

MINUTES
of the
Planning Advisory Committee
held on Monday 17th June 2019 at 7pm
at the Civic Centre, Sambourne Road, Warminster, BA12 8LB

Membership:

Cllr Brett, Vice Chairman (East)	*	Cllr Jeffries, Chairman (Copheap)	*
Cllr Doyle (East)	*	Cllr Jolley (Broadway)	*
Cllr Fraser (West)	*	Cllr Nicklin (West)	*
Cllr Fryer (Broadway)	A		

Key: * Present A Apologies AB Absent

In attendance:

Officers: Tom Dommett (Assistant Town Clerk) and Sally Ward (Officer)

Public and press: 3 members of public, 0 Press

PC/19/001 Election of Committee Chairman

Cllr Denis Brett proposed Cllr Steve Jeffries as the chairman for the Planning Advisory Committee for the year 2019-2020, seconded Cllr George Jolley, voting unanimous in favour.

PC/19/002 Election of Committee Vice Chairman

Cllr Tony Nicklin proposed Cllr George Jolley as the Vice Chairman for the Planning Advisory Committee for the year 2019-2020, seconded Cllr Sue Fraser, voting unanimous in favour.

PC/19/003 Apologies for Absence

Apologies were received and accepted from Cllr Rob Fryer.

PC/19/004 Declarations of Interest

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

PC/19/005 Minutes

PC/19/005.1 The minutes of the meeting held on Monday 13th May 2019 were approved as a true record and signed by the chairman.

PC/19/005.2 None.

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

PC/19/006 Chairman's Announcements

None.

Standing Orders were suspended at 19.06 to allow for public participation

PC/19/007 Public Participation

Mr Ian Frostick spoke on behalf of the Feoffees of the Chapel of St. Lawrence in favour of the redevelopment of 3 High Street, planning application No 19/04315/FUL and 19/04826/LBC. His notes are attached to the minutes.

Mr Len Turner agreed with comments made by Ian Frostick and raised concerns regarding the inspection of the scaffolding and the neglect of a historic building.

Standing Orders were reinstated at 19.12

PC/19/008 Reports from Unitary Authority Members

Cllr Tony Jackson regretted that he was unable to support the Town Councils request to call in the Snooty Fox application.

Damask Way – access was approved, all other planning matters were reserved.

Cllr Tony Jackson expects No 3 High Street to be called in.

PC/19/009 Comments from Neighbourhood Plan Policy Review Working Group

SPRWG met with the Feoffees to understand their views about No 3 The High Street as it is such an important part of the town.

PC/19/010 Planning Applications

- | | |
|--------------|---|
| 19/04111/FUL | Demolition of existing building (AKA The Old Glove Factory) and new build single storey one bedroom dwelling with associated landscaping. Land adj 1 North Row, Warminster, Wilts, BA12 9AD
It was resolved that there was no objection to the application. |
| 19/04285/FUL | Single storey rear extension, first floor side extension, porch extension and internal alterations. 8 Bradfield Close, Warminster, BA12 9JT
It was resolved that there was no objection to the application. |
| 19/04300/FUL | Proposed single storey sunroom with side lean to, to form storage area and three pitched roof dormers to front elevation. 91 Victoria Road, Warminster, BA12 8HD
It was resolved that there was no objection to the application. |

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

19/04315/FUL and 19/04826/LBC

Demolition of existing building and construction of new shop, five flats and six houses. 3 High Street, Warminster, BA12 9AG.

Councillor Nicklin proposed the committee support the application and the three planning conditions as set out by the Feoffees below.

As the site has no car parking provision the residents are heavily reliant on the communal bin storage. Waste management companies regularly highlight that an under provision leads to increased cross contamination & poor levels of recycling. We believe the proposed capacity is insufficient for the number of households and requires review to avoid an overflow of binbags and other waste materials onto the Chapel owned path. (BS 5906:2005 recommends a provision of 250 litres per dwelling per week).

The development borders the Grade 2 listed St Lawrence Chapel and Curfew Cottage. These buildings were constructed with limited foundations. To manage structural damage during the demolition and construction process we recommend that the developers undertake regular structural surveys and undertake remedial work should any issues be highlighted.

The original Chapel and its graveyard covered a larger area that included 3 High Street. The plans show cellars under the building, but during excavations in the 19th Century religious artefacts and human remains were found. The proposed demolition provides a perfect opportunity for the County Archaeologists to investigate the site. We recommend that a full survey is undertaken as part of the Planning Conditions.

Seconded Cllr Jolley, voting unanimous in favour.

19/04579/FUL and 19/04858/LBC

Proposed external and internal alterations including new lantern light to east elevation, replace sliding doors with French doors and removal of external ramp and installation of additional stone steps. Sambourne House, 8 Sambourne Road, Warminster, BA12 8LJ

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

19/03498/FUL

Erection of a porch. 25 Westleigh, Warminster, BA12 8NH

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

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

- 19/04757/106 Application to discharge the S106 agreement obligation in respect of development of one dwelling (Planning Application 13/03824/FUL) 4 Tangier Close, Warminster, BA12 0FA.
It was resolved that there was no objection to the application.
- 19/04710/FUL Convert dormer bungalow into an eco-house as close as is possible to a passivhaus. Wrapping the external walls with insulation then render on the main part of the house and Trespa Pura cladding on the small side existing extension and dormer windows. Insulating ground floor prior to a concrete screed. Replace the roof and upper rooms with a SIPs (structural insulated panels) construction and zinc roof. Replace existing and add new double-glazed windows. Create an airtight house and introduce an air exchange ventilation system with heat recovery. Generate electricity with solar panels and CHP (combined heat and power) boiler. Raise the garden side of the roof to add additional windows and extend the dormer windows along the whole roof (garden side only). patio doors to the rear garden proposed to extend them across half the length of the building. Remove two internal walls to create a sitting/dining/kitchen room instead of a sitting room, kitchen and utility room. 40A Church Street, Warminster, Wiltshire, BA12 8PQ
Cllr George Jolley proposed to object to the application as the design is not sympathetic to the area, seconded Cllr Jeffries, voting 5 in favour, 1 against, motion carried.
- 19/04688/FUL Single storey rear extension. 64 Sambourne Gardens, Warminster, Wiltshire, BA12 8LS.
It was resolved that there was no objection to the application.
- 19/04474/FUL Small business unit development comprising 19 no. units in three blocks B, C & D. Area B2 Warminster Business Park, Stephens Way, Warminster, Wiltshire.
It was resolved that there was no objection to the application.
- 19/04864/FUL Build of a detached double garage to the land to the right of the main building. 1 Grange Lane, Warminster, BA12 9EY.
It was resolved that there was no objection to the application.
- 19/02104/FUL Extension & refurbishment to existing cottage to form a pair of 2 bed semi-detached houses (amendments to the design of approved scheme 16/12459/FUL) including new parking layout and new access off Portway. 11 Portway, Warminster, BA12 8QG.
Cllr Tony Nicklin proposed to refuse the application as the application does not comply with legislation and the concerns raised in the comments of the Conservation Officer and Highways Officer, seconded Cllr Jeffries, voting unanimous in favour.

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

PC/19/011 Tree applications

19/05115/TCA 6 No Lime trees low pollard to 2.4m and reduce understory also reduce 30m of hedge in height to under 2.4m and cut back to 1.2m. Warminster Community Hospital, The Avenue, Warminster, BA12 8QS
Noted

PC/19/012 Communications
The Town Council Planning Committee requested a press release for 3 The High Street and Cllr Jeffries to be the speaker.

PC/19/013 Terms of Reference
Cllr Jeffries proposed the committee adopt the Terms of Reference for 2019 – 2020, unamended, seconded Cllr Brett, voting unanimous in favour.

Meeting closed at 8.10pm

Date of the next meeting: Monday 22nd July 2019

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

Ian Frostick

3 High Street Warminster BA12 9AG
Application 19/04315/FUL & 19/04826/LBC

On behalf of the Feoffees of the Chapel of St. Lawrence we welcome the redevelopment of this site and believe the demolition of the existing building provides the best option to deliver a commercially viable project.

We would ask that the Conditions covering the previous Planning approval: 17/04445/LBC and 17/03839/FUL are also applied to the new applications 19/04315/FUL & 19/04826/LBC

Points to consider:

- As the site has no car parking provision the residents are heavily reliant on the communal bin storage. Waste management companies regularly highlight that an under provision leads to increased cross contamination & poor levels of recycling. We believe the proposed capacity is insufficient for the number of households and requires review to avoid an overflow of binbags and other waste materials onto the Chapel owned path. (BS 5906:2005 recommends a provision of 250 litres per dwelling per week).
- The development borders the Grade 2 listed St Lawrence Chapel and Curfew Cottage. These buildings were constructed with limited foundations. To manage structural damage during the demolition and construction process we recommend that the developers undertake regular structural surveys and undertake remedial work should any issues be highlighted.
- The Chapel bells are in close proximity to the residential dwellings and chime 24/7 on the Quarter hour. This will need to be taken into consideration as part of any sound and vibration proofing measures. We would also request that sales or rental contracts clearly highlight that the bells ring on a frequent basis.
- The original Chapel and its graveyard covered a larger area that included 3 High Street. The plans show cellars under the building, but during excavations in the 19th Century religious artefacts and human remains were found. The proposed demolition provides a perfect opportunity for the County Archaeologists to investigate the site. We recommend that a full survey is undertaken as part of the Planning Conditions.
- Although not a planning consideration, this project relies entirely on unrestricted access rights to the Chapel owned path. We would challenge that these rights exist and have significant historical / legal evidence to support this claim. Before any development can progress the Chapel and the Developers will need to undertake detailed negotiations.

Our recommendation would be to approve these applications, but to ensure that conditions are in place to protect the Chapel, Curfew cottage and investigate the historic importance of the 3 High Street site.

Ian Frostick (17/06/2019)