

MINUTES
of the Planning Advisory Committee
held on Monday 17th June 2024 at 7.00pm
at
Warminster Civic Centre, Sambourne Road,
Warminster BA12 8LB

Membership:

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

Key: * Present A Apologies AB Absent

In attendance:

Officers: Tom Dommett (Town Clerk), Judith Halls (Deputy Town Clerk), Patsy Clover (Committee Clerk)

Attendees:

Unitary Councillors: Two

Members of the press: Two

Members of the public: Five

PC/24/014 Apologies for Absence

Apologies were received and accepted from Cllrs Hawker and Jeffries.

PC/24/015 Declarations of Interest

There were no declarations of interest received under Warminster Town Council's Code of Conduct issued in accordance with the Localism Act 2011.

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

PC/24/016 **Minutes**

PC/24/016.1 The minutes of the meeting held on Monday 20th May 2024 were approved as a true record and signed by the chairman.

PC/24/016.2 There were no matters arising from the minutes of the Planning Advisory Committee meeting held on Monday 20th May 2024.

PC/24/017 **Chairman's Announcements**

There were no announcements from the chairman.

PC/24/018 **Questions**

There were no questions submitted by members before the meeting.

Standing orders were suspended for public participation at 19:02.

PC/24/019 **Public Participation**

Cllr Pip Ridout spoke to agenda item 8, PL/2024/04303, land to the west of Cley Hill roundabout, explaining that the Wiltshire Council Planning Officer could see no reason for the application to be rejected and stating that, if the Town Council objected to the application, she would call it in.

Cllr Ridout also spoke to agenda item 8, PL/2024/04333 and PL/2024/04784 3 High Street, Warminster, BA12 9AG, again stating that, if the Town Council objected to the applications, she would call them in.

Chris Hocking spoke to agenda item 8, PL/2024/04303, land to the west of Cley Hill roundabout, explaining that their original 6,000m² agricultural storage facility had been demolished due to construction of the west urban extension, hence the requirement for further storage. The application under consideration is to the same specification to a 1,000m² building currently being built and represents the full extent of proposed development on redundant derelict land.

Ian Frostick, Chair of the Feoffees, spoke to agenda item 8, PL/2024/04333 and PL/2024/04784, 3 High Street, Warminster, BA12 9AG, advising members that, in principle, the Feoffees and Trustees of St Lawrence Chapel supported the planning applications but requested that consideration be given to maintaining the structural integrity of the Chapel's curtilage, tower, and stained-glass window during the build and to the 13th century graveyard as part of the planning conditions should the applications be approved.

Len Turner spoke to agenda item 8, PL/2024/04113, land north of Grovelands Way, commenting that the revised planning application had reduced the number of parking spaces from 25 to 21, had moved the bin store to within close proximity of the historic hedge row, had moved the footprint of the building closer to the boundary due to slight changes in the layout thereby offering no protection for wildlife and provided no protection from the elements for the transfer of patients. He believed that a radical rethink was needed about use of the outside space.

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

Adrian Smith spoke to agenda item 8, PL/2023/02942, Wiltshire Police, Station Road, as agent for the applicant explaining that following consultation with Wiltshire Council's Urban Design Officer the revised application incorporated a more traditional design and materials and detailing more in keeping with the surrounding buildings. To reduce the impact of the development a 20% reduction in floor space had been made reducing the number of units from 24 to 21. Improvements to visibility for access had been made following consultation with the Highways Department.

Cllr Keeble read an email from Lawrence McCormack re agenda item 8, PL/2022/07120, land at Bore Hill Farm, Deverill Road commenting that insufficient time had been provided to allow thorough comprehension of the documents submitted as part of the application. He believed that there were inherent risks in reliance on modelling and noted that the Environment Agency recommended refusal of the application based on previous objections, and continuing errors and omissions.

Standing orders were reinstated at 19:18.

PC/24/020 Reports from Unitary Authority Members

Cllr Ridout advised that she had called in the planning application re Wren House.

PC/24/021 Planning Applications

[PL/2024/04163](#)

12 Mount Lane, Warminster, BA12 9QH

Variation of conditions 2 (approved plans) and 3 on [PL/2023/10026](#) to allow for a reduction in height of privacy screen from 2m to 1.8m.

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

[PL/2024/04297](#)

Highfield House, 2 Henford Close, Warminster, BA12 9RA

Replacement rear single storey extension.

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

[PL/2024/04144](#)

Weymouth Street public car park, Warminster

A proposed 4m high, 150mm diameter, black cast iron ventilation column. Other works including a below ground attenuation storage tank, manhole covers, and a small above ground kiosk will be installed under permitted development.

It was resolved that there was no objection to the application subject to consideration of the need for a vehicle protection barrier.

[PL/2024/04303](#)

Land to the west of Cley Hill Roundabout, Warminster

Erection of a general-purpose agricultural building.

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

[PL/2024/04113](#)

Land north of Grovelands Way, Warminster, BA12 8RT

Variation of condition 2 of PL/2021/03889 - material amendment to approved plans to enhance the originally approved design and improve the operational efficiency of the building.

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

It was resolved that there was no objection to the application subject to consideration of the following concerns:

- the reduction in the number of parking spaces from 25 to 21
- movement of the footprint of the building closer to the boundary offering no protection for wildlife
- movement of the bin store to within close proximity of the historic hedge row
- lack of protection from the elements for the transfer of patients.

[PL/2022/07120](#)

Land at Bore Hill Farm, Deverill Road, Warminster, BA12 8FB

Erection of 84 No. dwellings and associated landscaping, access and drainage works (Resubmission of [PL/2022/00473](#)).

Amended Plans/ Additional Information

It was noted that many of the statutory authorities had already objected to the application citing the close proximity to the Malaby Biodigester and proposals for a bulk energy storage system.

Members unanimously objected to the application on the same grounds to which they had objected to planning applications PL/2022/07120 and PL/2022/00473 – [Minute Number PC/23/079](#) and [Minute Number PC/21/101](#) of the minutes of the Planning Advisory Committee meetings held on 29 January 2024 and 22 March 2022 refer – adding objection to the bulk energy storage system and its associated environmental risks.

[PL/2024/04333](#)

3 High Street, Warminster, BA12 9AG

Demolition of existing building and construction of new building containing a shop and eleven flats and associated external works.

It was resolved that there was no objection to the application subject to the following conditions raised in the statement provided by Ian Frostick, Chair of the Feoffees (see attached):

- that a survey of the main entrance pillars, gate, railings, and wall stonework is undertaken and any remedial work carried out
- that appropriate permissions are sought before excavation of the Chapel path and the development site to preserve the 13th century graveyard
- that appropriate surveys are undertaken to protect the Chapel and any remedial repairs carried out to protect the Chapel tower
- that a mesh is installed to protect the stained-glass window above the Chapel toilet.

[PL/2024/04784](#)

Listed Building Consent - 3 High Street, Warminster, BA12 9AG

Demolition of existing building and construction of new building containing a shop and eleven flats and associated external works.

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

[PL/2023/02942](#)

Wiltshire Police, Station Road, Warminster, BA12 9BR

Erection of 24 flats (Application restarted).

Amended Plans/ Additional Information

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

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

[PL/2024/00286](#)

Listed Building Consent – Flat 5, 15-17 High Street, Warminster, BA12 9AG

Creation of a 2-bedroom flat into the current roof space of 15-17 High Street
Velux style windows to be installed within the existing roof structure to provide sufficient light as well as repairing an existing dormer window in a previously locked off room.

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

[PL/2023/11086](#)

Flat 5, 15-17 High Street, Warminster, BA12 9AG

Creation of a 2-bedroom flat into the current roof space of 15-17 High Street.
Velux style windows to be installed within the existing roof structure to provide sufficient light as well as repairing an existing dormer window in a previously locked off room.

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

[PL/2024/04905](#)

66A Deverill Road, Warminster, BA12 9QS

Creation of an additional area of hard standing.

Members unanimously objected to the application on the grounds that the proposed site is obstructed by a tied telegraph pole.

PC/24/022 Tree Applications (for noting)

[PL/2024/04922](#)

Sambourne Chase, Warminster, BA12 8JB

T1 Spruce – fell due to size, shading and potential subsidence to wall.

Noted.

[PL/2024/05177](#)

Land rear of 7 and 8, The Mead, Warminster, BA12 8RB

T1 Copper Beech. Compromised by Ganoderma fungal infection at base and at 2m height on main stem of the tree. Due to proximity to nearby properties of which some are full time occupied (care homes) - fell to ground level.

Noted.

PC/24/023

Communications

Members resolved to issue the following press releases:

- continued objection to planning application PL/2022/07120, land at Bore Hill Farm, Deverill Road – Cllr Allensby as spokesperson
- support for planning application PL/2024/04333, 3 High Street with comments - Cllr Keeble as spokesperson.

Meeting closed at 8.00pm.

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.

Date of next meeting: Monday 15th July 2024.

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

Warminster Town Council Advisory Planning Committee

Ian Frostick

(Chair of the Feoffees and Trustees St Lawrence Chapel Warminster BA12 9AG)

Monday 17th June 2024

Re: 3 High Street Planning (PL/2024/04333) and Listed Building (PL/2024/04784) Planning application.

- In principle The Feoffees and Trustees of St Lawrence Chapel support the Planning and Listed Building proposal for the development of the 3 High Street site.
- We would like to reconfirm that that the application is based on access to the Chapel owned path. Also, that it includes the removal of the wooden gate and fencing across the path to Curfew Cottage
- This application addresses many of our historic concerns regarding the over development of the site.
 - Garden + bike sheds to the rear of Curfew cottage (Previously housing)
 - Reduced number of doorways out onto the Chapel path.
 - Stepping back of the new building to increase the width of the path.
- There are a number of items that we would like included or considered within the Conditions to be applied to the site development:
 - The project relies on access to the Chapel path (11 new households + Curfew cottage / Chapel). From a health and safety perspective a survey is required of the main entrance pillars, Gate, Railing and wall stonework is required: We believe that the pillars / stonework will require significant attention and that the Gate / Railings will need to be repaired, repainted and reset.
 - The Chapel was built on a historic graveyard in the 13th Century to the front and side. (It isn't clear how long burials continued and the area covered). 3 High Street was subsequently built after this date. Care will need to be taken with any excavation of the Chapel path and on the 3 High Street site.
 - The Chapel Tower dates to the 13th Century. The depth of the foundation is likely to be extremely limited. It is important that the appropriate surveys are undertaken when the site is developed to protect the Chapel and undertake any remedial repairs if required.
 - A potential concern is the historic stain glass window above the Chapel toilet. This could be susceptible to damage (Either during building works or future resident if ball games, other activities take place along the Chapel path). We would like to recommend the installation of a protective mesh.
 - Based on the recommendations of the Conservation officer the materials and construction methods used would need to be appropriate and sympathetic to the historic surroundings.
 - That the building should include a traditional Bath stone frontage in keeping with other shops in town.

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

- That wastage management collections must be appropriate to the number of households (This may require an increase in the size of the bin storage area or a provision for more regular collections).
- What provision exist for affordable housing?
- The Feoffees / Trustees are committed to working constructively with the Owners of 3 High Street to develop this site.

Ian Frostick

Chair of the Feoffees and Trustees St Lawrence Chapel.

DRAFT

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