

12<sup>th</sup> June 2017

Dear Councillor,

**Planning Advisory Committee**

**Monday 19<sup>th</sup> June 2017 at 7pm**

Committee membership: Councillors Brett (East), Fraser (West), Fryer (Broadway), Jolley (Broadway), Jeffries (Copheap), Macdonald (East), Nicklin (West)

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,



**Fiona Fox BA (Hons) MCIPD 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**

**To receive and accept** apologies, including reason for absence, from those unable to attend.

**2. 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.

3. **Minutes**

**3.1 To approve** as a correct record, the Minutes of the Planning Advisory Committee meeting held on Monday 22<sup>nd</sup> May 2017; copies of these minutes have been circulated and Standing Order 17a provides that they may therefore be taken as read.

**3.2 To note** any matters arising from the minutes of the Planning Advisory Committee meeting held on Monday 22<sup>nd</sup> May 2017.

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**

**To enable** members of the public to address the Council with an allowance of three minutes per person regarding any item on the agenda and **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. **Comments from Neighbourhood Plan Policy Review Working Group**

None for this agenda.

8. **Planning Applications**

**17/01124/OUT** Outline planning application (with all matters reserved except for access) for a New hotel resort (comprising Class C1, D1 and D2 uses) and to include a water park, business conference facility and an immersive animal experience; landscaping; highways infrastructure including car parking, new pedestrian and vehicular access and servicing arrangements; plant; associated development; and requiring: the stopping up, creation and improvement of footpaths, improvements to bridleways, site clearance works, the installation of new services and infrastructure, earthworks and engineering works, and other ancillary works and activities. Land South and South East of Tascroft Court and North of Cannimore Track Tascroft Court Warminster, BA12 7RA (The applicant has now submitted additional information – notably, a Transport Assessment Addendum and a supplementary landscape impact clarification note. This information has been posted to the Wiltshire Council website which can be reached via the following link (enter the full application no. at the prompt; the documents are posted as 'Additional Information') -

**17/04171/FUL** Demolition of existing single storey extension and porch, erection of new two storey extension and porch. 66 Boreham Road, Warminster, BA12 9JL

**17/03128/FUL** To provide a glazed canopy 17 metres x 6 metres as a covered play area within the courtyard of the main building. Community Centre, Pepper Place/Firbank Crescent, Warminster, Wilts, BA12 0BY

- 17/04241/FUL** Change of use to include full building extent and formation of two additional flats (revision to 16/10372/FUL). Preston House 51 East Street Warminster, BA12 9BY
- 17/04800/LBC** Change of use to include full building extent and formation of two additional flats (revision to 16/10372/FUL). Preston House 51 East Street Warminster, BA12 9BY
- 17/03756/CLE** Certificate of Lawfulness to establish that a material operation has been carried out which constitutes the commencement of the development granted planning permission under 14/00484/FUL. Land to rear of 62/66 Market Place Warminster Wiltshire BA12 9AW
- 17/04402/FUL** Change of use to a house of multiple occupation. Mandalay, 3 A Bishopstrow Road, Warminster, Wilts, BA12 9HQ
- 17/04327/FUL** Proposed single storey rear extension to replace existing and erection of house summer/shed. 85 Boreham Road, Warminster, Wilts, BA12 9JX
- 17/04867/LBC** Proposed single storey rear extension to replace existing and erection of house summer/shed. 85 Boreham Road, Warminster, Wilts, BA12 9JX
- 17/04192/FUL** Replace existing fencing with 6ft wide wooden close board fencing panels and add a personnel entrance to the rear. 1 Wylve Close Warminster Wiltshire BA12 9NX
- 17/04566/FUL** First floor side extension over existing garage. 75 South Street, Warminster BA12 8ED
- 17/04776/FUL** Proposed extension and alterations as an amendment to planning approval 16/12176/FUL. 7 Elm Hill, Warminster BA12 0AU
- 17/02039/VAR** Variation of conditions 9 of planning permission 13/05477/FUL to include a detached car port. Gipsy Hollo, 3A Gipsy Lane, Warminster. BA12 9LR
- 17/04879/FUL** Removal of existing NatWest brand signage, night safe and ATMs. 80 Market Place, Warminster, Wiltshire BA12 9AS
- 17/05367/LBC** Removal of existing NatWest brand signage, night safe and ATMs together with internal alterations to remove non-original fixtures, fittings, furniture and equipment relating to the branch. 80 Market Place, Warminster, Wiltshire BA12 9AS
- 17/04911/FUL** Front entrance porch. 45 Hillbourne Close, Warminster. Wiltshire BA12 0BL
- 17/01553/FUL** Conversion of old cow barn into single storey dwelling. Brickhill Farm, 48 Bath Road, Warminster, Wilts BA12 8PF

## 9. Tree Applications

None for this agenda.

**10. Communications**

**The members to decide** on items requiring a press release and **to nominate** a speaker for any item on the agenda if required.

The date of the next Planning Advisory meeting is Monday 17<sup>th</sup> July 2017

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

Notes for Planning Advisory meeting 19<sup>th</sup> June 2017

**Extract from Planning Minutes 14<sup>th</sup> November 2016**

**16/10372/FUL and 16/10371/LBC**

Change of use and conversion to 3 residential flats. Preston House, 51 East Street, Warminster, BA12 9BY

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

**Extract from Planning Minutes 7<sup>th</sup> April 2014**

**14/00484/FUL          Construction of four houses and four flats. Land to rear of 62 and 66 Market Place, Warminster**

The Members felt that this development could only improve the area but they did have some concerns. Councillor Fryer proposed acceptance of plans but with concerns raised about the access in and out of the development and parking, however noting that they did understand that this is a non parking scheme, Seconded Councillor Dombkowski, Voting unanimous in Favour.

**Extract from Planning Minutes 9<sup>th</sup> December 2013**

**13/05477/FUL          Erection of a new dwelling (resubmission of 13/01948/FUL) Land south of 13 Beckford Close, Warminster, Wilts**

Councillor Davis advised the Members that he had been approached by a number of residents in the area who had raised concerns about Highways issues. Councillor Fraser proposed refusal of this application due to overdevelopment of the site and highway concerns over the siting of the entrances, Seconded Councillor Fryer, Voting unanimous in Favour for refusal. Proposal for refusal of the application was carried.

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**WARMINSTER TOWN COUNCIL**

**No.... 5**

<b>Date recvd Warm</b>	<b>Planning No</b>	<b>Description</b>	<b>Date recv'd Wilts Council</b>	<b>Date reply due back to Wilts Council</b>	<b>Chair's decision 1. meeting (m) 2. no time for action (o) 3.extension (e)</b>	<b>Case Officer</b>	<b>Wiltshire Council decision</b>
17.05.17	17/04171/FUL	Demolition of existing single storey extension and porch, erection of new two storey extension and porch. 66 Boreham Road, Warminster, BA12 9JL	15.05.17	12.06.17	(e) Agreed 19.05.17	Katie Yeoman	
18.05.17	17/03128/FUL	To provide a glazed canopy 17 metres x 6 metres as a covered play area within the courtyard of the main building. Community Centre, Pepper Place/Firbank Crescent, Warminster, Wilts, BA12 0BY	16.05.17	13.06.17	(e) Agreed 22.05.17	Steven Sims	
19.05.17	17/04241/FUL	Change of use from offices and beauty salon to provide 3 x 1 bed flats and 2 x 2 bed flats. Preston House 51 East Street Warminster Wilts BA12 9BY	17.05.17	16.06.17	(e) Agreed 23.05.17	Eileen Medlin	
19.05.17	17/04800/LBC	Change of use from offices and beauty salon to provide 3 x 1 bed flats and 2 x 2 bed flats. Preston House 51 East Street Warminster Wilts BA12 9BY	17.05.17	16.06.17	(e) Agreed 23.05.17	Eileen Medlin	
31.05.17	17/03756/CLE	Certificate of Lawfulness to establish that a material operation has been carried out which constitutes the commencement of the development granted planning permission under 14/00484/FUL. Land to rear of 62/66 Market Place Warminster Wiltshire BA12 9AW	15.05.17	12.06.17	(e) Agreed 22.05.17	Karen Guest	

24.05.17	17/04402/FUL	Change of use to a house of multiple occupation. Mandalay, 3 A Bishopstrow Road, Warminster, Wilts, BA12 9HQ	22.05.17	19.06.17	(e)	Steve Vellance	
31.05.17	17/04192/FUL	Replace existing fencing with 6ft wide wooden close board fencing panels and add a personnel entrance to the rear. 1 Wylve Close Warminster Wiltshire BA12 9NX	26.05.17	23.06.17	(m)	Katie Yeoman	
25.05.17	17/01124/OUT	Outline planning application (with all matters reserved except for access) for a new hotel resort (comprising Class C1, D1 and D2 uses) and to include a water park, business conference facility and an immersive animal experience; landscaping; highways infrastructure including car parking, new pedestrian and vehicular access and servicing arrangements; plant; associated development; and requiring: the stopping up, creation and improvement of footpaths, improvements to bridleways, site clearance works, the installation of new services and infrastructure, earthworks and engineering works, and other ancillary works and activities. Land South and South East of Tascroft Court and North of Cannimore Track Tascroft Court Warminster, BA12 7RA The applicant has now submitted additional information – notably, a Transport Assessment Addendum and a supplementary landscape impact clarification note. This information has been posted to the Wiltshire Council website which can be reached via the following link (enter the full application no. at the prompt; the documents are posted as ‘Additional Information’) -	25.05.17	15.06.17	(e) Agreed 25.05.17	Andrew Guest	



24.05.17	17/04327/FUL	Proposed single storey rear extension to replace existing and erection of house summer/shed. 85 Boreham Road, Warminster, Wilts, BA12 9JX	22.05.17	30.06.17	(m)	Katie Yeoman	
24.05.17	17/04867/LBC	Proposed single storey rear extension to replace existing and erection of house summer/shed. 85 Boreham Road, Warminster, Wilts, BA12 9JX	22.05.17	30.06.17	(m)	Katie Yeoman	
05.06.17	17/04566/FUL	First floor side extension over existing garage. 75 South Street, Warminster BA12 8ED	02.06.17	30.06.17	(m)	Katie Yeoman	
05.06.17	17/04776/FUL	Proposed extension and alterations as an amendment to planning approval 16/12176/FUL. 7 Elm Hill, Warminster. BA12 0AU	01.06.17	29.06.17	(m)	Verity Giles	
05.06.17	17/02039/VAR	Variation of conditions 9 of planning permission 13/05477/FUL to include a detached car port. Gipsy Hollo, 3A Gipsy Lane, Warminster. BA12 9LR	05.06.17	23.06.17	(m)	Mike Wilmott	
07.06.17	17/04879/FUL	Removal of existing NatWest brand signage, night safe and AGM. 80 Market Place, Warminster, Wiltshire BA12 9AS	05.06.17	07.07.17	(m)	Eileen Medlin	
07.06.17	17/05367/LBC	Removal of existing NatWest brand signage, night safe and ATMs together with internal alterations to remove non-original fixtures, fittings, furniture and equipment relating to the branch. 80 Market Place, Warminster, Wiltshire BA12 9AS	05.06.17	07.07.17	(m)	Eileen Medlin	
07.06.17	17/04911/FUL	Front entrance porch. 45 Hillbourne Close, Warminster. Wiltshire BA12 0BL	05.06.17	03.07.17	(m)	Carla Rose	
12.06.17	17/01553/FUL	Conversion of old cow barn into single storey dwelling. Brickhill Farm, 48 Bath Road, Warminster, Wilts BA12 8PF	07.06.17	05.07.17	(m)	Matthew Perks	

Date agenda to be sent out: 12.06.2017

Date of Planning Advisory Committee Meeting: 19.06.2017