

6th February 2017
Dear Councillor,

Planning Advisory Committee
Monday 13th February 2017 at 7pm

Committee membership: Councillors Jolley (Chair) (Broadway), Macdonald (Vice Chair) (East), Dancey (East), Dombkowski (East), Fraser (West), R Fryer (West) and Jeffries (Copheap)
Copied to all other members for information.

Your presence is requested at a meeting of the above committee to be held at Warminster Civic Centre, Sambourne Road, Warminster.

Yours sincerely,



Heather Abernethie FILCM
Town Clerk

Copies of plans are available to view at the Town Council offices or online at <http://www.wiltshire.gov.uk/planninganddevelopment.htm>

Members of the public are welcome to attend meetings of the Council and Committees, unless excluded due to the confidential nature of the business.

A G E N D A

1. Apologies

- a) **To receive** apologies from those unable to attend.
- b) **To consider for acceptance** those apologies received with reasons for absence.

2. Minutes

- a) **To approve** as a correct record, the Minutes of the Planning Advisory Committee meeting held on Monday 23rd January 2017; copies of these minutes have been circulated and Standing Order 17a provides that they may therefore be taken as read.
- b) **To note** any matters arising from the minutes of the Planning Advisory Committee meeting held on Monday 23rd January 2017.

3. Declarations of Interest

To receive any declarations of interest under Warminster Town Council's Code of Conduct issued in accordance with the Localism Act 2011.

4. Chairman's Announcements

To note any announcements made by the Chair.

Standing Orders will be suspended to allow for public participation

5. Public Participation

- a) To enable members of the public to address the Council with an allowance of three minutes per person regarding any item on the agenda.
- b) To receive any petitions and deputations.

Standing Orders will be reinstated following public participation

6. Reports from Unitary Authority Members

To note reports provided.

7. Planning Applications

- | | |
|--------------|---|
| 17/00265/FUL | Proposed demolition of existing bungalow and replacement dwelling and garaging (resubmission of 16/00496/FUL) 1 Dorothy Walk, Warminster, Wilts, BA12 8PH |
| 16/12250/FUL | Erection of a two-storey rear extension. 5 The Dene, Warminster, Wilts, BA12 9EN |
| 17/00720/FUL | Proposed 2 storey and single storey rear and side extension. 70 Victoria Road, Warminster, Wilts, BA12 8HG |
| 16/12459/FUL | Extension & refurbishment to existing cottage to form pair of 2 bed semi-detached houses. 11 Portway Warminster Wilts BA12 8QG |
| 17/00591/FUL | Proposed rear extension to existing dwelling. 1 Broadwood Close, Warminster, BA12 8PL |
| 16/12484/VAR | Variation of conditions 4 and 6 of planning permission 15/08374/FUL to change requirement to connect to a mains drain to a non-mains drainage system and to allow for arrangements for the management of foul and surface water to be put in place on site. Land adjacent to 89 Bath Road Warminster BA12 8PA |
| 17/00482/VAR | Variation of 5 (hours of work) and removal of Condition 14 (development shall achieve the relevant BREEAM "Very Good" standards) on planning application 15/07888/FUL (Erection of building to house masonry production business, including |

stone cutting and storage with ancillary offices and staff accommodation (Use Classes B1 B2 and B8) Area C Plot 2
Newopaul Way Warminster Business Park Warminster
BA12 8RY

8. Tree Applications for Noting

- 17/00205/TPO T1 Ash tree – re-pollard at previous pruning points. 25 Haygrove Close, Warminster. BA12 8SL
- 17/00386/TCA T1 & T2 - two Ash trees – fell. Portway House, Portway, Warminster, Wiltshire BA12 8QQ
- 17/00745/TCA T1, T2 and T3 Birch, Cherry and Maple trees – reduce crowns by 25% and prune to shape. T4 Lawson Cypress - reduce height by 30%. Tavender House, 38 Portway, Warminster, BA12 8QD
- 17/00746/TCA T1 Oak - asymmetric crown. House side of tree reduce and reshape by 25%. Crown lift to 4.8m. Garage side of tree - reduce the main limb by up to 6 metres to balance the crown. 42 Portway, Warminster, Wiltshire BA12 8QD

9. Street Naming

Old Beeline, Bishopstrow Road, Warminster

A request for the street naming of the new development at the old Beeline (R and R Coach Depot), along Bishopstrow Road, Warminster from Rebecca Smith, suggested a revised name of Mill Island, a compromise of the suggest name Mill Store Island decided at the last Planning Advisory Committee meeting held on Monday 23rd January 2017– for debate and decision.

10. Selwood House notice

Members to receive the attached note regarding the sale of 46 Bradley Road Warminster. Comments to be submitted to the Clerk to forward to the Housing Association if appropriate.

11. Communications

- a) **The members to** decide on items requiring a press release.
- b) **The members to** confirm their spokesperson for any item listed on the agenda to report on the Council's decision if required.

The date of the next Planning Advisory meeting is Monday 13 March 2017

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

THIS PAGE LEFT BLANK

WARMINSTER TOWN COUNCIL

No.... 1

Date recvd Warm	Planning No	Description	Date recv'd Wilts Council	Date reply due back to Wilts Council	Chair's decision 1. meeting (m) 2. no time for action (o) 3.extension (e)	Case Officer	Wiltshire Council decision
16.01.17	16/12043/FUL	Demolition of existing kitchen and outbuildings and construction of replacement 2 storey extension and alterations to vehicle parking area to permit access to 62 Victoria Road. 60 Victoria Road, Warminster, Wilts, BA12 8HF	30.12.16	31.01.17	(o)	Steve Vellance	
16.01.16	17/00205/TPO	T1 Ash tree – re-pollard at previous pruning points. 25 Haygrove Close, Warminster, Wilts BA12 8SL	09.01.17	13.02.17	(m)	Sue Morgan	
17.01.17	17/00386/TCA	T1 & T2 - two Ash trees – fell. Portway House, Portway, Warminster, Wiltshire BA12 8QQ	09.01.17	13.02.17	(m)	Sue Morgan	
25.01.17	17/00265/FUL	Proposed demolition of existing bungalow and replacement dwelling and garaging (resubmission of 16/00496/FUL) 1 Dorothy Walk, Warminster, Wilts, BA12 8PH	23.01.17	24.02.17	(m)	Eileen Medlin	
26.01.17	16/12250/FUL	Erection of a two storey rear extension. 5 The Dene, Warminster, Wilts, BA12 9EN	24.01.17	21.02.17	(m)	Verity Giles	
27.01.17	17/00720/FUL	Proposed 2 storey and single storey rear and side extension. 70 Victoria Road, Warminster, Wilts, BA12 8HG	25.01.17	22.02.17	(m)	Verity Giles	
30.01.17	16/12459/FUL	Extension & refurbishment to existing cottage to form pair of 2 bed semi-detached houses. 11 Portway Warminster Wiltshire BA12 8QG	27.01.17	24.02.17	(m)	Matthew Perks	

31.01.17	17/00745/TCA	T1, T2 and T3 Birch , Cherry and Maple trees – reduce crowns by 25% and prune to shape. T4 Lawson Cypress - reduce height by 30%. Tavender House, 38 Portway, Warminster, BA12 8QD	31.01.17	28.02.17	(m)	Beverley Griffin	
31.01.17	17/00746/TCA	T1 Oak - asymmetric crown. House side of tree reduce and reshape by 25%. Crown lift to 4.8m. Garage side of tree - reduce the main limb by up to 6 metres to balance the crown. 42 Portway, Warminster, Wiltshire BA12 8QD	31.01.17	28.02.17	(m)	Sue Morgan	
01.02.17	17/00591/FUL	Proposed rear extension to existing dwelling. 1 Broadwood Close, Warminster, BA12 8PL	30.01.17	27.02.17	(m)	Steve Vellance	
01.02.17	16/12484/VAR	Variation of conditions 4 and 6 of planning permission 15/08374/FUL to change requirement to connect to a mains drain to a non-mains drainage system and to allow for arrangements for the management of foul and surface water to be put in place on site. Land adjacent to 89 Bath Road Warminster BA12 8PA	30.01.17	27.02.17	(m)	Matthew Perks	
06.02.17	17/00482/VAR	Variation of 5 (hours of work) and removal of Condition 14 (development shall achieve the relevant BREEAM "Very Good" standards) on planning application 15/07888/FUL (Erection of building to house masonry production business, including stone cutting and storage with ancillary offices and staff accommodation (Use Classes B1 B2 and B8) Area C Plot 2 Newopaul Way Warminster Business Park Warminster BA12 8RY	01.02.17	01.03.17	(m)	Matthew Perks	

Date agenda to be sent out: 06.02.2017

Date of Planning Advisory Committee Meeting: 13.02.2017

**Minutes of the Planning Advisory Committee
Warminster Town Council
held on Monday 15th February 2016 at 7.00pm**

Councillor R Fryer in the Chair

Membership: Councillors S Dancey, A Davis, N Dombkowski, S Fraser, R Fryer, G Jolley and P Macdonald

Present: Councillors A Davis, N Dombkowski, S Fraser and R Fryer

16/00496/FUL Proposed demolition of existing bungalow and replacement with two dwellings. 1 Dorothy Walk, Warminster, Wilts BA12 8PH

Councillor Fraser proposed acceptance of the application, Seconded Councillor Dombkowski, Voting in Favour 3, Against 1, Abstention Nil. The proposal for acceptance was carried.

**Minutes of the Planning Advisory Committee
Warminster Town Council
held on Monday 5th October 2015 at 7.00pm**

Councillor R Fryer in the Chair

213. Public Participation

Ian Frostick, 8-10 Bath Road, spoke against planning application **15/08374/FUL** - notes attached.

Richard Church, 3/5 Bath Road, spoke against planning application **15/08374/FUL** – notes attached.

Paul Muir, 16 Bath Road, spoke against planning application **15/08374/FUL** saying that he had not seen a flood risk assessment for the site. He read out an email from a commercial company and who had knowledge of the site, that there were no details about water runoff. If the site was raised, what would the impact be on the area and flooding?

Eric Tomes, 89 Bath Road, spoke against planning application **15/08374/FUL** –notes attached.

Nick Mumford, 18A Bath Road, spoke against planning application **15/08374/FUL** – notes attached.

Jonathan Carver, 18 Bath Road, spoke against planning application **15/08374/FUL** – notes attached.

Councillor Pip Ridout, spoke against planning application **15/08374/FUL** saying that she wished to sum up on all the comments that had been raised. All the arguments have been heard, we have no idea where the gas pipe is and we cannot get the information. The Drainage team has registered refusal pending further information.

Councillor Ridout also confirmed that the application was incorrect stating that the intention to install a septic tank, the applicants intend to connect into the main drainage.

15/08374/FUL **Change of use of land to 4 Romani Gypsy pitches and associated works including 4 mobile homes, 4 dayrooms, 4 touring caravans, 1 septic tank, hard standing and new access. Land Adjacent 89 Bath Road, Warminster, Wiltshire, BA12 8PA.**

The Members had a lengthy debate about the application. Councillor Fraser proposed refusal of the application. The Town Council has considerable local knowledge of the area and have severe concerns on the water table problem, where is the gas main, where is the water main, the access onto Bath Road and there are no main drainage to connect into. There would be a detrimental impact on the visual amenity of this important area of historic interest close to Minster Church, Seconded Councillor Jolley, Voting unanimous in Favour for refusal.

Minutes of the Planning Advisory Committee

Warminster Town Council

held on Monday 14th September 2015 at 7.00pm

Councillor R Fryer in the Chair

15/07888/FUL **Erection of building to house masonry production business, including stone cutting and storage with ancillary offices and staff accommodation (Use Classes B1 B2 and B8). Area C Plot 2, Newopaul Way, Warminster Business Park, Warminster, BA12 8RY**

Councillor Jolley proposed acceptance of the plans, Seconded Councillor Dombkowski, Voting unanimous in Favour.

Social Housing 46 Bradley Road, Warminster



Selwood Housing have approached Warminster Town Council to advise us that they are seeking approval for the disposal of 46 Bradley Road, permission to be sought from Wiltshire Council, who have advised the housing association that one of their requirements is that the Town Council is also informed of their intentions.

This three bedroomed semi-detached property built in 1937 now needs a significant amount of repair and renovation work to bring it up to current standards and Selwood Housing consider that it is no longer economically viable as a letting unit. They also feel that there is no alternative use for this property. The local ward member for Wiltshire Council has also been advised.

The anticipated renovation costs of £50,000 would include a new roof, the tying in of internal walls as well redecoration, new kitchen and bathroom. The sale proceeds will provide another home for social housing tenants, but not necessarily in Warminster.

Members are being asked to give any comments on the matter, but the sale cannot be prohibited by Wiltshire Council or the Town Council.