

MINUTES
of the Planning Advisory Committee
held on Monday 18th March 2024 at 7.00pm
at
Warminster Civic Centre, Sambourne Road,
Warminster BA12 8LB

Membership:

Cllr Allensby (West)	*	Cllr Jones (East)	A
Cllr Fraser (West)	*	Cllr Keeble (West) Vice Chair	*
Cllr Hawker (Broadway)	A	Cllr Robbins (East)	A
Cllr Jeffries (North) Chairman	*		

Key: * Present A Apologies AB Absent

In attendance:

Officers: Judith Halls (Deputy Town Clerk) Patsy Clover (Committee Clerk)

Unitary Councillors: None

Members of the press: None

Members of the public in attendance: None

PC/23/092 Apologies for Absence

Apologies were received and noted from Cllrs Hawker, Jones, and Robbins.

PC/23/093 Declarations of Interest

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

PC/23/094 Minutes

PC/23/094.1 The minutes of the meeting held on Monday 19th February 2024 were approved as a true record and signed by the chairman.

PC/23/094.2 There were no matters arising from the minutes of the Planning Advisory Committee meeting held on Monday 19th February 2024.

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

PC/23/095 Chairman's Announcements

There were no announcements from the Chairman.

The Town Mayor, Cllr Keeble, advised members that he and three Warminster residents had spoken at the Strategic Planning committee meeting which had been convened to hear Barratt Homes' appeal against non-determination of their planning application for their proposed development at Westbury Road. The Committee voted unanimously that if Wiltshire Council had been the determining authority, they would have refused the application. The appeal and an accompanying narrative will be referred to the Planning Inspector.

PC/23/096 Questions

There were no questions submitted by members before the meeting.

PC/23/097 Public Participation

There was no public participation.

PC/23/098 Reports from Unitary Authority Members

There were no reports from unitary councillors.

PC/23/099 Planning Applications

[PL/2024/01501](#) Ground floor and first floor extension – Remodelling of the dwelling. 202 Boreham Road, Warminster, BA12 9HG.

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

[PL/2022/08898](#) **Approval of reserved matters.** Application for the Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for Phase 2 comprising the Erection of 168 Dwellings, Public Open Space, Landscaping and Associated Infrastructure following Outline Planning Permission [15/01800/OUT](#). Land at the proposed West Warminster Urban Extension, North of Victoria Road & to the West of Bath Road, comprising approx. 84 hectares, Warminster.

It was noted that responsibility for the services on the proposed development would ultimately fall to the management company and not Wiltshire Council.

Members unanimously objected to the application on the following grounds:

- **Serious health concerns regarding the use of reed beds**
- **Safety concerns for children in and around reed beds**
- **Loss of amenity space**
- **The objections previously raised by the committee at their meetings on 17 April 2023 and 12 December 2022, as follows:**
 - i. **The density and quality of build: The density of housing is too high and with a lack of amenity space. The quality of house designs and plot sizes is too small with many properties fronting too close to roads and many being adjacent to the employment area.**

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

- ii. The entrance to the industrial area needs its own access from the roundabout entrance. Industrial traffic driving through the residential roads would be dangerous for residents.
- iii. There is agreement with the police comment regarding the residential parking that has no surveillance or direct line of sight from any residence making vehicles vulnerable to crime.
Members also resolved to make comment:
- iv. The rights of way must be kept in good condition and usable.
- v. There must be a robust traffic management plan in place and developers held accountable to it.

[PL/2024/01528](#) Proposed rear extension. Kotara House, 5 The Oaks, Warminster, Wilts BA12 0AN.

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

[PL/2024/01765](#) Replacement porch, garage extension with first floor extension above garage. 45 Copheap Rise, Warminster, BA12 0AR.

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

[PL/2024/02112](#) Erection of a two-storey rear extension. 5 King Street, Warminster, BA12 8DG.

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

[PL/2024/02191](#) Variation of conditions 2 (approved plans) & 3 on PL/2021/08417 - Amendment to the office space over the garage, relocation of the swimming pool and alterations to the landscape plan. Ryehill, Wheelers Lane, Warminster, BA12 9LP

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

[PL/2024/02274](#) Proposed first floor, rear, & side extension. 41 Ludlow Close, Warminster, BA12 8BJ.

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

[PL/2024/02151](#) Installation of 5 no. replacement windows on the front (east) elevation. Durrell House, 6-8 Vicarage Street, Warminster, BA12 8JE

It was resolved that the Committee did not support the application but would be guided by the Wiltshire Council conservation officer.

PC/23/100 Tree Applications (for noting)

There were no tree applications for noting.

PC/23/101 Communications

Members resolved that there would be no press releases in relation to this meeting.

Meeting closed at 7.19pm.

Next meeting Monday 18th March 2024.

Minutes from this meeting will be available to all members of the public either from our website www.warminster-tc.gov.uk or by contacting us at Warminster Civic Centre.

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