

MINUTES
of the Planning Advisory Committee
held on Monday 16th August 2021 at 7.00pm

Membership:

Cllr Allensby (West)	A	Cllr Macdonald (East)	*
Cllr Fraser (West)	*	Cllr Robbins (East)	*
Cllr Jeffries (North)	A	Cllr Syme (Broadway) Chairman	*
Cllr Keeble (West) Vice Chairman	*		

Key: * Present A Apologies AB Absent

In attendance:

Officers: Tom Dommert (Deputy Clerk), Judith Halls (Office Manager), Stuart Legg, (Park and Estate Manager), Stuart Atherton (Committees Clerk)

Online meeting attendees: None

Members of the public in attendance: 5

PC/21/023 Apologies for Absence
Apologies were received and accepted from Cllrs Allensby and Jeffries.

PC/21/024 Declarations of Interest
There was one declaration of interest were received under Warminster Town Council's Code of Conduct issued in accordance with the Localism Act 2011 from Cllr Keeble on PL/2021/06518 and PL/2021/06882. He declared a pecuniary and would not vote or enter discussion unless he was asked a direct question.

PC/21/025 Minutes
PC/21/025.1 The minutes of the meeting held on Monday 19th July 2021 were approved as a true record and signed by the chairman.
PC/21/025.2 There were no matters arising.

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

PC/21/026 **Chairman's Announcements**
There were no Chairman's announcements.

PC/21/027 **Questions**
There were no questions submitted by members to the Clerk, prior to the meeting.

Standing Orders were suspended at 7:03pm to allow for public participation

PC/21/028 **Public Participation**
Mr S Bond spoke on behalf of Mr P Strong in relation to planning application, PL/2021/07083. Mr Bond stated that the change of this brick built agricultural Building, to a residential dwelling, would pose no detrimental effect on the local environment or community. This land has been owned by Mr Strong for the past 26 years, with him attending the land at least three times a day, 7 days a week and is part of this local community.
He noted that the land was a private piece of land which holds no public rights of way. Currently, the land falls victim to vandalism and fly-tipping on a regular basis. Whilst the land falls within the community local green space, he could not see that the conversion of this building would have any impact beyond improving the area. Mr Bond also noted that there have been no comments on the Wiltshire Council planning portal relating to this application. He thanked the members for their time in listening.

Standing Orders were reinstated at 7:07pm

PC/21/029 **Reports from Unitary Authority Members**
There were no reports from Unitary Authority Members.

PC/21/030 **Update No.3 High Street**
Ian Frostick, Vice Chairman of the Feoffees of St Lawrence Chapel & Robert Gamlen of Robert Gamlen Homes, delivered information to the members relating to the redevelopment of no.3 High Street, Warminster. See attached.

Members thanked both Mr Frostick and Mr Gamlen for the clarity in the presentation, for what they felt was a much-needed improvement to the town.

PC/21/031 **Planning Application**
PL/2021/06073 Listed building consent (Alt/Ext) Proposed internal alterations to the first and second floor 32 Boreham Road, Warminster, BA12 9JR

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

PL/2021/06209 Proposed side two storey extension, porch extension, and replacement of conservatory with single storey rear extension. 11 Melrose Avenue, Warminster, BA12 8EG

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

PL/2021/06290 Single storey rear extension and first floor side extension. 53 St Johns Road, Warminster, BA12 9LZ

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

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

PL/2021/06225 Installation of external home shopping van canopy in service yard, Morrison Supermarket Weymouth Street Warminster BA12 9NJ

This application had expired at the time of the meeting, it was therefore not discussed.

PL/2021/05972 Conversion of utility room to use as hair salon. 3 Thames Close, Warminster, BA12 9QB

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

PL/2021/06428 First floor extension over existing flat roof and single storey front extension to provide WC. 42 Broxburn Road, Warminster, Wilts, BA12 8EY

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

PL/2021/06518 Front and side extensions. 2 Camellia Drive, Warminster, Wilts, BA12 7RN

Cllr Syme proposed no objection to the application, seconded Cllr Fraser.

Voting in favour 4, abstention 1. Motion carried.

PL/2021/06613 Listed building consent (Alt/Ext) Replacement upper storey windows (retrospective) and replacement shopfront 3 Market Place Warminster BA12 9AY

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

PL/2021/07083 Prior approval Part 3 Class Q: Agricultural buildings to dwelling houses Notification under Class Q to Determine Whether Prior Approval is Required for a Proposed Conversion of an Agricultural Buildings into 1 no. New Dwelling (Use Class C3) with Associated Building Operations 15 Folly Lane Warminster, BA12 8EA

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

PL/2021/06882 Timber orangery to replace existing conservatory and utility room 11 Boreham Road, Warminster, BA12 9JP

Cllr Macdonald proposed no objection to the application, seconded Cllr Robbins.

Voting in favour 4, abstention 1. Motion carried.

PL/2021/05423 Installation of external heating flue in place of existing vent and installation of new boiler 6 Portway House, Portway, Warminster, Wilts, BA12 8QQ

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

PL/2021/07188 Demolish garage and conservatory, raise roof to form additional accommodation, construct extension and detached car port. 94 Victoria Road, Warminster, BA12 8HG

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

PC/21/032 Tree applications

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

There were no Tree Applications for discussion.

PC/21/033 **Communications**
No communications required.

Meeting closed at 7:35pm

Date of next meeting 20th September 2021

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

Warminster Town Council Planning Advisory Committee
**Feoffee update on the redevelopment of the Chapel owned
path and 3 High Street**

16th August 2021

Ian Frostick (Vice Chairman of the Feoffees)

I am Ian Frostick (Vice Chairman of St. Lawrence Chapel Feoffees) and this evening I am joined by Robert Gamlen of Robert Gamlen Homes.

(<http://www.robertgamlenhomes.co.uk/>)

I would like to provide a short update on the 3 High Street project and then hand over to Robert for a more detailed overview.

The redevelopment of 3 High Street has been a priority for the Feoffees and the town for many years. Despite changing hands on numerous occasions and different planning permissions granted, no work has taken place apart from the installation of supporting scaffolding.

We have worked closely with Councillors and the Wiltshire planning department over many years to ensure that sufficient conditions were applied to the planning permission to protect the Grade 2 listed St. Lawrence Chapel and Curfew cottage (Our rental property to the rear).

In late 2019 the Feoffees were approached by Robert Gamlen. He presented us with a detailed proposal to purchase 3 High Street and develop the site based on the current planning permission. This would involve the removal of trees, the complete demolition of the existing buildings, piling across the site, significant construction, and the installation of utilities.

A key part of this plan required a legal contract with the Feoffees to provide unrestricted easement rights to the Chapel owned path. In return we would also receive a small square of land to protect the boundary of Curfew cottage.

This agreement would allow the movement of material, all construction works, installation of utilities and a new path for joint access.

A professional valuation was obtained based on Charities Commission Guidelines, a price negotiated, and contracts signed.

The work involved is significant and the health and safety of our tenant is paramount. A separate provision has also been agreed with Robert to provide suitable alternative accommodation locally until all works are completed.

Whilst Curfew cottage is empty, the Feoffees will use this opportunity to undertake essential maintenance, install a new heating system and a range of other upgrades.

The redevelopment of 3 High Street is a complex and expensive project. At its closest point the required work would be within 1 metre of the tower foundations. We have been reassured that all required measures will be put in place to protect the Chapel and Curfew cottage.

Throughout the detailed negotiations we have been extremely pleased with the collaborative way Robert has worked with the Feoffees to provide a high quality, commercially viable project that will help regenerate the Town Centre for current and future generations.

In the coming weeks all contracts will be exchanged, and work is expected to start in the next few months. Whilst this will undoubtedly involve some disruption, we look forward to the redevelopment of this derelict site.

Robert will now provide a more details overview.

Ian Frostick (Vice Chairman of the Feoffees)

St. Lawrence Chapel

Warminster

Wiltshire

BA12 9AG

Notes for meeting at Warminster Town Council 16th August 2021 at 7.15pm

Welcome

Thanks for meeting me. I am Robert Gamlen the Director of Rosebray Developments Ltd who are the purchasers of this site. It has been a long and tricky purchase partly due to Covid, partly due to the funders but with the Co-operation of the Feoffees we now have got a scheme that can work for everyone's benefit.

The legal position is that I have exchanged contracts on the site and the aim is to complete at the end of August. There are a couple of issues to sort with the vendor but I am sure we will get there.

The Scheme.

The site has a consent to demolish the present structure and for the construction of 6 new houses, 5 two bedroom flats and a shop. The access is from the High St along the walkway which will continue to be owned by the Chapel and we are arranging to maintain the walkway over the longer term funded by the incoming owners.

Timing

We are currently doing a number of things prior to a start.

- 1 We are going to use a party wall surveyor recommended by the Chapel to provide a detailed condition survey of the Chapel and the environs.
- 2 We are preparing a set of drawings for the Building Control Officer.
- 3 We are preparing an application to discharge the planning conditions.
- 4 We are making arrangements to offer the tenant of Curfew Cottage alternative accommodation during the build as it would not be safe for them to continue to live there.

Once we have these approvals in place and we have rehoused the tenant we will then appoint the Demolition contractor who will continue the scaffold around the present structure. The demolition will mainly be carried out by hand and we will be salvaging the date plate on the side of the existing building and hand it to the Feoffees as agreed. We will be clearing the rest of the site. The demolition Contractor reckons he will be on site for about 5-6 weeks.

Once this has been done we will be able to make a start on the build itself. We will be starting at the back and working out to the front. It is traditional build in keeping with the area and once done I think will fit the environment completely. I think that the build itself will take about 12 months as it is quite a challenging site. I have a very experienced project Manager who works with me and clearly I will be very much around on a day to day basis.

Local Impact.

I have had a number of meetings with Neil Johnson who runs Warminster Jewellers and he is very supportive as are other immediate neighbours. Such Developments bring in a lot of trade to the town in terms of local employment from building materials right down to food and drinks for the build team.

Sales

We will be registering the scheme for Help to Buy which enables first time buyers to purchase with a 5% deposit, a 20% interest free loan from the Government for 5 years and then a 75% loan from the mortgage lenders. As the mortgage is low risk the interest rates available are really low meaning that it will almost certainly be cheaper to buy rather than rent. The sales prices will be fixed once we are on site but will be appropriate for the style of the scheme.

Other Opportunities

As part of the site management for this job I am likely to move to Warminster and as such I would welcome other schemes of a similar style. I have run my own company for nearly 20 years and built a considerable number of homes for people over that time.

Thanks for hearing what I have to say. If you have any questions please ask Ian Frostick and I will then come back to you.

Robert Gamlen

Director

Rosebray Estates Ltd.