



Delivering a brighter, greener future for all

MINUTES
of the Planning Advisory Committee
held on Monday 17th April 2023 at 7.00pm
at
Warminster Civic Centre, Sambourne Road,
Warminster BA12 8LB

Membership:

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

Key: * Present A Apologies AB Absent

In attendance:

Officers: Judith Halls (Deputy Town Clerk), Stuart Atherton (Committees and Administration Clerk)

Unitary Councillors: 0

Members of the press: 1

Members of the public in attendance: 1

PC/22/105 Apologies for Absence
 Apologies were received and accepted from Cllr Syme.

PC/22/106 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

PC/22/107 Minutes
PC/22/107.1 The minutes of the meeting held on Monday 20th March 2023 were approved as a true record and signed by the chairman.
PC/22/107.2 There were no matters arising.

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

PC/22/108 Chairman's Announcements

Cllr Keeble, Chair of the Committee welcomed cllr Jack Jones to the Planning Advisory Committee.

PC/22/109 Questions

There were no questions submitted by members before the meeting.

Standing orders were suspended 7:02 pm

PC/22/110 Public Participation

Mr Len Turner spoke on the application PL/2023/00956 - Reserved matters application pursuant to 19/07198/VAR - Land at Zone D, Grovelands, Warminster.

Standing orders were reinstated 7:06 pm

PC/22/111 Reports from Unitary Authority Members

There were no reports from Unitary members.

PC/22/112 Planning Application

[PL/2023/02132](#) Two storey rear extension - 27 Westbury Road, Warminster, Wilts, BA12 0AW

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

[PL/2023/02088](#) Installation of PVCU conservatory to rear of property. 1 Atyeo Place, Warminster, BA12 9BL

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

[PL/2023/00956](#) Reserved matters application pursuant to 19/07198/VAR relating to appearance, landscaping and scale in respect of Zone D, seeking approval for the construction of 39 retirement bungalows/chalet bungalows (Class C3) with associated access roads, parking and infrastructure. Land at Zone D, Grovelands, Warminster

It was resolved that there was no objection to the application, but members requested that Wiltshire Council consider:

- **That walking routes from the allocated parking spaces will be level with dropped kerbs to permit ease of access for the wheelchair users and that there is a clear route for the wheelchair and rollator users between this and part of the CCRC site and the bus stops on Grovelands Way.**
- **That there will be level access to, at least one external doors – no steps.**
- **All internal layouts to accommodate the needs of the wheelchair users, including doorway widths, no changes in floor levels (apart from the upper floors to chalet bungalows), height of switches.**
- **Adequate circulation space in main bedrooms, bathroom, kitchen and living area to allow the circulation space of mobility needs.**
- **This development forms part of a Continuing Care Retirement Community scheme that was deemed by Wiltshire Council to meet their exception policies for development in the countryside. Warminster Town Council would like clarification from Wiltshire Council as to how the future residents will be**

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

provided with a co-ordinated continuing care package that was embedded in the outline approval.

[PL/2023/02000](#)

Listed building consent.

Revised proposed internal and external alterations to existing Spa accommodation to create improved changing facilities, additional / remodelled treatment rooms, ancillary accommodation, and pool refurbishment. Single storey extension to rear (north) elevation of existing gym including modifications to existing flat roof. Single storey extension to side (west) elevation of existing indoor pool to create new spa day lounge, pool access and small private dining room off existing restaurant. New sedum roof and insertion of rooflights to existing pool extension. Associated external works, pergola shade structure and landscaping. Bishopstrow House, Boreham, Warminster, Wilts, BA12 9HH

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

[PL/2023/02152](#)

New external covered teaching area with raised decking and step access under a duo pitched roof with surrounding fencing. Link door from classroom. St Johns Church of England School, 93 Boreham Road, Warminster, BA12 9JY

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

[PL/2022/08898](#)

Application for the Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for Phase 2 comprising the Erection of 168 Dwellings, Public Open Space, Landscaping and Associated Infrastructure following Outline Planning Permission 15/01800/OUT. Land at the proposed West Warminster Urban Extension, North of Victoria Road & to the West of Bath Road, Comprising approx. 84 hectares, Warminster, Wilts

It was resolved that there was objection to the application as stated before on the meeting held 12th December 2022:

Members resolved object on the following grounds:

- **The density and quality of build: The density of housing is too high and with a lack of amenity space. The quality of house designs and plot sizes is too small with many properties fronting too close to roads and many being adjacent to the employment area.**
- **The entrance to the industrial area needs its own access from the roundabout entrance. Industrial traffic driving through the residential roads would be dangerous for residents.**
- **There is agreement with the police comment regarding the residential parking that has no surveillance or direct line of sight from any residence making vehicles vulnerable to crime.**

Members also resolved to make comment:

- **The rights of way must be kept in good condition and usable.**
- **There must be a robust traffic management plan in place and developers held accountable to it.**

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

[PL/2023/01928](#) Positioning of timber construction Milk Vending Station with parking for two vehicles. Land off lane to Home Farm, Warminster, Wilts, BA12 9HF.

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

[PL/2023/01917](#) Variation of condition 2 relating to PL/2021/10850 (Proposed detached dwelling with attached garage) to include an air source heat pump (Daikin 5KW Monoblock). 46 West Street, Warminster, BA12 8JN.

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

[PL/2023/02418](#) Change of Use of the existing annexe accommodation to a mixed use of an annexe and a holiday let. 11 King Street, Warminster, Wilts, BA12 8DG

It was resolved that members would object to the application on the following grounds:

- **Planning consent 17/10808/FUL placed a condition that annexe would only be used for purposes ancillary to the residential use of the main dwelling for reasons of maintaining reasonable amenity to neighbouring properties.**
- **The position of this annex with the proposed change of use would encroach on neighbouring properties giving a loss of amenity on the grounds of privacy and noise.**
- **Change of use to a holiday let would set an unwanted precedent for others in high density housing areas**

[PL/2023/02305](#) First Floor Extension above existing garage. 27 Minster View, Warminster, Wilts, BA12 8TD

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

[PL/2023/02480](#) **Listed building consent.** Proposed Re-Thatch roof, Replacement Fenestration & Internal Renovation works. 147 Woodcock Road, Warminster, BA12 9EZ

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

[PL/2021/09013](#) **Outline planning consent - some matters reserved.** 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.

Members were only commenting on the phosphorus statement and not the full application for which the comments they had previously submitted still stood.

It was resolved that members would object to the phosphorus statement on the following grounds:

- **The water treatment system will introduce 3 extra ponds in addition to the balancing pond. These 4 ponds will create a possible health and safety risk of drowning particularly to children and young adults.**
- **Problems with ongoing maintenance has led to other balancing ponds not working properly.**
- **Risk of Blue Algae which is potentially lethal to animals.**
- **Concerns about risk to wildlife who could fall in the ponds and cannot get out.**

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

- Higher water table levels.
- The treatment ponds will be in Flood Zone 2 and 3 and therefore concerns of overflow from the treatment ponds due to flooding.

PC/22/113 Tree applications

There were no tree applications on the agenda.

PC/22/114 Communications

Members resolved that there would be no communication required from this meeting.

Meeting closed at 7:35pm

Next meeting Monday 15th May 2023

Minutes from this meeting will be available to all members of the public either from our website www.warminster-tc.gov.uk or by contacting us at Warminster Civic Centre.

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