



Delivering a brighter, greener future for all

MINUTES
of the Planning Advisory Committee
held on Monday 19th June 2023 at 7.00pm
at
Warminster Civic Centre, Sambourne Road,
Warminster BA12 8LB

Membership:

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

Key: * Present A Apologies AB Absent

In attendance:

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

Unitary Councillors: 1

Members of the press: 1

Members of the public in attendance: 12

PC/23/001 Election of Committee Chairman 2023-2024
Members resolved to appoint Cllr Jeffries as Chair of the Planning Advisory Committee for 2023-24.

PC/23/002 Election of Committee Vice Chairman 2023-2024
Members resolved to appoint Cllr Keeble as Vice Chair of the Planning Advisory Committee for 2023-24.

PC/23/003 Apologies for Absence
 Apologies were received and accepted from Cllrs Jeffries, Jones, Robbins and Syme.

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

PC/23/004 **Declarations of Interest**
Cllr Keeble declared a non-pecuniary interest under Warminster Town Council's Code of Conduct issued in accordance with the Localism Act 2011 on applications, PL/2023/04006 and PL/2023/04318 and would therefore remain for the discussion and vote.

PC/23/005 **Minutes**
PC/23/005.1 The minutes of the meeting held on Monday 15th May 2023 were approved as a true record and signed by the chairman.
PC/23/005.2 There were no matters arising.

PC/23/006 **Chairman's Announcements**
There were no Chairman's Announcements.

PC/23/007 **Questions**
There were no questions submitted by members before the meeting.

Standing orders were suspended 7:03 pm

PC/23/008 **Public Participation**
Mr Andrew Lee spoke on behalf of the residents of Westbury Road, Warminster in objection to planning application PL/2021/09013.

Dr Tony Greig spoke on behalf of the residents of Westbury Road, Warminster in objection to planning application PL/2021/09013.

Cllr Pip Ridout spoke to update on Grovelands applications PL/23/04006 and PL/23/04318.

Mr Len Turner spoke on applications PL/23/04006 and PL/23/04318.

Mr Daniel Reed of Gainsborough Group Construction LTD, spoke on application PL/2023/02942.

Standing orders were reinstated 7:23 pm

PC/23/009 **Reports from Unitary Authority Members**
Cllr Ridout spoke about the National Planning Policy Framework five year housing land supply and advised the committee that Warminster has 4.6 years worth of housing land.
Cllr Ridout stated that she kept the Town Clerk up to date with the developments on the Neighbourhood Plan and together with Len Turner and Cllr Allensby has had meetings with Persimmon.

Cllr Keeble spoke on behalf of Cllr Jackson with updates about planning applications 20/07214/REM and PL/2023/00810

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

PC/23/010 Planning Applications

[PL/2023/02942](#) Erection of 24 flats. Wiltshire Police, Station Road, Warminster, Wilts, BA12 9BR.

It was resolved that there was objection to the application with the following comments:

- **Access is insufficient to and from the development as it is on the corner of the junction.**
- **The mass and volume of the development is too large and would be dominant in the area.**
- **The heritage and archaeological survey are not up to date.**

[PL/2023/04006](#) Reserved matters application pursuant to 19/07198/VAR relating to appearance, landscaping and scale in respect of Phase 1c for construction of part of spine road. Phase 1c, Grovelands, Warminster.

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

[PL/2023/04088](#) Rear single storey extension. 31 Norridge View, Warminster, BA12 8TA.
It was resolved that there was no objection to the application.

[PL/2023/04318](#) Reserved matters application pursuant to 19/07198/VAR relating to appearance, landscaping and scale in respect of Zones A, B, Ea and Eb, seeking approval for medical centre and pharmacy, 46 extra care apartments (Class C2), 39 extra care apartments (Class C2), 6 retirement bungalows/chalet bungalows (Class C3) with associated access roads, parking and infrastructure. Zones A, B, Ea and Eb, Land North of Grovelands Way, Warminster, BA12 8TB

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.

It was resolved that members wished to add further comment to this application:

- **There has been a removal of the community amenity spaces.**
- **Although indicative drawings are contained within the Phosphorus Neutrality Report, there are no revised plans submitted e.g. Design Access Statement or Illustrative Masterplan, to show the proposed layout of the water treatment facilities and removal of the amenity spaces.**
- **There are significant concerns over the potential health hazards associated with the reedbeds such as Leptospirosis and the safety risks associated with the ponds, especially for children.**
- **There is no information regarding life expectancy of the Reed Beds, the ongoing maintenance costs in perpetuity and who would be responsible.**

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

PC/23/011 Tree applications

[PL/2023/04553](#) T1 - Silver Birch - Crown raise to approx 5m above ground level to allow more light to surrounding areas and provide clearance from the mature Yew tree. Smallbrook House, 2 Boreham Road, Warminster, BA12 9JR

[PL/2023/04445](#) Notification of proposed works to trees in a conservation area. Tree works as per Specification attached to this application. 78 Boreham Road, Warminster, BA12 9JN

The tree applications were noted en bloc.

PC/23/0012 Communications

Members resolved that there would be no press release in relation to this meeting.

Meeting closed at 7:56 pm

Next meeting Monday 17th July 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.....