

9<sup>th</sup> October 2017

Dear Councillor

You are summoned to a meeting of the:

**Planning Advisory Committee**  
**on Monday 16<sup>th</sup> October 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.

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## 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 11<sup>th</sup> September 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 11<sup>th</sup> September 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**

**17/08053/FUL** Change of use of building (existing boarding house) into 2no. 3 bedroom dwellings, Golspie House, 13 Vicarage Street, Warminster, BA12 8JG

**17/08549/LBC** Alterations to facilitate change of use of building (existing boarding house) into 2no. 3 bedroom dwellings, Golspie House, 13 Vicarage Street, Warminster, BA12 8JG

**17/08282/ADV** External fascia signs and window graphics. Radstock Co-operative, 36 Victoria Road, Warminster, BA12 8HF

**17/08065/FUL** Alterations to building to create dwelling house, 22 East Street, Warminster, Wilts, BA12 9BN

- 17/08578/LBC** Alterations to building to create dwelling house, 22 East Street, Warminster Wilts, BA12 9BN
- 17/08220/VAR** Variation of conditions 2, 3 & 4 of planning permission 15/02079/FUL (Erection of 15 Small Business Starter Units (Usage class B1/B2/B8)) to allow for proposed new cladding system and amendments to the delivery and operational hours. Removal of condition 6 relating to the requirement of BREEAM certificate, Area A1, Furnax Lane, Warminster, Wiltshire
- 17/08120/FUL** Erection of 8 dwellings. Land at Former Victoria Garage Site 36, Victoria Road, Warminster, BA12 8HF.
- 17/07887/LBC** Erect new railings up at the front of the house to replace the ones that were removed sometime in the 1930s or 40s. The Beeches, 44 Boreham Road, Warminster, BA12 9JR
- 17/08542/FUL** Erect new railings up at the front of the house to replace the ones that were removed sometime in the 1930s or 40s. 44 The Beeches, Boreham Road, Warminster, Wiltshire, BA12 9JR
- 17/08442/FUL** Windows replaced with white PVCU. Entrance doors replaced with PVCU/Composite doors in choice of white/red/blue/green/black/brown. Patio doors replaced with white PVCU. Fascia/soffits replaced with white PVCU. Rainwater goods replaced with black PVCU. 1 to 21 Cotton House Gardens, Cotton House Gardens, Fairfield Road, Warminster, BA12 9EJ
- 17/08649/FUL** Extension and car port to front of property. 3 Thames Close, Warminster, Wiltshire, BA12 9QB
- 17/08304/FUL** Proposed conservatory and conversion of garage to kitchen. 44 Camellia Drive, Warminster, Wiltshire, BA12 7RR
- 17/08557/FUL** Proposed extensions and alterations to the existing school including the construction of a new school hall. Princecroft School, Princecroft Lane, Warminster, BA12 8NT
- 17/08717/ADV** Erection of 4 x fascia signs and 1 x totem sign. Land at Former Victoria Garage Site, 36 Victoria Road, Warminster, BA12 8HF
- 17/08517/FUL** Proposed two storey side extension and single storey rear infill extension & internal alterations. 68 Manor Gardens, Warminster, BA12 8PW
- 17/08849/FUL** Erection of a two storey rear extension. 12a Lower Marsh Road, Warminster, Wilts, BA12 9PB
- 17/09110/FUL** Proposed flat roof single storey extension. 21 St Andrews Road, Warminster, Wilts, BA12 8ES
- 17/09162/FUL** Erection of detached bungalow. Land to South East of 100/102 Portway, Warminster, Wiltshire, BA12 8QF

**17/09294/FUL** Use of existing established commercial equestrian yard for livery use, construct new indoor exercise arena and replacement outdoor arena, change of use of existing caravan pitch to holiday let from ancillary storage and associated works. Ludlows Farm, 112 Bradley Road, Warminster, BA12 7JY

**9. Tree Applications**

**17/09158/TPO** Fell Sycamore. 1 Cannimore Close, Warminster, Wiltshire, BA12 8DZ

**17/09413/TCA** Fell Volunteer Ash & Sycamore on fence line. 32/34 George St, Warminster, Wiltshire, BA12 8QB

**17/09239/HRN** Hedgerow removal of 6 metre section at Arm Hill Reservoir. Arn Hill Reservoir, Warminster, BA12 0AL

**17/09640/TPO** T1 Beech tree, reduce crown by approximately 1 - 1.5 metres. T2 Tulip tree, reduce crown by approx 3 metres. 10 Heronslade, Warminster, BA12 9HR

**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 13<sup>th</sup> November 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.



**WARMINSTER TOWN COUNCIL**

No.... 9

<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>
04.09.17	17/08053/FUL	Change of use of building (existing boarding house) into 2no. 3 bedroom dwellings, Golspie House, 13 Vicarage Street, Warminster, Wiltshire, BA12 8JG <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	04.09.17	06.10.17	(e)	David Cox	
04.09.17	17/08549/LBC	Alterations to facilitate change of use of building (existing boarding house) into 2no. 3 bedroom dwellings, Golspie House, 13 Vicarage Street, Warminster, BA12 8JG <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	04.09.17	06.10.17	(e)	David Cox	
05.09.17	17/08329/TPO	T1 Sycamore in car park and by bin area. Fell tree due to position and shedding branches over car park. <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	05.09.17	03.10.17	(o)	Shane Verrion	

05.09.17	17/08204/LBC	<p>Proposed internal alterations including installation of new toilet fittings on ground floor, new studwork and plasterboard partitions and fire doors on first and second floor, extension of corridor to provide protected means of escape on second floor, and conversion of existing dormitory into bathroom. St Boniface House, 11 Church Street, Warminster, BA12 8PG</p> <p><a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a></p>	07.09.17	5.10.17	(o)	Russell Brown	Approve
07.09.17	17/08282/ADV	<p>External fascia signs and window graphics. Radstock Co-operative, 36 Victoria Road, Warminster, BA12 8HF</p> <p><a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a></p>	07.09.17	5.10.17	(e)	Steve Vellance	
07.09.17	17/08065/FUL	<p>Alterations to building to create dwelling house, 22 East Street, Warminster, Wilts, BA12 9BN</p> <p><a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a></p>	07.09.17	13.10.17	(e) Agreed 19.09.17	Verity Giles	
07.09.17	17/08578/LBC	<p>Alterations to building to create dwelling house, 22 East Street, Warminster, Wilts, BA12 9BN</p> <p><a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a></p>	07.07.17	13.10.17	(e) Agreed 19.09.17	Verity Giles	

08.09.17	17/08220/VAR	Variation of conditions 2,3 & 4 of planning permission 15/02079/FUL (Erection of 15 Small Business Starter Units (Usage class B1/B2/B8) to allow for proposed new cladding system and amendments to the delivery and operational hours. Removal of condition 6 relating to the requirement of BREEAM certificate, Area A1, Furnax Lane, Warminster, Wiltshire <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	08.09.17	13.10.17	(e) Agreed 11.09.17	James Taylor	
12.09.17	17/08120/FUL	Erection of 8 dwellings. Land at Former Victoria Garage Site 36, Victoria Road, Warminster, BA12 8HF. <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	12.09.17	13.10.17	(e) Agreed 12.09.17	James Taylor	
12.09.17	17/07887/LBC	Erect new railings up at the front of the house to replace the ones that were removed sometime in the 1930s or 40s. The Beeches, 44 Boreham Road, Warminster, BA12 9JR <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	12.09.17	13.10.17	(e)	Steve Vellance	
12.09.17	17/08542/FUL	Erect new railings up at the front of the house to replace the ones that were removed sometime in the 1930s or 40s. 44 The Beeches, Boreham Road, Warminster, Wiltshire, BA12 9JR <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	12.09.17	13.10.17	(e)	Steve Vellance	

12.09.17	17/08868/TCA	Walnut tree - crown reduction 40% Teddington House, 47 Church Street, Warminster, Wiltshire BA12 8PQ <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	12.09.17	10.10.17	(o)	Sue Morgan	
12.09.17	17/08442/FUL	Windows replaced with white PVCU. Entrance doors replaced with PVCU/Composite doors in choice of white/red/blue/green/black/brown. Patio doors replaced with white PVCU. Fascia/soffits replaced with white PVCU. Rainwater goods replaced with black PVCU. 1 to 21 Cotton House Gardens Cotton House Gardens Fairfield Road Warminster Wiltshire BA12 9EJ <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	12.09.17	13.10.17	(e)	Steve Vellance	
13.09.17	17/08719/TCA	TG1 Apple trees reduce crowns by 30% T1 Magnolia reduce crown by 20% T2 Portuguese Laurel, trim over. Wylde Lodge, 84 Boreham Road, Warminster, BA12 9JW <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	13.09.17	11.10.17	(o)	Beverley Griffin	
18.09.17	17/08649/FUL	Extension and car port to front of property. 3 Thames Close, Warminster, Wiltshire, BA12 9QB <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	05.09.17	16.10.17	(e) Agreed 18.09.17 Comments required by 17.10.17	Carla Rose	
18.09.17	17/08304/FUL	Proposed conservatory and conversion of garage to kitchen. 44 Camellia Drive, Warminster, Wiltshire, BA12 7RR <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	11.09.17	16.10.17	(e) Agreed 25.09.17	Katie Yeoman	



21.09.17	17/08557/FUL	Proposed extensions and alterations to the existing school including the construction of a new school hall. Princecroft Cp School, Princecroft Lane, Warminster, BA12 8NT <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	15.09.17	19.10.17	(m)	Katie Yeoman	
21.09.17	17/09158/TPO	Fell Sycamore. 1 Cannimore Close, Warminster, Wiltshire, BA12 8DZ. <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	15.09.17	19.10.17	(m)	Shane Verrion	
21.09.17	17/08717/ADV	Erection of 4 x fascia signs and 1 x totem sign. Land at Former Victoria Garage Site, 36 Victoria Road, BA12 8HF <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	19.09.17	19.10.17	(e) Agreed 25.09.17	Katie Yeoman	
25.09.17	17/08517/FUL	Proposed two storey side extension and single storey rear infill extension & internal alterations. 68 Manor Gardens, Warminster, BA12 8PW <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	22.09.17	23.10.17	(m)	Carla Rose	
26.09.17	17/08849/FUL	Erection of a two storey rear extension. 12a Lower Marsh Road, 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>	12.09.17	24.10.17	(m)	Carla Rose	
27.09.17	17/09110/FUL	Proposed flat roof single storey extension. 21 St Andrews Road, Warminster, BA12 8ES <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	20.09.17	25.10.17	(m)	Carla Rose	
28.09.17	17/09162/FUL	Erection of detached bungalow. Land to South East of 100/102 Portway, Warminster, Wiltshire, BA12 8QF. <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	21.09.17	27.10.17	(m)	David Cox	

28.09.17	17/09413/TCA	Fell Volunteer Ash & Sycamore on fenceline. 32/34 George St, Warminster, Wiltshire, BA12 8QB <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	28.09.17	26.10.17	(m)	Beverly Griffin	
28.09.17	17/09239/HRN	Hedgerow removal of 6 metre section at Arm Hill Reservoir. Arn Hill Reservoir, Warminster, BA12 0AL. <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	28.09.17	26.10.17	(m)	Shane Verrion	
06.10.17	17/09640/TPO	T1 Beech tree, reduce crown by approximately 1 - 1.5 metres T2 Tulip Tree, reduce crown by approx 3 metres. 10 Heronslade, Warminster, BA12 9HR <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	2.10.17	03.11.17	(m)	Shane Verrion	
09.10.17	17/09294/FUL	Use of existing established commercial equestrian yard for livery use, construct new indoor exercise arena and replacement outdoor arena, change of use of existing caravan pitch to holiday let from ancillary storage and associated works. Ludlows Farm 112 Bradley Road Warminster Wiltshire BA12 7JY <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	05.10.17	02.11.17	(m)	Steven Sims	

Date agenda to be sent out: 09.10.2017

Date of Planning Advisory Committee Meeting: 16.10.2017

## **Notes for Planning Advisory Committee meeting 16<sup>th</sup> October 2017**

### **Extract from PAC Minutes Monday 18<sup>th</sup> May 2015**

**15/02079/FUL                      Erection of 15 Small Business Starter Units (usage class B1/B2/B8) Vacant Plot A1, Furnax Lane, Warminster, Wilts BA12 8PE**

The Members had a lengthy debate about this application and whilst they fully understood the residents' concerns they felt that these units would be good for the town and bring in new businesses and provided the issues were addressed they could support it. Councillor Fraser proposed that Warminster Town Council recommend approval for this application but request that adequate and continual screening is provided to reduce the light and noise pollution, Seconded Councillor Jolley, Voting unanimous in Favour.

### **Extract from PAC Minutes Monday 3<sup>rd</sup> August 2015**

**15/02079/FUL   Erection of 15 small business starter units. Vacant Plot A1, Furnax Lane, Warminster, BA12 89E**

Members were pleased to welcome new business to the town, but reiterated the conditions that were requested on the original plans. Councillor Macdonald proposed that Warminster Town Council recommend approval for this application but request that adequate and continual screening is provided to reduce the light and noise pollution. Seconded Councillor Jolley, voting unanimous In Favour.