and those who would occupy homes on the proposed development.
10. The wildlife surveys have not been fully completed and fail to report as required on the state of wildlife in the area. We object that incomplete wildlife surveys have been submitted which will not reflect on the true number of species found.
 11. The levels of phosphorus will increase and eventually enter the river Wylye and streams/ditches that feed into the main river system. There is a large and deep ditch which runs behind the bio-digester and then along the southern edge of land at Butlers Coombe Farm, into a small stream that feeds the river Wylye. Objection is raised that the phosphorus levels will increase and enter the minor water courses that feed into the river Wylye which is suffering from high pollution levels which in turn has an impact on the wildlife and plant life of the SSSI
 12. Concerns have been raised over the access from Deverill road onto the development site especially to its proximity to the Malaby biodigester access. The speed of motor vehicles using Deverill road especially those leaving the town is high and any speed reduction measures will only be effective if the speed limit is policed. Objection is raised on road safety issues at the junction of Deverill road with the proposed entrance to the development site. Concern is also raised at the speed of traffic on Deverill Road.

[PL/2022/07394](#)

Change of use of existing yard and redundant buildings to form Hand Car Wash. The Garage, Woodcock Road, Warminster, BA12 9DH

Members resolved to Object on the following grounds:

Drainage – members are concerned about what provision is being made for excess water and contaminated water full of chemicals? This would likely flow into the watercourses contaminating local watercourses.

Flooding - the area is already prone to flooding. With the additional and continual water usage this will make this area more vulnerable to flooding with further risk of contamination from the chemical used. Lack of acknowledgement for the need of **Chemical Control** in the application.

Highway concerns, the significant traffic movement in and out and queuing from the site with the additional lack of visibility on leaving the site would be dangerous. This proposed development would also share the site with another vehicular business already sited there.

Continual noise of the high-pressure water hitting the cars means the noise from the site would affect the amenity of local residents.

The effect on **tree W/11/00011/IND**, with the continuous cars driving over the root system.

[PL/2022/06740](#)

Single storey infill side extension. 5 Hillwood Close, Warminster, BA12 9QE

Members resolved to that there was no objection

[PL/2022/06964](#)

Conversion of redundant store building to a dwelling. Redundant store building rear of/adjacent 19 Market Place, Warminster, Wiltshire.

Members resolved to that there was no objection

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

[PL/2022/06836](#)

Permission in Principle. Stage 1 permission in principle application for demolition of existing car sales, garages, and workshop building and construction of 6 dwellings. Land to the rear of 2 Victoria Road, Warminster, BA12 8JW

Members resolved to object on the grounds of highway safety. The visibility to the egress of the development turning left towards Warminster would be non-existent and create significant risk to all road users.

[PL/2022/07460](#)

Proposed new detached three-bedroom dwelling. Land rear of 38 West Street, Warminster, Wilts

Members resolved to that there was no objection

[PL/2022/07456](#)

Combine two HMO rooms (No 1 and No 2) into a single one bedroom self-contained flat. Woodcock House, 49 Woodcock Road, Warminster, Wilts

Members resolved to that there was no objection

PC/22/052 **Tree applications**

[PL/2022/07541](#)

Notification of proposed works to trees in a conservation area. Remove 1 Poplar to ground level. 35 Pound Street, Warminster, Wilts, BA12 8NL

Members noted

PC/22/053 **Communications**

Members agreed that a press release relating to the proposed development of Bore Hill Farm would be released. Cllr Syme would be spokesperson if needed.

Meeting closed at 8:31pm

Next meeting Monday 21st November 2022

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