

22nd January 2018

Dear Councillor

You are summoned to a meeting of the:

Planning Advisory Committee
on Monday 29th January 2018 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 11th December 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 11th December 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**

Minute number NP/17/014 from the working group meeting held on 12th January 2018:

Planning Application 17/12348/OUT

Outline application for 34 dwellings on land to the east of Damask Way with all matters reserved except access.

The group wished to submit the following comments to the Planning Advisory Committee on 29th January, suggesting the outline plans should be recommended for refusal on the following grounds:

1. The site was not under consideration on the Draft Wiltshire Housing Site Allocation Plan and Revised Settlement Boundaries which had been consulted on in September 2017. The comment that had been submitted by the Council on the settlement boundary in the Damask Way area was as follows:

ITEM NO.	MAP GRID REFERENCE	PROPOSED AMENDMENT OR CORRECTION
4	J10	The newly developed extension to Damask Way should be included within the boundary.

This was a reference to the site already built, which should be inside the new settlement boundary. Wiltshire Council had not included the site in application 17/12348/OUT in the revised settlement boundaries and the Town Council had supported its exclusion, therefore it would be inappropriate to include it now.

2. The access point for this site would be disastrous. This section of Upper Marsh Road is narrow with no footpath and leads on to a narrow country road that is prone to flooding and often has to be closed. Runoff water from the site would exacerbate the problem.
3. The impact on the environment would be detrimental. The site is on the cusp of the Wiltshire Wildlife Trust area.

8. Planning Applications

- 17/12348/OUT** Outline application with some matters reserved for residential development (Access only) Land East of Damask Way, Smallbrook Lane, BA12 9PP
- 17/11493/FUL** Demolition of existing residential dwelling to be replaced with a new cottage style residential dwelling and increase in private residential curtilage/amenity space. Ludlows Farm, 112 Bradley Road, Warminster, Wiltshire, BA12 7JY
- 17/10456/FUL** Replace derelict garden shed. 72 Portway, Warminster, Wilts, BA12 8QE
- 17/09170/FUL** Proposed change of use and annexe providing 3 one bedroom residential units. 58 East Street, Warminster, Wiltshire, BA12 9BW
- 17/12266/FUL** Demolish conservatory & construct 2 storey rear extension including internal modifications & front porch. 46 Imber Road, Warminster, BA12 0BN
- 17/12078/FUL** Proposed installation of canopy and Portakabin within area of the supermarket car park to create car park valeting franchise. Morrisons, Weymouth Street, Warminster, BA12 9NT
- 17/12229/ADV** Signage scheme relating to proposed valeting franchise. Morrisons, Weymouth Street, Warminster, BA12 9NT
- 17/12365/FUL** Partial Demolition of Existing Garage & Construction of New Extension to Garage and Extension of First Floor Bedrooms over Garage. 38 Gipsy Lane, Warminster, Wiltshire, BA12 9LR
- 18/00001/LBC** Reinstatement of stone piers, metal railings and metal gates. St Lawrence Chapel, High Street, Warminster, Wiltshire, BA12 9AG
- 18/00125/FUL** Refurbishment and extension of existing property to provide an additional bedroom and improved living accommodation to modern standards (Resubmission of 16/11717/FUL) 15 Elm Hill, Warminster, Wiltshire, BA12 0AY

- 18/00157/FUL** Single storey side extension, porch extension and new dormer window to the rear elevation. 3 Lower Marsh Road, Warminster, Wiltshire, BA12 9PB
- 18/00216/FUL** Install an additional single air conditioning condenser unit on the rear elevation. 18 Three Horseshoes Walk, Warminster, Wiltshire, BA12 9BT
- 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.
- 18/00270/FUL** Replace existing conservatory with solar room. 2 A Prestbury Drive, Warminster, BA12 9LB
- 18/00283/VAR** Removal of conditions 2 and 3 of planning permission 05/01570/FUL to allow the building to be used as permanent residential accommodation that is no longer ancillary to the main dwelling.
- 18/00259/FUL** First floor south facing dormer window. 23 Willow Crescent, Warminster, Wiltshire, BA12 9LH
- 17/10750/FUL** Change of use of offices to residential (Resubmission of 14/10786/FUL) 29 George Street, Warminster, Wiltshire, BA12 8QB
- 18/00279/ADV** Proposed advertising/direction signs Warminster School, Church Street, Warminster, Wiltshire, BA12 8PJ

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 12th February 2018

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.... 01

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
06.12.17	17/11585/FUL	Two storey rear extension. 20 Primrose Walk, Warminster, Wilts, BA12 8RL http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	24.11.17	03.01.18	(o)	Katie Yeoman	
13.12.17	17/11493/FUL	Demolition of existing residential dwelling to be replaced with a new cottage style residential dwelling and increase in private residential curtilage/amenity space. Ludlows Farm, 112 Bradley Road, Warminster, Wilts, BA12 7JY http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	13.12.17	10.01.18	(e)	Steve Vellance	
02.01.18	17/10456/FUL	Replace derelict garden shed. 72 Portway, Warminster, Wiltshire, BA12 8QE http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	02.01.18	30.01.18	(m)	Katie Yeoman	
03.01.18	17/12348/OUT	Outline application with some matters reserved for residential development (Access only) Land East of Damask Way, Smallbrook Lane, Warminster, BA12 9PP http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	03.01.18	02.02.18	(m)	Steven Sims	

04.01.18	17/09170/FUL	Proposed change of use and annexe providing 3 one bedroom residential units. 58 East Street, Warminster, Wiltshire, BA12 9BW http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	04.01.18	09.02.18	(m)	Matthew Perks	
04.01.18	17/12266/FUL	Demolish conservatory & construct 2 storey rear extension including internal modifications & front porch. 46 Imber Road, Warminster, Wiltshire, BA12 0BN http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	04.01.18	01.02.18	(m)	Steve Vellance	
08.01.18	17/12078/FUL	Proposed installation of canopy and Portakabin within area of the supermarket car park to create car park valeting franchise. Morrisons, Weymouth Street, Warminster, BA12 9NT http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	08.01.18	05.02.18	(m)	Steve Vellance	
08.01.18	17/12229/ADV	Signage scheme relating to proposed valeting franchise. Morrisons, Weymouth Street, Warminster, BA12 9NT http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	08.01.18	05.02.18	(m)	Steve Vellance	
09.01.18	17/12365/FUL	Partial Demolition of Existing Garage & Construction of New Extension to Garage and Extension of First Floor Bedrooms over Garage. 38 Gipsy Lane, Warminster, Wiltshire, BA12 9LR http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	09.01.18	06.02.18	(m)	Katie Yeoman	

10.01.18	18/00001/LBC	Reinstatement of stone piers, metal railings and metal gates. St Lawrence Chapel, High Street, Warminster, Wiltshire, BA12 9AG http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	10.01.18	09.02.18	(m)	Jocelyn Sage	
15.01.18	18/00125/FUL	Refurbishment and extension of existing property to provide an additional bedroom and improved living accommodation to modern standards (Resubmission of 16/11717/FUL) 15 Elm Hill, Warminster, Wiltshire, BA12 0AY http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	04.01.18	12.02.18	(m)	Verity Giles-Franklin	
16.01.18	18/00157/FUL	Single storey side extension, porch extension and new dormer window to the rear elevation. 3 Lower Marsh Road, Warminster, Wiltshire, BA12 9PB http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	05.01.18	13.02.18	(m)	Katie Yeoman	
16.01.18	18/00216/FUL	Install an additional single air conditioning condenser unit on the rear elevation. 18 Three Horseshoes Walk, Warminster, Wiltshire, BA12 9BT http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	08.01.18	16.02.18	(m)	Matthew Perks	

18.01.18	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. http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	18.01.18	31.01.18	(m)	James Taylor	
18.01.18	18/00270/FUL	Replace existing conservatory with solar room. 2 A Prestbury Drive, Warminster, BA12 9LB http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	17.01.18	15.02.18	(m)	Katie Yeoman	
18.01.18	18/00283/VAR	Removal of conditions 2 and 3 of planning permission 05/01570/FUL to allow the building to be used as permanent residential accommodation that is no longer ancillary to the main dwelling. 96 Victoria Road, Warminster, Wiltshire, BA12 8HG http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	10.01.18	15.02.18	(m)	Eileen Medlin	
18.01.18	18/00259/FUL	First floor south facing dormer window. 23 Willow Crescent, Warminster, Wiltshire, BA12 9LH http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	10.01.18	15.02.18	(m)	Steve Vellance	
18.01.18	17/10750/FUL	Change of use of offices to residential (Resubmission of 14/10786/FUL) 29 George Street, Warminster, Wiltshire, BA12 8QB http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	10.01.18	15.02.18	(m)	Steve Vellance	

18.01.18	18/00279/ADV	Proposed advertising/direction signs Warminster School, Church Street, Warminster, Wiltshire, BA12 8PJ http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	10.01.18	23.02.18	(m)	Steve Vellance	

Date agenda to be sent out: 22.01.2018

Date of Planning Advisory Committee Meeting: 29.01.2018

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Extract from Planning minutes 16.10.17

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.

The members had a lengthy debate about this application. Councillor Jolley proposed acceptance of the removal of condition 6 relating to the requirement of a BREEAM certificate. The amendments to the delivery hours should have a condition of no deliveries after midnight or before 6am to reduce impact to the neighbours. All the original conditions to remain. Seconded Councillor Nicklin, voting unanimous in favour.

This application has already been called in by Councillor Ridout.

Extract from Planning minutes 08.12.14

17/10750/FUL Change of use of offices to residential (Resubmission of 14/10786/FUL)
29 George Street, Warminster, Wiltshire, BA12 8QB

The Members had no issues with this planning application and it was reverting back to its original use. Councillor Fryer proposed acceptance of the plans, Seconded Councillor Fraser, Voting unanimous in Favour.