

Minutes

Planning Advisory Committee

Monday 3rd April 2017 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: G Jolley, S Dancey, N Dombkowski, S Fraser, R Fryer and S Jeffries

Officers: F Fox and V Mills

Public and press: 16 members of the public and 0 members of the press.

402/17 Apologies

- a) Councillor Macdonald (work).
- b) Apologies accepted for the reasons given.

403/17 Minutes

- a) The minutes of the meeting held on 13th March 2017 were approved as a true record and signed by the chairman.
- b) None.

404/17 Declarations of Interest

Councillor Fraser declared a personal interest as her son lives in Victoria Road and his house backs on to the Bugley Barton development but the interest is non-pecuniary.

405/17 Chairman's Announcements

Councillor Jolley noted that the Neighbourhood Plan Policy Review Group were advising the Planning Advisory Committee on larger developments and he thanked them for their input.

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

406/17 Public Participation

- a) All participants spoke on item 17/01463/FUL

Councillor Pip Ridout:

- Of 36 statutory consultees only five have responded so far.
- Drainage needs reviewing as Persimmon have suggested an option that was rejected by Wiltshire Council on Redrow's application.
- The link road must be created first and access allowed for construction traffic to the Redrow site.
- A three-month holding objection has been made by Highways England.

Len Turner, 3 Were Close:

- The principle of the development is established and the Master Plan was accepted by Wiltshire Council last year but there is no evidence that Persimmon have taken account of the Master Plan.

- Lessons must be learned from Victoria Fields where residents face long-term management fees because the infrastructure of the development has not been adopted.
- Bugley Barton infrastructure must be built to an adoptable standard.
- The development should be built to an appropriate standard to avoid it becoming tomorrow's slums.

Tony Jackson, 72 Victoria Road:

- There should be open space in the south-east boundary with the Folly Lane development – none is shown.
- The link road should be shown making the connections between the developments.
- The local planning authority is committed to mixed design which is not evident here.
- The development should be less dense on the periphery and bungalows could be put on the north-east corner to improve sight lines for the adjoining properties in Haygrove Close and Victoria Road.

Richard Prince, re 95 Victoria Road (his father's property):

- The houses at 93, 95 and 97 Victoria Road would suffer loss of amenity (light and privacy) from the proximity of the two-storey houses on the new development – bungalows would be more suitable or place the new houses sideways on.

Geoff Sims, 97 Victoria Road:

- Bungalows would be more suitable than two-storey houses behind his property or the estate road could be placed at that boundary.

Tony Nicklin, Chair of Neighbourhood Plan Policy Review Group:

- The group is providing a standard format which lists all the policies in the NP but commenting only on those applicable to the application.
- Regarding design there is no evidence that the principles of Building for Life 12 have been followed and therefore the plans do not comply with the NP.

b) None.

Standing Orders were reinstated at 7.21pm

407/17 Reports from Unitary Authority Members

Councillor Ridout reported that Woodmead had been trashed over the weekend and was now taped off as a police crime scene.

408/17 Comments from Neighbourhood Plan Policy Review Working Group

The chair requested that the committee take the comments into consideration when discussing application 17/01463/FUL. It was agreed to bring this forward as the first application to be discussed.

409/17 Planning Applications

17/01463/FUL A Comprehensive Development Comprising Demolition of the Existing Farm Buildings and Construction of 232 Residential Dwellings (Use Class C3), a New Vehicular Access, Public Open Space, Landscaping, Sustainable Urban Drainage and other Associated Infrastructure Works. Bugley Barton Farm, Land South of Victoria Road, Warminster.

Councillor Fraser proposed that this item should be deferred pending the responses from the statutory consultees but that the following comments from the Neighbourhood Plan Review Group be submitted to Wiltshire Council:

- Although the application mentions Building for Life 12 there is no evidence this has been taken into account.
- There are insufficient off-road parking spaces and the roads are too narrow to cope with parking and emergency vehicles at the same time.
- Three-storey and 2.5-storey buildings are not appropriate and the development should be restricted to two-storey but should be a mixed development including bungalows.
- It should be a condition that the link road to the Redrow site be completed first in order to bring all construction traffic from Victoria Road not through the St Andrews Road estate.
- The infrastructure should be built to an adoptable standard.

Seconded Councillor Dombkowski, voting unanimous in favour of deferral and passing the comments to Wiltshire Council.

17/01244/FUL Ratification from meeting 13th March 2017
Installation of kitchen extraction & external Flue. The Nags Head, 49 Portway, Warminster, Wiltshire. BA12 8QH.

The application was ratified.

17/02039/FUL Detached Car Port. Gipsy Hollow, 3A Gipsy Lane, Warminster, Wiltshire. BA12 9LR.

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

17/02156/FUL Change of use from Class A1 Retail to Use Class A3/A5 (Restaurants and Cafes/Hot Food Takeaway) 26-32 Three Horseshoes Walk, Warminster, Wiltshire. BA12 9BT

Councillor Dancey proposed objection to the application on the grounds that it could harm the vitality and viability of the town centre. Seconded Councillor Fraser. Voting in favour of the objection 5, against 0, abstentions 1. The objection was carried.

17/01931/LBC Repair and restoration to listed building. 20 Market Place, Warminster BA12 9AN

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

17/02264/FUL Proposed alterations and single storey extension. Drummers Yard,
20A Westbury Road, Warminster, Wiltshire. BA12 0AW

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

410/17 Tree applications

17/02330/TCA Work to Trees in a Cons Area. Lawson Cypress x 2 – Fell Holly Tree –
remove suckers. 14A Silver Street, Warminster, Wiltshire, BA12 8PS

17/02613/TCA T1 Sycamore in brick planter at front of house, fell. 2 Chantry Mews,
Warminster, BA12 9AL

Noted.

411/17 Street Naming

New Dwellings at Victoria Road, Warminster

Councillor Jolley proposed 'The Halve' be chosen. Seconded Councillor Fryer. Voting in
favour 3, against 3, abstentions 0. Councillor Jolley exercised his casting vote in favour. The
proposal was carried.

412/17 Communications

- a) None.
- b) None.

Meeting closed at 7.44pm