

Minutes

Planning Advisory Committee Monday 12th December 2016 at 7.00pm

Committee membership: Cllrs Jolley (Chair) (Broadway), Macdonald (Vice Chair) (East), Dancey (East), Dombkowski (East), Fraser (West), R Fryer (West) and Jeffries (Copheap)

Present:

Councillors: S Dancey, S Fraser, R Fryer, G Jolley, P Macdonald and S Jefferies

Officers: H Abernethie V Mills and J Halls

Public and press: 43 members of the public and 1 member of the press.

261/16 Apologies

- a) Councillor Dombkowski (ill)
- b) Apologies accepted for the reasons given

262/16 Minutes

- a) The minutes of the meeting held on 14th November 2016 were approved as a true record and signed by the chairman.
- b) None.

263/16 Declarations of Interest

Councillor Fryer stated all the Councillors knew Stuart Legg who worked for the Town Council and whose parents had submitted the application No. 16/10502/OUT. He had met with Hallam Land.

Councillor Jolley declared an interest in application No. 16/09452/FUL Chatham Court as he owned a property there so would leave the room for the discussion and voting. The Vice Chair Councillor Macdonald would take the chair.

264/16 Chairman's Announcements

Councillor Jolley said that to keep the meeting balanced the committee would hear comment for and against applications.

Standing Orders were suspended at 7.04pm to allow for public participation

265/16 Public Participation

Mr Rice, Chatham Court spoke in favour of planning application No. 16/09452/FUL

Mr Woodbury, Chatham Court spoke in favour of planning application No. 16/09452/FUL

Mr J Stadward, Haygrove Close spoke in favour of planning application No. 16/10502/OUT

Ms S Birdseye, Hallam Land spoke in favour of planning application No. 16/10502/OUT

Mr M Grist, Hallam Land spoke in favour of planning application No. 16/10502/OUT

Mr A Birch, Hallam Land spoke in favour of planning application No. 16/10502/OUT

Mr S Climpson, Boreham Road spoke against planning application No. 16/10502/OUT

Mr N Parker, Boreham Road spoke against planning application No. 16/10502/OUT

Mr M Perry, Bishopstrow spoke against planning application No. 16/10502/OUT

Mrs K Freeman, Grange Lane spoke against planning application No. 16/10502/OUT
Mrs O Dunn, Grange Lane spoke against planning application No. 16/10502/OUT
Mr A Nicklin, Bath Road spoke in favour of planning application No. 16/10502/OUT
Mr A Wright, Boreham Road spoke against planning application No. 16/10502/OUT
Mr M Burnand, Grange Lane spoke against planning application No. 16/10502/OUT
Mr C March, Church Street spoke in favour of planning application No. 16/10502/OUT
Mrs C Burnand, Grange Lane spoke against planning application No. 16/10502/OUT

Standing Orders reinstated at 7.43pm

266/16 Reports from Unitary Authority Members

None.

267/16 Planning Applications

16/10502/OUT Outline application for the demolition of existing agricultural building, removal of a section of boundary wall, and residential development of up to 135 dwellings with associated access, landscaping and open space (Reserved matters: Access). Boreham Place, Land at Home Farm, Warminster

Councillor Fryer said that having heard the strongly held views against the proposal he felt the objections seemed to be mainly about loss of privacy and the potential reduction in property value. He believed those living in The Dene and St George's Close would benefit from the allotments, play areas and generous open space provided in the plans. The whole town of Warminster should be considered and development should be balanced. He proposed the Council pass these proposals and ask for them to be called in at the Western Area Planning Board. Seconded Councillor Fraser who asked for a recorded vote.

Councillor Dancey expressed his disappointment in the Chair for not asking the ward members for the area to speak first as he believed this was customary practice in Wiltshire Council. He asked Councillor Fryer to withdraw his proposal. Councillor Fryer refused.

Councillor Dancey wished to object to the plans on the basis that the land is of high agricultural quality and there would be a loss of prime land. He said the MP, Dr Andrew Murrison, supported the objection as he felt that Warminster would meet its housing target by 2026 from windfall sites and this site would not be needed. Councillor Dancey said if he had been allowed to move his proposal the Council would be voting on refusal not acceptance.

Councillor Macdonald asked Councillor Fryer to withdraw his comment on people's concerns over the value of their property. Councillor Fryer said he believed that people did feel they would suffer a loss in lifestyle as well as house value and he was not prepared to withdraw his comment.

Councillor Macdonald said the plans were outside the Core Strategy policies. This is not supported by the Neighbourhood Plan – balanced development does not necessarily mean geographically. He wished to put an emphasis on the conservation wall and the association with the Grade II listed Bishopstrow House. This development is in the wrong place.

Councillor Fraser said she understood everyone's views on the issues of wildlife but did not believe these were planning reasons to object. She felt this was a well-balanced planning application providing good additional facilities.

Councillor Dancey moved an amendment to draw the attention of the Planning Committee to the high value of the agricultural land in the area and to ask whether this is a planning reason. Seconded Councillor Macdonald. Councillor Fryer refused to accept the amendment as he believed the land was Grade 3 and 3b agricultural land.

Voting In Favour of the amendment: Councillors Dancey and Macdonald. Voting Against the amendment: Councillors Fraser, Fryer, Jeffries and Jolley. The amendment was not carried.

Councillor Macdonald proposed a further amendment: This Council further asks Wiltshire Council to note considerable public concerns about the impact this could have on the River Wylde (SSSI), local flooding, the loss of Grade 2 agricultural land and the special status of the neighbouring Salisbury Plain. Seconded Councillor Dancey. Councillor Macdonald wished to ensure the Planning Committee obtained all the relevant information relating to the issues.

Voting In Favour of the amendment: Councillors Dancey and Macdonald. Voting Against the amendment: Councillors Fraser, Fryer, Jeffries and Jolley. The amendment was not carried.

The original proposal was put to the vote. The Clerk drew attention to the fact that the committee could not ask for the plans to be called in; this could only be done by the unitary members. However, it was known that this had been done.

Voting In Favour of the proposal: Councillors Fraser, Fryer, Jeffries and Jolley. Voting Against the proposal: Councillors Dancey and Macdonald. The proposal was carried.

The Chair proposed to bring forward item No. 16/09452/FUL

Councillor Jolley left the room at 8.02pm

Councillor Macdonald took the Chair

16/09452/FUL Proposed replacement of all existing aged double glazed timber framed casement windows with new UPVC framed double glazed sash windows with colour, style, layout and sizes to match existing as closely as possible. Chatham Court, 1 East Street, Warminster, Wiltshire, BA12 9BY

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

Councillor Jolley returned to the meeting at 8.05pm

Councillor Macdonald vacated the Chair

16/10695/FUL Demolish garage and erect a two storey side and rear extension (partly to function as an annexe to the main residence (resubmission of 16/05995/FUL). 55 East End Avenue, Warminster, Wilts BA12 9NE

This application was refused by the committee in August. Councillor Macdonald proposed refusal due to the loss of amenities to the neighbouring properties, seconded Councillor Dancey, voting unanimous in favour for refusal.

16/10872/VAR Removal of Condition 13 to Decision issued under reference 15/05612/FUL (The development shall achieve the relevant BREEAM "Very Good" standards. No part of the development shall be first brought into use until a final certificate has been issued for it certifying that the relevant BREEAM "Very Good" standards have been achieved) Area C 1 Newopaul Way Warminster, Business Park Warminster Wilts BA12 8RY

Councillor Jeffries proposed refusal of this application saying what standard is the architect hoping to achieve if not very good, seconded Councillor Fraser, voting in favour of refusal 5, against Nil, abstention 1. The proposal for refusal was carried.

16/10710/LBC Maintenance work to external rear elevations: renew and repair windows, door and frame; pointing work to stone and brickwork; overhaul rainwater gutters, downpipes, and soil stacks. 43 & 43a Market Place Warminster Wiltshire BA12 9AZ

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

16/11042/VAR Variation of condition 2 of 15/10247/FUL in relation to drainage. 12 Beech Avenue, Warminster, Wilts, BA12 8LX

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

16/11159/FUL Single storey extension. 76 Victoria Road, Warminster, Wilts, BA12 8HG

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

16/11331/FUL Proposed garden building. Rear of 101 West Street, Warminster, Wilts, BA12 8JZ

Councillor Jeffries proposed acceptance of the plans but include the condition that the building is not to be for residential use, seconded Councillor Fraser, voting unanimous in favour

16/11328/FUL Proposed Subdivision of unit 1 to create a second shop unit for use class A1, A2, A3 or A5 purposes. 36 Victoria Road, Warminster, Wiltshire, BA12 8RU

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

16/11370/FUL Proposed Change of Use for mixed agricultural and camping for extension of existing campsite, with toilet & shower buildings. Botany Farm, Bradley Road, Warminster, Wiltshire, BA12 7JY

Councillor Fraser had reservations about the increased traffic with this application. Councillor Dacey proposed acceptance to the plans, seconded Councillor Jeffries, voting in favour 5, against Nil, abstention 1. The proposal in favour was carried.

268/16 Tree applications

16/11253/TCA T1 Cherry, pollard at 50%. 14 Portway, Warminster, BA12 8QD
Noted

269/16 Communications

- a) The members did not request a press release
- b) Councillor Fryer will be the spokesperson for the application 16/10502/OUT Boreham Place, Land at Home Farm, Warminster

Meeting closed at 8.19pm