

MINUTES
of the
Planning Advisory Committee
held on Monday 11th February 2019 at 7pm
at the Civic Centre, Sambourne Road, Warminster, BA12 8LB

Committee membership:

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

Key: * Present A Apologies AB Absent

In attendance:

Officers: Judith Halls, Officer and Stuart Legg, Park and Open Spaces Manager

Public and press: 4 members of public, 0 Press

PC/18/105 Apologies for Absence

Apologies were received and accepted from Cllr Jolley.

PC/18/106 Declarations of Interest

None.

PC/18/107 Minutes

PC/18/107.1 The minutes of the meeting held on Monday 28th January 2019 were approved as a true record and signed by the chairman.

PC/18/107.2 None.

PC/18/108 Chairman's Announcements

None.

Standing Orders were suspended at 7.02pm to allow for public participation

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

PC/18/109 **Public Participation**

Mr M Elsinor, architect for the planning application No. 19/00612/FUL advised the committee that these plans were for modest changes. There is currently no front door on the property, and it is proposed to reinstate this. The footprint will not be increased, and all the works will be completed sympathetically, all the materials used will be in keeping with the area and within the conservation rules.

Ms R Morrison, Smallbrook House, Boreham Road spoke on planning application 19/00856/FUL. She said that she was deeply concerned by the proposed development at Smallbrook House, 2 Smallbrook Road. Smallbrook house is divided into 2 and we own the other part at Smallbrook House, 2 Boreham Road.

It is within a conservation area. The boundary that is shared with the applicant contains several mature trees that have not been shown on the plan. The proposed development would cut across nearly all tree root protection areas, putting the trees, within this conservation area at risk of failure. We do not believe that the bungalow is able to be built within this site, as it compromises these trees.

We do not believe that it ties in with other houses in Plants Green as stated on the planning application, as the majority of housing there are low, traditional, single storey bungalows. The proposed 2 storey dwelling does nothing to enhance the grounds of Smallbrook House either, even though it is proposed to be built within them, in fact it is grossly unsympathetic towards them.

At 6 metres tall and starting only 10 metres from the back of the original house, this development would obliterate most of the view of Smallbrook House from the surrounding community. This house is currently a great visual amenity, and is a significant building within the neighbourhood. The proposed development takes up the majority of the garden where it is proposed to be built, leaving a tiny garden for Smallbrook House 2 Smallbrook Road and the bungalow itself.

The residents of Smallbrook House would be looking out onto a huge fence and roof. it would permanently compromise the residential amenity of those living there. This large 3 bedroom development is squashed right on to the tree lined boundary that we share with the applicants. Our gardens and house would be compromised in light and would also be over looked by this proposed dwelling. It is a complete over development of the site.

Smallbrook House has retained gardens in modest proportion to the house itself with modern housing at a short distance away. This proposed development would bring a modern dwelling right up to the back doors of both Smallbrook House, 2 Smallbrook Road and Smallbrook House 2 Boreham Road. To build a modern building just 10 metres away from the back, south facing doors would be absolute sacrilege. The proximity to new and old in this proposed development, is far too close.

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

Smallbrook House, built in 1870 is a beautiful Victorian House and though not listed, could be classed as a non-designated heritage asset, the house, the gardens and the trees should be retained, as they are, for future generations to come.

Standing Orders were reinstated at 7.08pm

PC/18/110 Reports from Unitary Authority Members

None.

PC/18/111 Comments from Neighbourhood Plan Policy Review Working Group

None.

PC/18/112 Planning Applications

18/12096/FUL Removal of flat roof with 2no. roof windows replace with pitched timber roof with 2no new roof lights One to the side and one facing rear. 4 Boreham Road, Warminster, BA12 9JR

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

19/00624/FUL and 19/00811/LBC

Conversion of existing building to form 2no. 2 bedroom dwellings with associated works 27 - 29, High Street, Warminster, Wiltshire, BA12 9AG

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

19/00856/FUL Detached retirement bungalow within the grounds of Smallbrook House with access off Plants Green. Smallbrook House, 2 Smallbrook Road, Warminster, Wiltshire, BA12 9LN

The Members had a lengthy debate regarding this application and acknowledged all the comments and concerns raised by the neighbour in public participation.

Cllr Brett proposed Warminster Town Council were unable to support this application until further information had been provided on the loss of trees and damage to the root protection.

Seconded Cllr Fraser, voting unanimous in favour.

19/00780/FUL Proposed side and rear extension. 23 Melrose Avenue, Warminster, BA12 8EG

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

19/00612/FUL Alterations to side and rear elevations with associated landscaping. 63 West Street, Warminster, Wiltshire, BA12 8JZ

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

19/00906/FUL To install a gable design conservatory in Rosewood PVCu to the first floor balcony. 32 Woodcock Road, Warminster, BA12 9DG

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

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

19/00943/FUL Erection of two storey side extension. 7 Middleton Close, Warminster,
Wiltshire, BA12 8JT

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

PC/18/113 Tree applications

19/00629/TCA T1, Cherry tree, reduce height to approx 10 feet. 14 Portway, Warminster, Wilts
BA12 8QD

19/00757/TCA T1 - T25 - Various works to mixed species of Trees as per list. Boreham Manor,
200 Boreham Road, Warminster, Wiltshire, BA12 9HG

19/00793/TPO T1 - Oak - Crown raise secondary and tertiary growth and prune back by 2 - 3 m
so there is 4 - 6 m clearance from adjacent buildings. T2 -Ash As above T3 - Oak
As above. Folly Lane, Warminster, Wiltshire

Noted.

PC/18/114 Communications

None.

Meeting closed at 7.35pm

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