

Warminster Neighbourhood Plan

Approved Minutes - Steering Group Meeting Wednesday 12th June 2024, 6pm Warminster Civic Centre

1. Attendance:

In person - Cllr Phil Keeble (Chair), Iain Perkins, Harriet James, Len Turner, Tom Dommett, Jeremy Stadward, Sam Hill, Clare Collier
Online – Katie Lea (Place Studio), Peter Ruscoe

Apologies:

Cllr Stacie Allensby, Jon Ellis, Nigel Linge

Jon Ellis has a long-standing planning application and therefore he felt it would be a conflict of interest if he attended discussions relating to Site Allocation. It was noted that he is happy to continue with leading the Getting Around topic work.

2. Welcome to new steering group members

Cllr Keeble thanked new members for coming forward and joining the Steering Group.

3. Approval of the minutes from the last meeting

The draft minutes from the last meeting (8th May 2024) were approved.

4. Call for Sites – update

The Call for Sites was launched on 20th May 2024. Wiltshire Council have taken longer than expected to distribute the Call for Sites information to SHELAA (Strategic Housing & Economic Land Availability Assessment) site contacts and therefore the application deadline has been extended from 30th June to 14th July 2024.

To date, four application proposals have been received:

- Land at Bath Road
- Land at Church Street
- Land North of Westbury Road
- Land at Upper Marsh Road

These applications have been uploaded to SharePoint for Steering Group members to view.

It was confirmed that the Call for Sites process welcomes any proposals at this stage, sites can also be put forward by people other than the landowner.

Katie reiterated that some of the SHELAA sites may no longer be available, and landowners may not want to progress their site.

Peter suggested that the vacant M&Co building could be considered. Katie thought this was a good idea as this would tie-in with the town centre living proposals highlighted in the Town Centre Master Plan (TCMP).

The matter of the Old Town Hall/Weymouth Street units being developed was discussed. Len felt that this would depend on a developer coming forward.

Based on the draft Wiltshire Local Plan housing allocation requirement, the Warminster Neighbourhood Plan (WNP) should aim to identify land for around 90 dwellings (to be built by 2038)¹. It was noted that current planning applications cannot be included in the Call for Sites process. The Warminster Call for Sites will hopefully identify small and medium sites that haven't been put forward for the Local Plan.

Phil confirmed the main reason for undertaking the Site Allocation for Warminster is to take advantage in the recent changes to legislation, which now gives Neighbourhood Plans 5 years protection from speculative development.

Once the Call for Sites process has closed, technical support and grant funding can be applied for to assist with undertaking the Site Allocation work. The initial stage, Site Assessment, will sift through the proposed sites to establish which are suitable and available for development. The WNP objectives and TCMP aims will also need to be taken into consideration. Sites will need to be small to medium in size and include brownfield sites. The process will also involve consultation with the local community on the preferred sites identified.

It was agreed that landowners of the following sites should be sent Call for Sites details – land next to Old Fire Station, M&Co, Old Town Hall including Weymouth Street shops. Any further suggestions to be sent to Clare.

5. Recruiting further steering group members

It was agreed that community groups should be contacted to invite them send a representative to join the Steering Group.

6. Update on Strategic Environmental Assessment (SEA) report

Currently waiting for the consultants to forward the finalised report. Clare to chase.

7. AOB

No matters raised.

8. Date of next meeting

To be arranged after the Call for Sites process has closed (mid/end of July). 6pm start.

¹ Place Studio have advised that this could be over more than one iteration of the Neighbourhood Plan - i.e in a 2nd and potentially 3rd edition of the Warminster NP.