

4th September 2017

Dear Councillor

You are summoned to a meeting of the:

Planning Advisory Committee
on Monday 11th September 2017 at 7pm
at the Civic Centre, Sambourne Road, Warminster, BA12 8LB

Committee membership:

| | |
|-------------------------------------|---|
| Cllr Brett (East) | Cllr Jeffries, Vice Chairman (Copheap) |
| Cllr Fraser, Chairman (West) | Cllr Macdonald (East) |
| Cllr Fryer (Broadway) | Cllr Nicklin (West) |
| Cllr Jolley (Broadway) | |

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.

AGENDA

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 21st August 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 21st August 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

17/03839/FUL Refurbishment of existing frontage building to provide 2 shops with 4 flats above plus new residential development of 5 dwellings and landscaping to the rear. 3 High Street Warminster BA12 9AG

17/04445/LBC Refurbishment of existing frontage building to provide 2 shops with 4 flats above plus new residential development of 5 dwellings and landscaping to the rear. 3 High Street Warminster BA12 9AG

17/06356/ADV Remove old signage and replace with new: 2 no. hanging signs, 1 no. set of letters, 2 no. flood lights, 1 no. lantern, 2 no. amenity signs, 2 no. disclaimer signs. The Cock Inn, 55 West Street, Warminster, Wiltshire, BA12 8JZ

17/06365/LBC Remove old signage and replace with new: 2 no. hanging signs, 1 no. set of letters, 2 no. flood lights, 1 no. lantern, 2 no. amenity signs, 2 no. disclaimer signs. The Cock Inn, 55 West Street, Warminster, Wiltshire, BA12 8JZ

17/07191/FUL Erection of single storey conservatory at rear of property. 26 Chestnut Tree Gardens, Warminster, Wiltshire, BA12 8FD

- 17/07516/FUL** Proposed two storey extension including above existing single storey garage. 36 Gipsy Lane, Warminster, Wiltshire, BA12 9LR
- 17/07463/FUL** Extension to garage. 75 Deverill Road, Warminster, Wiltshire, BA12 9QL
- 17/07293/FUL** Erection of a single-storey rear extension to create an open plan kitchen diner, new office, utility and upgraded ground floor shower room. 8 Prestbury Drive Warminster Wiltshire BA12 9LB
- 17/07711/FUL** Proposed replacement porch, alteration to roof, removal of conservatory and construction of rear extension. 11 Beacon View, Warminster, BA12 8HP
- 17/07491/FUL** Replacement of the current C20 replacement pitched roofs to kilns No.3 and 4, with slate covered pyramidal roofs to original design, to match existing to kiln No.1. New dormer entrance to kiln No.4 with new external access staircase, both to the south elevation. Replacement of C20 brickwork and metal fan on south elevation with random rubble to match existing. Re-modelling of C20 door opening at ground level on south elevation to match original details to the rest of the building. Malthouse, 39 Pound Street, Warminster, Wiltshire, BA12 8NN
- 17/07969/LBC** Replacement of the current C20 replacement pitched roofs to kilns No.3 and 4, with slate covered pyramidal roofs to original design, to match existing to kiln No.1. New dormer entrance to kiln No.4 with new external access staircase, both to the south elevation. Replacement of C20 brickwork and metal fan on south elevation with random rubble to match existing. Re-modelling of C20 door opening at ground level on south elevation to match original details to the rest of the building. Malthouse, 39 Pound Street, Warminster, Wiltshire, BA12 8NN
- 17/07742/FUL** Proposed rear extension and dormer windows. 43 Ludlow Close, Warminster, Wilts, BA12 8BJ
- 17/07863/FUL** Proposed two storey side extension and single storey rear extension. 99 Victoria Road, Warminster, Wiltshire, BA12 8HD
- 17/07825/FUL** Redevelopment of existing haulage yard with change of use of existing office. 40 Boreham Road, Warminster, Wiltshire, BA12 9JR
- 17/08275/LBC** Redevelopment of existing haulage yard with change of use of existing office. 40 Boreham Road, Warminster, Wiltshire, BA12 9JR
- 17/07987/FUL** Demolition of existing garage and construction of split level dwelling with integral garage (resubmission of 14/04270/FUL). 27 Ludlow Close, Warminster, Wiltshire, BA12 8BJ

9. Tree Applications

- 17/07713/TCA** T1 – Conifer tree – fell. 24 West Street, Warminster, Wiltshire BA12 8JJ

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 16th October 2017

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.

WARMINSTER TOWN COUNCIL

No.... 8

| 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 |
|--------------------|--------------|---|---------------------------------|---|---|-----------------|----------------------------------|
| 15.08.17 | 17/07713/TCA | T1 - Conifer tree – fell. 24 West Street, Warminster, Wiltshire BA12 8JJ Plans are available to view on our website at http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx | 08.08.17 | 11.09.17 | (m) | Sue Morgan | |
| 15.08.17 | 17/06356/ADV | Remove old signage and replace with new : 2 no. hanging signs, 1 no. set of letters, 2 no. flood lights, 1 no. lantern, 2 no. amenity signs, 2 no. disclaimer signs. The Cock Inn, 55 West Street, Warminster, Wiltshire, BA12 8JZ Plans are available to view on our website at http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx | 08.08.17 | 15.09.17 | (m) | Katie Yeoman | |
| 15.08.17 | 17/06365/LBC | Remove old signage and replace with new : 2 no. hanging signs, 1 no. set of letters, 2 no. flood lights, 1 no. lantern, 2 no. amenity signs, 2 no. disclaimer signs. The Cock Inn, 55 West Street, Warminster, Wiltshire, BA12 8JZ Plans are available to view on our website at http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx | 08.08.17 | 15.09.17 | (m) | Katie Yeoman | |

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|----------|--------------|--|----------|----------|-----|--------------|--|
| 15.08.17 | 17/07191/FUL | Erection of single storey conservatory at rear of property. 26 Chestnut Tree Gardens, Warminster, Wiltshire, BA12 8FD Plans are available to view on our website at http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx | 11.08.17 | 12.09.17 | (m) | Katie Yeoman | |
| 16.08.17 | 17/07516/FUL | Proposed two storey extension including above existing single storey garage. 36 Gipsy Lane, Warminster, Wiltshire, BA12 9LR Plans are available to view on our website at http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx | 12.08.17 | 13.09.17 | (m) | Katie Yeoman | |
| 16.08.17 | 17/07463/FUL | Extension to garage. 75 Deverill Road, Warminster, Wiltshire, BA12 9QL Plans are available to view on our website at http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx | 12.08.17 | 13.09.17 | (m) | Katie Yeoman | |
| 18.08.17 | 17/07491/FUL | Replacement of the current C20 replacement pitched roofs to kilns No.3 and 4, with slate covered pyramidal roofs to original design, to match existing to kiln No.1. New dormer entrance to kiln No.4 with new external access staircase, both to the south elevation. Replacement of C20 brickwork and metal fan on south elevation with random rubble to match existing. Re-modelling of C20 door opening at ground level on south elevation to match original details to the rest of the building. Malthouse, 39 Pound Street, Warminster, Wiltshire, BA12 8NN Plans are available to view on our website at http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx | 17.08.17 | 22.08.17 | (m) | Steven Simms | |

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|----------|--------------|---|----------|----------|-----|----------------|--|
| 18.08.17 | 17/07969/LBC | <p>Replacement of the current C20 replacement pitched roofs to kilns No.3 and 4, with slate covered pyramidal roofs to original design, to match existing to kiln No.1. New dormer entrance to kiln No.4 with new external access staircase, both to the south elevation. Replacement of C20 brickwork and metal fan on south elevation with random rubble to match existing. Re-modelling of C20 door opening at ground level on south elevation to match original details to the rest of the building. Malthouse, 39 Pound Street, Warminster, Wiltshire, BA12 8NN</p> <p>Plans are available to view on our website at http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</p> | 17.08.17 | 22.08.17 | (m) | Steven Simms | |
| 21.08.17 | 17/07293/FUL | <p>Erection of a single-storey rear extension to create an open plan kitchen diner, new office, utility and upgraded ground floor shower room. 8 Prestbury Drive Warminster Wiltshire BA12 9LB</p> <p>http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</p> | 16.08.17 | 13.09.17 | (m) | Katie Yeoman | |
| 21.08.17 | 17/07711/FUL | <p>Proposed replacement porch, alteration to roof, removal of conservatory and construction of rear extension. 11 Beacon View, Warminster, Wiltshire, BA12 8HP</p> <p>http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</p> | 09.08.17 | 18.09.17 | (m) | Steve Vellance | |
| 22.08.17 | 17/07742/FUL | <p>Proposed rear extension and dormer windows. 43 Ludlow Close, Warminster, Wilts, BA12 8BJ</p> <p>http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</p> | 10.08.17 | 19.09.17 | (m) | Steve Vellance | |

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|----------|--------------|---|----------|----------|-----|----------------|--|
| 24.08.17 | 17/07863/FUL | Proposed two storey side extension and single storey rear extension. 99 Victoria Road, Warminster, Wiltshire, BA12 8HD http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx | 11.08.17 | 21.09.17 | (m) | Steve Vellance | |
| 29.08.17 | 17/03839/FUL | Refurbishment of existing frontage building to provide 2 shops with 4 flats above plus new residential development of 5 dwellings and landscaping to the rear. 3 High Street Warminster BA12 9AG http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx | 24.08.17 | 28.08.17 | (e) | Matthew Perks | |
| 29.08.17 | 17/04445/LBC | Refurbishment of existing frontage building to provide 2 shops with 4 flats above plus new residential development of 5 dwellings and landscaping to the rear. 3 High Street Warminster BA12 9AG http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx | 24.08.17 | 28.08.17 | (e) | Matthew Perks | |
| 29.08.17 | 17/07825/FUL | Redevelopment of existing haulage yard with change of use of existing office. 40 Boreham Road, Warminster, Wiltshire, BA12 9JR http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx | 10.08.17 | 29.09.17 | (m) | Eileen Medlin | |
| 29.08.17 | 17/08275/LBC | Redevelopment of existing haulage yard with change of use of existing office. 40 Boreham Road, Warminster, Wiltshire, BA12 9JR http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx | 10.08.17 | 29.08.17 | (m) | Eileen Medlin | |

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|----------|--------------|---|----------|----------|-----|---------------|--|
| 31.08.17 | 17/07987/FUL | Demolition of existing garage and construction of split level dwelling with integral garage (resubmission of 14/04270/FUL). 27 Ludlow Close, Warminster, Wiltshire, BA12 8BJ http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx | 14.08.17 | 28.09.17 | (m) | Eileen Medlin | |
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Date agenda to be sent out: 04.09.2017

Date of Planning Advisory Committee Meeting: 11.09.2017

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Notes for Planning Advisory Committee meeting 11th September 2017

Extract from Planning Meeting Monday 18th August 2014

14/04270/FUL Demolition of existing garage and construction of split level dwelling with integral garage. 27 Ludlow Close, Warminster, Wits, BA12 8BJ

Councillor Jolley explained that he had visited the site and it was a large area and adequate for the proposed development. The previous application that was refused but all the matters for its refusal appear to have been addressed. Councillor Jolley proposed acceptance of the plans, Seconded Councillor Cullen, Voting unanimous in Favour.

Extract from Planning Meeting Monday 2nd May 2017

17/03839/FUL Refurbishment of existing frontage building to provide 2 shops with 4 flats above plus new residential development of 5 dwellings and ancillary parking and landscaping to the rear. 3 High Street, Warminster, BA12 9AG

The members had a lengthy discussion about this application and whilst they all agreed this site needed to be developed it must be done sensitively, taking in all the surrounding area, including access and traffic issues. Councillor Nicklin proposed refusal on the grounds of gross overdevelopment, loss of amenity to neighbouring properties and the setting of the site in a conservation area, seconded Councillor Jeffries, voting unanimous in favour for refusal.

It was requested that this application be called in by the Wiltshire Council Unitary member.