

A G E N D A

5th October 2020

Dear Councillor

You are summoned to a meeting of the:

Planning Advisory Committee
on Monday 12th October 2020 at 7pm
to be held online

Membership:

Cllr Brett (East)	Cllr Jeffries (Copheap) Vice Chairman
Cllr Doyle (East)	Cllr Spender (Broadway)
Cllr Fraser (West)	Cllr Nicklin (West) Chairman
Cllr Fryer (Broadway)	

Copied to all other members for information.

Normally, the council would meet in person and provide an opportunity for members of the public to attend. However, during the current emergency, this is not possible, and the Government have put in place Regulations that allow 'Virtual' committees to be convened and held to conduct local authority business.

The Council has adopted appropriate procedures to ensure the smooth administration of such virtual meetings.

If you wish to submit a statement to be read out in public participation, please contact admin@warminster-tc.gov.uk at least a day prior to the meeting to enable this to be facilitated. If you wish to view the meeting please see the link on the Warminster Town Council Website www.warminster-tc.gov.uk in the meetings diary.

Yours sincerely



Fiona Fox BA (Hons) MCIPD FSLCC
Town Clerk and Responsible Financial Officer

Copies of plans are available to online at

<http://www.wiltshire.gov.uk/planninganddevelopment.htm>

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 (and sign at a later date) as a correct record, the minutes of the Planning Advisory Committee meeting held on Monday 14th September 2020; copies of these minutes have been circulated and Standing Order 12.1 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 14th September 2020.

4. **Chairman's Announcements**

To note any announcements made by the Chair.

5. **Questions**

To receive questions from members of the council submitted in advance to the Clerk.

Standing Orders will be suspended to allow for public participation.

6. **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. The chairman will read any statements submitted.

Standing Orders will be reinstated following public participation.

7. **Reports from Unitary Authority Members**

To note reports provided which are relevant to this committee.

8. **Planning Applications**

20/07313/LBC Repairs to drawing room floor following foul flood water ingress to underfloor void including lifting floorboards, floor joists and timber sleepers. Reinstallation of salvaged floor joists where appropriate and new treated sleepers/floor joists where necessary. The Chantry, 34 High Street, Warminster, Wiltshire, BA12 9AF

20/07129/FUL Construction of 3 bedroom 1.5 storey house, parking and amenity space. Land to the rear of the parking area for Barclay Court, Woodcock Road, Warminster Wiltshire

20/07451/FUL	Store extension with vehicle parking canopy to facilitate proposed home shopping offer. Morrisons Car Park, Weymouth Street, Warminster, BA12 9NJ
20/06556/FUL	Installation of window on ground floor Silverdale, 42 B Church Street, Warminster, Wilts, BA12 8PQ
20/06361/FUL	Proposed balcony at the rear of property. 66 Upper Marsh Road, Warminster, Wilts, BA12 9PW
20/07629/FUL	Single storey extension. 12A Westbury Road, Warminster, BA12 0AN
20/07660/FUL & 20/08052/LBC	Conversion of redundant store building to residential dwelling. Storage Building At 19 Market Place, Warminster, BA12 9AY
20/07079/FUL	Conversion of Garage to provide Home working office, creation of Link Corridor, provide utility area. 15 Willow Crescent, Warminster, BA12 9LH
20/07798/FUL	Change of use from B1/B2/B8 to sui generis use (Ambulance Station) and associated external alterations and parking. Unit 9, Stephens Way, Warminster Business Park, Warminster, BA12 8SR
20/05306/LBC	Proposed removal of x3 rotten sliding sash windows and to replace with new like for like traditional sliding sash windows individually glazed with or without heritage double glazed units. 61 Portway, Warminster, Wilts, BA12 8QH
20/07478/FUL	Proposed external wall insulation with render finish to all elevations. 15-17 Frederick Taylor Court, Warminster, Wiltshire, BA12 8BN
20/07876/FUL	First floor extension over existing single storey flat roof extension. Prestbury Lodge, 16 Canons Close, Warminster, Wiltshire, BA12 9LA
20/07720/FUL	Extension and conversion of existing detached garage to provide annexe. 52 West Parade, Warminster, BA12 8LY
20/08200/FUL	Garage extension. 28 Ebble Crescent, Warminster, Wilts, BA12 9PF
20/07820/FUL	2 storey rear extension to main house with existing garage to be taken down & rebuilt in new location within existing rear garden. 10 Lyme Avenue, Warminster, Wilts, BA12 8LN

9. **Tree Applications**

20/07713/TCA	T1 - Pear tree - reduce lateral spread by 1 metre on all sides and height by 1 metre T2 - Pear tree - reduce height and spread by 1 metre. 4 North Row Warminster, Wilts, BA12 9AD
20/07769/TCA	Birch (T1)- crown reduce by up to 2.5m to suitable growth points large Birch dominating gardens of number 26 and number 24. 26 West Street, Warminster, Wiltshire, BA12 8JJ
20/07766/HRN	Removal of hedgerow along the Sambourne Road boundary of the cricket field. The Pavilion, Sambourne Road, Warminster, BA12 8LJ
20/08186/TCA	Crown Raise Acacia by Removing the 2 Lowest Branches. 3 Beavans Court, Warminster, Wiltshire, BA12 9BS
20/07841/TPO	Oak tree - TPO Ref W/08/0035/IND: Overall canopy reduction of two to three meters (back to previous pruning points), leaving a well-balanced shape. Crown raise over the road to 5.2 meters. The two lower branches over the pavement that have been badly pruned in the past will be pruned back to the trunk. Sever ivy at the base. 61 Upper Marsh Road, Warminster, BA12 9PW
20/08428/TPO	Fell 1 Sycamore Tree. 14 Orchard Close, Warminster, Wiltshire, BA12 0BT

10. **Proposals for the reform of the planning system.**

The proposal for reform of the planning system from Wiltshire Council is attached for **members to note and to add any comments for further consideration.**

11. **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 9th November 2020

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 admin@warminster-tc.gov.uk

WARMINSTER TOWN COUNCIL
No.... 09

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
08.09.20	20/07313/LBC	Repairs to drawing room floor following foul flood water ingress to underfloor void including lifting floorboards, floor joists and timber sleepers. Reinstallation of salvaged floor joists where appropriate and new treated sleepers/floor joists where necessary. The Chantry, 34 High Street, Warminster, Wiltshire, BA12 9AF http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	20.08.20	09.10.20	(e) Agreed 09.09.20, comment must be sent 13.10.20	Helen Garside	
10.09.20	20/07761/TCA	Holly - 2 metre reduction to canopy overall. Old School Building, Boreham Road, Warminster, Wiltshire http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	28.08.20	02.10.20	(o)	Beverley Griffin	
14.09.20	20/07129/FUL	Construction of 3 bedroom 1.5 storey house, parking and amenity space. Land to the rear of the parking area for Barclay Court, Woodcock Road, Warminster Wiltshire http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	21.08.20	05.10.20	(e)	Verity Giles-Franklin	

15.09.20	20/07451/FUL	Store extension with vehicle parking canopy to facilitate proposed home shopping offer. Morrisons Car Park, Weymouth Street, Warminster, BA12 9NJ http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	14.09.20	16.10.20	(m)	Steven Sims	
15.09.20	20/06556/FUL	Installation of window on ground floor Silverdale, 42 B Church Street, Warminster, Wilts, BA12 8PQ http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	15.09.20	13.10.20	(m)	Steve Vellance	
16.09.20	20/06361/FUL	Proposed balcony at the rear of property. 66 Upper Marsh Road, Warminster, Wilts, BA12 9PW http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	16.09.20	14.10.20	(m)	Katie Tregay	
17.09.20	20/07629/FUL	Single storey extension. 12A Westbury Road, Warminster, BA12 0AN http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	17.09.20	15.10.20	(m)	Steve Vellance	
18.09.20	20/07660/FUL	Conversion of redundant store building to residential dwelling. Storage Building At 19 Market Place, Warminster, BA12 9AY http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	18.09.20	23.10.20	(m)	Katie Tregay	
18.09.20	20/08052/LBC	Conversion of redundant store building to residential dwelling. Storage Building At 19 Market Place, Warminster, BA12 9AY http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	18.09.20	23.10.20	(m)	Katie Tregay	
21.09.20	20/07079/FUL	Conversion of Garage to provide Home working office, creation of Link Corridor, provide utility area. 15 Willow Crescent, Warminster, BA12 9LH http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	21.09.20	19.10.20	(m)	Steve Vellance	

22.09.20	20/07713/TCA	T1 - Pear tree - reduce lateral spread by 1 metre on all sides and height by 1 metre T2 - Pear tree - reduce height and spread by 1 metre. 4 North Row Warminster, Wilts BA12 9AD http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	22.09.20	14.10.20	(m)	Sue Morgan	
22.09.20	20/07798/FUL	Change of use from B1/B2/B8 to sui generis use (Ambulance Station) and associated external alterations and parking. Unit 9, Stephens Way, Warminster Business Park, Warminster, BA12 8SR http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	22.09.20	20.10.20	(m)	Eileen Medlin	
23.09.20	20/05306/LBC	Proposed removal of x3 rotten sliding sash windows and to replace with new like for like traditional sliding sash windows individually glazed with or without heritage double glazed units. 61 Portway, Warminster, Wilts, BA12 8QH http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	23.09.20	23.10.20	(m)	Jocelyn Sage	
23.09.20	20/07769/TCA	Birch (T1)- crown reduce by up to 2.5m to suitable growth points large Birch dominating gardens of number 26 and number 24. 26 West Street, Warminster, Wiltshire, BA12 8JJ http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	23.09.20	15.10.20	(m)	Beverley Griffin	
23.09.20	20/07478/FUL	Proposed external wall insulation with render finish to all elevations. 15-17 Frederick Taylor Court, Warminster, Wiltshire, BA12 8BN http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	23.09.20	21.10.20	(m)	Katie Tregay	

23.09.20	20/07766/HRN	Removal of hedgerow along the Sambourne Road boundary of the cricket field. The Pavilion, Sambourne Road, Warminster, BA12 8LJ http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	23.09.20	15.10.20	(m)	Shane Verrion	
23.09.20	20/08186/TCA	Crown Raise Acacia by Removing the 2 Lowest Branches. 3 Beavans Court, Warminster, Wiltshire, BA12 9BS http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	23.09.20	15.10.20	(m)	Beverley Griffin	
24.09.20	20/07841/TPO	Oak tree - TPO Ref W/08/0035/IND: Overall canopy reduction of two to three meters (back to previous pruning points), leaving a well-balanced shape. Crown raise over the road to 5.2 meters. The two lower branches over the pavement that have been badly pruned in the past will be pruned back to the trunk. Sever ivy at the base. 61 Upper Marsh Road, Warminster, BA12 9PW http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	24.09.20	16.10.20	(m)	Shane Verrion	
28.09.20	20/07876/FUL	First floor extension over existing single storey flat roof extension. Prestbury Lodge, 16 Canons Close, Warminster, Wiltshire, BA12 9LA http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	25.09.20	25.10.20	(m)	Katie Tregay	
29.09.20	20/07720/FUL	Extension and conversion of existing detached garage to provide annexe. 52 West Parade, Warminster, BA12 8LY http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	29.09.20	27.10.20	(m)	Selina Parker-Miles	
01.10.20	20/08428/TPO	Fell 1 Sycamore Tree. 14 Orchard Close, Warminster, Wiltshire, BA12 0BT http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	01.10.20	23.10.20	(m)	Shane Verion	

05.10.20	20/08200/FUL	Garage extension. 28 Ebbles Crescent, Warminster, Wilts, BA12 9PF http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	23.09.20	02.11.20	(m)	Steve Vellance	
05.10.20	20/07820/FUL	2 storey rear extension to main house with existing garage to be taken down & rebuilt in new location within existing rear garden. 10 Lyme Avenue, Warminster, BA12 8LN http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	11.11.20	02.11.20	(m)	Steve Vellance	

Date agenda to be sent out: 05.10.2020

Date of Planning Advisory Committee Meeting: 12.10.2020

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Proposals for reform of the planning system

Briefing Note No. 20-31

Introduction

1. On 6th August, the Government published two consultation documents on the planning system.

Planning for the Future White Paper

2. The [Planning For the Future White Paper](#) sets out wide ranging proposals to reform the planning system. They include a fundamental reform of the plan-making process, much greater use of digital data and tools, a strengthened focus on design quality and environmental outcomes, and a new infrastructure levy which would replace both s106 agreements and the Community Infrastructure Levy.
3. The proposed reforms will mean:
 - Local communities will be consulted from the very beginning of the planning process. By harnessing the latest technology through online maps and data, the whole system will be made more accessible
 - Valued green spaces will be protected for future generations by allowing for more building on brownfield land and all new streets to be tree lined
 - Homes will be built quicker by ensuring local housing plans are developed and agreed in 30 months
 - Every area to have a local plan in place
 - The planning process to be overhauled and replaced with a clearer, rules-based system.
 - A new simpler national levy to replace the current system of developer contributions (Community Infrastructure levy and Section 106 payments)
 - The creation of a fast-track system for beautiful buildings and establishing local design guidance for developers to build and preserve beautiful communities
 - An ambition that new 'zero carbon ready' homes delivered under our new system will not require any future retrofitting.

4. New Local Plans

Under the proposals local areas would develop plans for land to be designated into 3 categories:

- **Growth areas** will back development, with development approved at the same time plans are prepared, meaning new homes, schools, shops and business space can be built quickly and efficiently, as long as local design standards are met.

- **Renewal areas** will be suitable for some development – where it is high-quality in a way which meets design and other prior approval requirements the process will be quicker. If not, development will need planning approval in the usual way.
- **Protected areas** will be just that – development will be restricted to carry on protecting our treasured heritage like Areas of Outstanding Natural Beauty and National Parks.

The Royal Town Planning Institute has produced a useful [one-page summary of the White Paper proposals](#).

5. The proposals in the White Paper have important implications for Wiltshire Council, as one of the largest local planning authorities in the country. There is a 12-week consultation period ending on 29th October 2020.

Changes to the current planning system

6. Alongside the Planning for the Future White Paper there is also a consultation on [Changes to the current planning system](#). This consultation sets out proposals for measures to improve the effectiveness of the current planning system. The 4 main proposals are:
 - **Changes to the standard method for assessing local housing need:** Proposals to revise the standard method to increase the overall number of homes being planned for and achieve a more appropriate distribution (delivering 300,000 homes nationally p.a.)
 - **Delivering First Homes:** Requiring 25% of all affordable housing to be First Homes and also consulting on a range of options for the remaining 75% off affordable housing.
 - **Section 106 and Small Sites:** supporting small and medium-sized builders by temporarily lifting the small sites threshold below which developers do not need to contribute to affordable housing. It is proposed to temporarily raise the threshold below which developers do not need to contribute to affordable housing, to up to 40 or 50 units for an 18-month period. In designated rural areas, the consultation proposes to maintain the current threshold. It also seeks views on whether there are any other barriers for SMEs to access and progress sites.
 - **Permission in Principle:** Proposals to increase the threshold for Permission in Principle by application, to cover sites suitable for major housing-led development, rather than being restricted to just minor housing development.
7. The 'Changes to the current policy system' consultation closes on 1 October 2020.

Wiltshire Council's Response to the Consultations

8. Due to the shorter timescale for the consultation on changes to the current planning system a response to that consultation will be submitted by the Director for Economic Development and Planning, in consultation with the Cabinet Member.
9. With regard to the White Paper, there is an online Member Briefing Session on Friday 2nd October 2020, at which all members of Wiltshire Council are welcome.

This will give members an opportunity to ask questions and clarify their understanding of the proposals, which can be viewed in full via the links within this document. The Planning White Paper will also be discussed at Full Council on 20th October.

Sam Fox
Director for Economic Development & Planning