

## A G E N D A

**8<sup>th</sup> February 2021**

Dear Councillor

You are summoned to a meeting of the:

**Planning Advisory Committee**  
**on Monday 15<sup>th</sup> February 2021 at 7.00pm**  
**to be held online**

**Membership:**

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

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](mailto: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](http://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 11<sup>th</sup> January 2021; 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 11<sup>th</sup> January 2021.

**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**

20/10814/FUL	External Alterations. Unit 4, Pound Stretcher, Castlemore Retail Park, Warminster, BA12 9FE
20/11217/FUL	Roof extension over garage to create bedroom, dressing room and en-suite and single storey rear extension. 40 The Downlands, Warminster, BA12 0BD
21/00198/DP3	Installation of solar panels to south facing sports hall and pool roof; removal of existing boilers, install external air source heat pumps. Warminster Sports Centre, Woodcock Road, Warminster, Wiltshire, BA12 9DQ

20/11319/FUL	Proposed new front porch, new single storey rear extension, new attic conversion with flat roof dormer to rear of property and new window on north elevation. 6 The Woodlands, Warminster, Wilts BA12 0DX
20/11351/FUL	Replacement of redundant porch with single-storey front extension to create utility. 34 Ebble Crescent, Warminster, Wilts BA12 9PF
20/11503/FUL	Conversion and roof extension of existing garage to provide annexe accommodation. 16 Haygrove Close, Warminster, BA12 8SL
20/11180/FUL	Retrospective application to retain: Condenser and Compressor units & new acoustic barrier. Ruskim Seafoods Ltd, 2B Newopaul Way, Warminster Business Park, Warminster, BA12 8RY
20/11509/FUL	Demolition of existing porch & construction of new single extension with associated landscaping & internal alterations. 13 The Close, Warminster, BA12 9AL
20/11460/VAR	Variation of condition 2 of 20/02527/FUL to allow for amended roof height of Block A and C to match the approved height given to Block B. Plot A1, Furnax Lane, Warminster, Wilts
21/00379/FUL	Erection of detached dwelling on land formerly part of plot 2 The Downlands, Land rear of 2 The Downlands, Warminster, Wiltshire, BA12 0BD
20/11678/FUL	Erection of 3 two-bed terrace houses with parking for new proposal and 4 properties adjacent. Land North West of Station, Station Terrace, Warminster, Wiltshire
21/00457/FUL	Removal of two apartment entrance lobbies and replaced with two new entrances. Two new roof lights proposed above stair cores for smoke ventilation. Two existing stores removed, allowing a new car park and road access for 9 additional car spaces with new hard & soft landscaping. New refuse store. 289 Pepper Place, Warminster, BA12 0DG
21/00469/FUL	Removal of existing apartment entrance lobby and replaced with two new entrances. Two new roof lights proposed above stair cores for smoke ventilation. Two external balconies on rear elevation re-instated. New hard & soft landscaping and new refuse store. 401 Pepper Place, Warminster, Wilts, BA12 0DG



## 9. Tree Applications

- 21/00510/TPO      T1-T22 = Sycamore trees. G1 = Group/Multi stem Sycamore  
Proposed work: T1 - Crown raise, removing the 7 lowest branches T2 - Crown raise, removing the 4 lowest branches T5 - Fell. T3 & T4 T8 - Crown raise, removing 2 lowest branches T9 – Remove two lowest branches which are heavily overhanging the footpath T10 - Crown raise removing 4 lowest branches, T12 - Fell. T13 - Fell. T15 - Fell. T17 - Fell. G1 - Crown raise lowest branches from all trees within group. Fell 1 smaller stem which completely over hangs rear boundary. 12 A Lower Marsh Road, Warminster, Wilts, BA12 9PB
- 21/00957/TCA      T1 - Fell Conifer, T2 - Fell lilac, T3 -Reduce Cherry tree by 30%, T4 - Fell fruit tree. 23 Vicarage Street, Warminster, BA12 8JG
- 21/01085/TPO      G1 - Group Consists of 2 Yew trees - Fell .Large laurel not believed to be listed under TPO to be removed. G2 - Group consisting of Birch, Laurel, Holly, 1 Yew and 1 Larch - Crown raise all Holly up to 6ft. Crown raise Yew by to 6ft. Remove Larch G3 - Group consisting of Holly, Laurel & 1 Lawson Cyprus – Crown raise all Holly to 6ft. G4 - Group consisting of 2 Large Holly, several small Holly, 1 Yew. - Fell and remove 1 holly growing up against Yew tree. This Holly is also heavily leaning and suppressed by the 2 large holly trees near boundary line. Reduce Yew tree by 10 ft to reshape, 1 Houghton Close, Warminster, BA12 9QZ

## 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 15<sup>th</sup> March 2021

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 [admin@warminster-tc.gov.uk](mailto:admin@warminster-tc.gov.uk)

**WARMINSTER TOWN COUNCIL**

No.... 1

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
08.01.21	20/10814/FUL	External Alterations. Unit 4, Pound Stretcher, Castlemore Retail Park, Warminster, BA12 9FE <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	07.01.21	04.02.21	(e)	Steve Vellance	
08.01.21	20/11217/FUL	Roof extension over garage to create bedroom, dressing room and en-suite and single storey rear extension. 40 The Downlands, Warminster, BA12 0BD <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	07.01.21	04.02.21	(e) Agreed 11.01.21	Selina Parker-Miles	
11.01.21	21/00198/DP3	Installation of solar panels to south facing sports hall and pool roof; removal of existing boilers, install external air source heat pumps. Warminster Sports Centre, Woodcock Road, Warminster, Wiltshire, BA12 9DQ <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	08.01.21	29.01.21	(e) Agreed 11.01.21	Mike Wilmot	
12.01.21	20/11319/FUL	Proposed new front porch, new single storey rear extension, new attic conversion with flat roof dormer to rear of property and new window on north elevation. 6 The Woodlands, Warminster, BA12 0DX <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	11.01.21	08.02.21	(e) Agreed 13.01.21	Selina Parker-Miles	

13.01.21	21/00132/TPO	G1 - group of Sycamore trees - crown raise 3m. T1 - T4 - 4 x Sycamore trees - fell 8 A Elm Hill, Warminster, BA12 0AU <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	12.01.21	03.02.21	(o)	Shane Verrion	
13.01.21	20/11351/FUL	Replacement of redundant porch with single-storey front extension to create utility. 34 Ebbles Crescent, Warminster, BA12 9PF <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	12.01.21	09.02.21	(e)	Steve Vellance	
13.01.21	21/00149/TCA	T1 Norway maple - remove. Due to fast growing fungal ingress and close proximity of tree to properties, failure would be catastrophic. 52 Boreham Road, Warminster, BA12 9JL <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	13.01.21	04.02.21	(o)	Beverley Griffin	
13.01.21	21/00080/TPO	T1 Ash. Re-pollard tree. Remove re-growth back to the previous pruning points. (approx.2.5 metres) Tree work is for the ongoing management of this tree in its residential position. 25 Haygrove Close, Warminster, BA12 8SL <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	13.01.21	04.02.21	(o)	Shane Verrion	
18.01.21	20/11503/FUL	Conversion and roof extension of existing garage to provide annexe accommodation 16 Haygrove Close, Warminster, BA12 8SL <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	18.01.21	15.02.21	(m)	Shane Verrion	
20.01.21	21/00404/TCA	T1 - Reduce limbs over school by approximately 3m. Remove major Deadwood from tree over 5cm in diameter. (Smaller deadwood will still remain). 105 West Street, Warminster, BA12 8JZ <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	20.01.21	11.02.21	(o)	Beverley Griffin	



21.01.21	20/11180/FUL	Retrospective application to retain: Condenser and Compressor units & new acoustic barrier. Ruskim Seafoods Ltd, 2B Newopaul Way, Warminster Business Park, Warminster, Wilts, BA12 8RY <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	21.01.21	18.02.21	(m)	Steve Vellance	
21.01.21	20/11509/FUL	Demolition of existing porch & construction of new single extension with associated landscaping & internal alterations. 13 The Close, Warminster, Wilts, BA12 9AL <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	21.01.21	18.02.21	(m)	Steve Vellance	
22.01.21	21/00510/TPO	KEY: T1-T22 = Sycamore trees. G1 = Group/Multi stem Sycamore Proposed work: T1 - Crown raise, removing the 7 lowest branches T2 - Crown raise, removing the 4 lowest branches T5 - Fell. T3 & T4 T8 - Crown raise, removing 2 lowest branches T9 – Remove two lowest branches which are heavily overhanging the footpath T10 - Crown raise removing 4 lowest branches, T12 - Fell. T13 - Fell. T15 - Fell. T17 - Fell. G1 - Crown raise lowest branches from all trees within group. Fell 1 smaller stem which completely over hangs rear boundary 12 A Lower Marsh Road, Warminster, BA12 9PB <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	22.01.21	15.02.21	(m)	Shane Verrion	

25.01.21	20/11460/VAR	Variation of condition 2 of 20/02527/FUL to allow for amended roof height of Block A and C to match the approved height given to Block B. Plot A1, Furnax Lane, Warminster, Wilts <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	23.01.21	26.02.21	(m)	Steven Simms	
28.01.21	21/00379/FUL	Erection of detached dwelling on land formerly part of plot 2 The Downlands, Land rear of 2 The Downlands, Warminster, Wiltshire, BA12 0BD <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	27.01.21	25.02.21	(m)	Selina Parker-Myles	
02.02.21	20/11678/FUL	Erection of 3 two-bed terrace houses with parking for new proposal and 4 properties adjacent. Land North West of Station, Station Terrace, Warminster, Wiltshire <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	02.02.21	02.03.21	(m)	Eileen Medlin	
03.02.21	21/00957/TCA	T1 - Fell Conifer, T2 - Fell lilac, T3 -Reduce Cherry tree by 30%, T4 - Fell fruit tree 23 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>	03.02.21	25.02.21	(m)	Beverley Griffin	



04.02.21	21/01085/TPO	<p>G1 - Group Consists of 2 Yew trees - Fell . Large laurel not believed to be listed under TPO to be removed.</p> <p>G2 - Group consisting of Birch, Laurel, Holly, 1 Yew and 1 Larch - Crown raise all Holly up to 6ft. Crown raise Yew by to 6ft. Remove Larch</p> <p>G3 - Group consisting of Holly, Laurel &amp; 1 Lawson cyprus - Crown raise all Holly to 6ft.</p> <p>G4 - Group consisting of 2 Large Holly, several small Holly, 1 Yew. - Fell and remove 1 holly growing up against Yew tree. This Holly is also heavily leaning and suppressed by the 2 large holly trees near boundary line.</p> <p>Reduce Yew tree by 10 ft to reshape</p> <p>1 Houghton Close, Warminster, BA12 9QZ</p> <p><a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a></p>	04.02.21	26.02.21	(m)	Shane Verrion	
05.02.21	21/00457/FUL	<p>Removal of two apartment entrance lobbies and replaced with two new entrances. Two new roof lights proposed above stair cores for smoke ventilation. Two existing stores removed, allowing a new car park and road access for 9 additional car spaces with new hard &amp; soft landscaping. New refuse store.</p> <p>289 Pepper Place, Warminster, BA12 0DG</p> <p><a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a></p>	05.02.21	05.03.21	(m)	Yancy Sun	

05.02.21	21/00469/FUL	Removal of existing apartment entrance lobby and replaced with two new entrances. Two new roof lights proposed above stair cores for smoke ventilation. Two external balconies on rear elevation re-instated. New hard & soft landscaping and new refuse store. 401 Pepper Place, Warminster, Wilts, BA12 0DG <a href="http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx">http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx</a>	05.02.21	05.03.21	(m)	Yancy Sun	
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Date agenda to be sent out: 08.02.2021

Date of Planning Advisory Committee Meeting: 15.02.2021

Notes for PAC Committee meeting Monday 15<sup>th</sup> February 2021

**PAC meeting on Monday 20<sup>th</sup> April 2020**

20/01879/ADV and 20/02527/FUL

15 small starter business units with B1/B2/B8 use classes. Proposed scheme includes forecourts and landscaping. Plot A1. Furnax Lane, Warminster.

**Members had no objection to this application but wished that the concerns raised from neighbours regarding the drainage systems were noted.**