

14<sup>th</sup> August 2017

Dear Councillor,

You are summoned to a meeting of the Planning Advisory Committee on:

**Monday 21<sup>st</sup> August 2017 at 7pm**  
**To be held at**  
**The Civic Centre, Sambourne Road, Warminster, BA12 8LB**

Committee membership: Councillors Brett (East), Fraser (Chairman) (West), Fryer (Broadway), Jolley (Broadway), Jeffries (Vice Chairman) (Copheap), Macdonald (East), Nicklin (West)  
Copied to all other members for information.

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 for absence**

**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 17<sup>th</sup> July 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 17<sup>th</sup> July 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**

**17/06024/FUL** Two storey rear extension & conversion of garage into habitable room.  
51 Highbury Park, Warminster BA12 9JE

**17/06204/FUL** Proposed conversion of garage to store. Proposed rear extension and terrace.  
37 Copheap Rise, Warminster, Wilts, BA12 0AR

**17/06197/LBC** Internal alterations. The Cock Inn, 55 West Street, Warminster, BA12 8JZ

**17/06044/FUL** Change of use from showroom and photographic studio to day care centre including creation of new entrance into the first floor. Unit 10 The Old Silkworks, Beech Avenue, Warminster

**17/06434/FUL** Change of use from bank (Use class A2) to restaurant with take away facility (Use classes A3/A5), new extract system, and internal alterations to include installation of mezzanine floor. 23 Market Place Warminster Wilts BA12 9BA

**17/06664/ADV** Proposed 4.5m Double Sided Totem Sign. 36 Victoria Road, Warminster BA12 8HF

**17/05714/FUL** Proposed ATM & Air Conditioning Plant. 36 Victoria Road, Warminster, Wilts, BA12 8HF

**17/07002/FUL** Proposed porch extension. 68 Wylve Road, Warminster, Wilts, BA12 9PU

- 17/07156/ADV** 1 no. internally illuminated fascia sign with 2 brands, 1 no. non-illuminated poster sign and non-illuminated vinyl facings. 17 Three Horseshoes Walk, Warminster, BA12 9BT
- 17/06630/FUL** Installation of externally positioned air conditioning unit to rear elevation. 17 Three Horseshoes Walk, Warminster, BA12 9BT
- 17/07124/FUL** Installation of 2no. Glass Reinforced Plastic (GRP) kiosks to house screenings control plant and washwater pumps within existing Sewage Treatment Works. Warminster Sewage Treatment Works, Ashley Coombe, Warminster, Wiltshire, BA12 9PB
- 17/02039/VAR** Variation of condition 9 of planning permission 13/05477/FUL to include a detached car port. Gipsy Hollow, 3A Gipsy Lane, Warminster, Wilts, BA12 9LR
- 17/07332/FUL** Two storey side extension and single storey rear extension with semi basement. 55 East End Avenue, Warminster, BA12 9NE

**9. Tree Applications**

- 17/07167/TCA** Sycamore(T1)- Fell 57 Pound Street Warminster BA12 8NN
- 17/07244/TCA** T1 Holly, trim side back to boundary wall. 28 Portway, Warminster, BA12 8QD
- 17/07786/TCA** Fell Apple Tree Land to rear 9 - 10 George Street, Warminster, BA12 8QA

**10. Letter of complaint**

Please see the attached letter of complaint from a Warminster resident, name and address supplied.

**11. Letter from Wren Orchard Association**

Please see the attached from the Wren House Orchard Association for NOTING

**12. 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 11<sup>th</sup> September 2017

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

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**WARMINSTER TOWN COUNCIL**

**No.... 7**

<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>
12.07.17	17/06024/FUL	Two storey rear extension & conversion of garage into habitable room. 51 Highbury Park, Warminster BA12 9JE	10.07.17	07.08.17	(e) Agreed 14.07.17	Verity Giles	
12.07.17	17/06727/TPO	Prune Lime Tree overhanging The AstroTurf Pitch Kingdown School, Woodcock Road, Warminster, Wiltshire, BA12 9DR	12.07.17	09.08.17	(o)	Shane Verrion	
13.07.17	17/06204/FUL	Proposed conversion of garage to store. Proposed rear extension and terrace. 37 Copheap Rise, Warminster, Wilts, BA12 0AR	11.07.17	08.08.17	(e) Agreed 14.07.17	Katie Yeoman	
17.07.17	17/06197/LBC	Internal alterations. The Cock Inn, 55 West Street, Warminster, Wilts, BA12 8JZ	14.07.17	18.08.17	(e) Agreed 17.07.17	Jocelyn Sage	
18.07.17	17/06044/FUL	Change of use from showroom and photographic studio to day care centre including creation of new entrance into the first floor. Unit 10 The Old Silkworks, Beech Avenue, Warminster	11.07.17	14.08.17	(e) Agreed 19.07.17	James Taylor	
21.07.17	17/07085/TPO	T1 - Copper Beech tree - overall prune 1-2m & raise lower canopy 47 Boreham Road, Warminster, Wiltshire BA12 9JU	18.07.17	18.08.17	(o)	Shane Verrion	

24.07.17	17/06434/FUL	Change of use from bank (Use class A2) to restaurant with take away facility (Use classes A3/A5), new extract system, and internal alterations to include installation of mezanine floor. 23 Market Place Warminster Wiltshire BA12 9BA	18.07.17	15.08.17	(e) Agreed 25.07.17	Matthew Perks	
26.07.17	17/06664/ADV	Proposed 4.5m Double Sided Totem Sign. 36 Victoria Road, Warminster BA12 8HF	24.07.17	21.08.17	(m)	Steve Vellance	
26.07.17	17/07167/TCA	Sycamore(T1)- Fell 57 Pound Street Warminster BA12 8NN	24.07.17	23.08.17	(m)	Beverley Griffin	
27.07.17	17/07244/TCA	T1 Holly, trim side back to boundary wall. 28 Portway, Warminster, BA12 8QD	27.07.17	24.08.17	(m)	Beverley Griffin	
27.07.17	17/05714/FUL	Proposed ATM & Air Conditioning Plant. 36 Victoria Road, Warminster, Wilts, BA12 8HF	24.07.17	21.08.17	(m)	Steve Vellance	
31.07.17	17/07002/FUL	Proposed porch extension. 68 Wylve Road, Warminster, Wilts, BA12 9PU	27.07.17	24.08.17	(m)	Katie Yeoman	
01.08.17	17/07156/ADV	1 no. internally illuminated fascia sign with 2 brands, 1 no. non-illuminated poster sign and non-illuminated vinyl facings. 17 Three Horseshoes Walk, Warminster, BA12 9BT <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	01.08.17	01.09.17	(m)	Katie Yeoman	
01.08.17	17/06630/FUL	Installation of externally positioned air conditioning unit to rear elevation. 17 Three Horseshoes Walk, Warminster, BA12 9BT <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	01.08.17	01.09.17	(m)	Katie Yeoman	
07.08.17	17/07124/FUL	Installation of 2no. Glass Reinforced Plastic (GRP) kiosks to house screenings control plant and washwater pumps within existing Sewage Treatment Works. Warminster Sewage Treatment Works, Ashley Coombe, Warminster, Wiltshire, BA12 9PB <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	07.08.17	04.09.17	(m)	Matthew Perks	

08.08.17	17/02039/VAR	Variation of condition 9 of planning permission 13/05477/FUL to include a detached car port. Gipsy Hollow, 3A Gipsy Lane, Warminster, Wilts, BA12 9LR <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	07.08.17	22.08.17	(m)	Mike Wilmott	
10.08.17	17/07332/FUL	Two storey side extension and single storey rear extension with semi basement. 55 East End Avenue, Warminster, BA12 9NE <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	10.08.17	07.09.17	(m)	Verity Giles	
10.08.17	17/07786/TCA	Fell Apple Tree Land to rear 9 - 10 George Street, Warminster, Wiltshire, BA12 8QA <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	10.08.17	06.09.17	(m)	Beverley Griffin	

Date agenda to be sent out: 14.08.2017

Date of Planning Advisory Committee Meeting: 21.08.2017

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**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.

**Extract from Planning Minutes 19<sup>th</sup> June 2017**

**17/02039/VAR      Variation of conditions 9 of planning permission 13/05477/FUL to include a detached car port. Gipsy Hollow, 3A Gipsy Lane, Warminster, BA12 9LR**

The members had some concerns over this application. Councillor Jeffries proposed refusal because the height of the building was inappropriate and the proportions were wrong spoiling the scene, seconded Councillor Nicklin, voting unanimous in favour for refusal.

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## Warminster Town Council

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**From:** [REDACTED]  
**Sent:** 27 July 2017 18:40  
**To:** Warminster Town Council  
**Subject:** Warminster TC :: Website contact form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged



Thank you for contacting Warminster Town Council.

Your message, shown below, has been received successfully.

These are the details you provided on **27th July 2017 at 6:39 pm**

**Your name:** [REDACTED]

**Your email:** [REDACTED]

**Your address:** [REDACTED]  
Warminster  
[REDACTED]

**Your telephone:** [REDACTED]

**Your message:** I attended part of the Warminster Town Council Planning Meeting on 17th July. I went because I was interested to hear what was said about the planning application 17/05360/OUT. I was disappointed in the outcome, in that the plan was approved 4/1. Having read the National Association for Local Councils "The Good Councillor's Guide" It appears the councillors should represent their constituents wishes, not their own personal agenda. They must make an effort to find out the wishes of the local people. If they had looked on Wiltshire Council's planning application page, they would have seen that 21 individuals have objected to the proposal and there are 6 comments in favour, 2 of these from the same person - Melvin Davies, and he is probably hoping to get some business from this development.

The NALC guide also states that councillors should act with "Due care and attention". Wiltshire Council's Core Strategy identifies this area as Green Belt to be set aside as a buffer between the existing housing and future housing. How can the town council vote in favour of something that the Wiltshire Council has already published as their policy? If you look at Inset Map 16 in the core strategy documents, it clearly shows this plot as being Green Belt and not to be built upon. Even if some of the Councillors were not aware of this, Paul MacDonald clearly iterated these facts before the vote was held.

I further wish to comment on the fact that Warminster council standing orders item 32, states that members shall stand when speaking unless given leave by the chairperson to sit on account of infirmity. Paul MacDonald stood, but no-one else stood, they did not appear to be infirm.

The minutes of the meeting do not appear to have been published yet. When do these normally get published?

I wish my comments to be treated as a complaint and raised at the next appropriate council/committee meeting.

**Tel:** 01985 214847 **Fax:** 01985 214854 **Email:** [admin@warminster-tc.gov.uk](mailto:admin@warminster-tc.gov.uk)  
Warminster Town Council, Warminster Civic Centre, Sambourne Road, Warminster BA12 8LB

**Office opening hours:** Monday – Friday 9-30am – 4-30pm

WREN HOUSE ORCHARD ASSOCIATION

~~Plot No. 6 Wren House Orchard~~

Warminster

~~BA12 8TY~~

28<sup>th</sup> July 2017

Planning Application 17/05058/FUL  
32 Vicarage St. Warminster

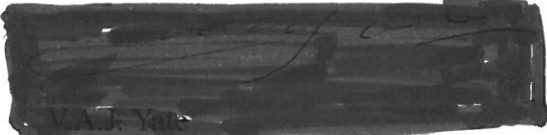
Dear M/s Fox,

At the Planning Advisory Committee held on 17<sup>th</sup> July a vague reference was made by one Councillor to the effect that, bearing in mind the traffic congestion in Vicarage Street, consideration might be given to gaining access to the site via Minster View and Grenadier Close.

This would appear to mean through the gardens and car park of Wren House Orchard. This property is in the leasehold ownership of eight lessees, all of which I am authorised to say, will not consent to such an arrangement.

In order that there is no misunderstanding or doubt in the future may I ask you to notify the Council and Planning Authority of our decision.

Yours Truly,

  
Chairman

Phone 

E-Mail 

The Town Clerk  
Warminster Town Council.

RECEIVED

25 JUL 2017