

**MINUTES**  
**of the Planning Advisory Committee**  
**held on Monday 19<sup>th</sup> July 2021 at 7.00pm at**  
**Warminster Civic Centre**

**Membership:**

<b>Cllr Allensby (West)</b>	*	<b>Cllr Macdonald (East)</b>	*
<b>Cllr Fraser (West)</b>	v	<b>Cllr Robbins (East)</b>	*
<b>Cllr Jeffries (North)</b>	*	<b>Cllr Syme (Broadway)</b>	*
<b>Cllr Keeble (West)</b>	*		

Key: \* Present    A Apologies    AB Absent    V Attended online

**In attendance:**

Officers: Tom Dommert (Deputy Town Clerk), Judith Halls (Office Manager),  
Stuart Atherton (Committees & Administration Clerk)

**Online meeting attendees:** Cllr Fraser (due to being virtual Cllr Fraser was not entitled to vote but could take part in discussion)

**Members of the public in attendance: 2**

**PC/21/013    Apologies for Absence**  
There were no apologies for absence

**PC/21/014    Declarations of Interest**  
Declarations of interest were received under Warminster Town Council's Code of Conduct issued in accordance with the Localism Act 2011 from  
Cllr Robbins declared a non-pecuniary interest in application PL/2021/06353, he would take part in discussion but not vote.  
Cllr Allensby declared a non-pecuniary interest in application PL/2021/05308, she would not take part in discussion nor vote.  
Cllr Jeffries declared a non-pecuniary interest in application PL/2021/05308, he would take part in discussion as a member of the public had raised concerns but would not vote.

Signed.....Date.....

**PC/21/015**    **Minutes**  
**PC/21/015.1** The minutes of the meeting held on Monday 14<sup>th</sup> June 2021 were approved as a true record and signed by the chairman.  
**PC/21/015.2** There were no matters arising from the previous minutes.

**PC/21/016**    **Chairman's Announcements**  
None.

**PC/21/017**    **Questions**  
None.

*Standing Orders were suspended at 7:03pm to allow for public participation*

**PC/21/018**    **Public Participation**  
Mr Jonathan Nuth re: applications **PL/2021/05066 & PL/2021/06344**  
Mr Nuth stated that the erection of this proposed housing was in line with Wiltshire Council's Development Plan, for new housing.  
He stated that previous objections have been addressed and are no longer in contention with previous objectors. Mr Nuth explained that if the proposal was not accepted by Wiltshire Council and further changes need to be made, it would not be able to go ahead as the development would no longer be financially viable.  
He also explained that the site had now become vulnerable to fly-tipping which was becoming a local nuisance.  
He asked for full support from the members of the committee to have no objections to the revised planning application in order to move forward with the development.

*Standing Orders were reinstated at 7:10pm*

**PC/21/019**    **Reports from Unitary Authority Members**  
None.

*The chair proposed bringing forward items **PL/2021/05066 & PL/2021/06344** for discussion and the committee agreed unanimously.*

**PC/21/020**    **Planning Application**

PL/2021/05066    The erection of a block of 6 no.flats and associated works including the partial demolition of a listed wall to facilitate the proposed development.  
Land at The Close, Warminster, Wilts BA12 9AL

**It was resolved that there was no objection to the application, members requested that Wiltshire Council include a condition whereby the developers are asked to finance necessary carriageway signage - right hand turn from the site and a no entry from the High Street.**

Signed.....Date.....

PL/2021/06344 Listed building consent. Partial demolition of listed wall to facilitate proposed development of the site to provide six flats and associated works. Land at The Close, Warminster, Wilts BA12 9AL

**It was resolved that there was no objection to the application.**

PL/2021/05001 Detached Oak Framed Garage. 3 Elm Hill, Warminster, BA12 0AU

**It was resolved that there was no objection to the application.**

PL/2021/05295 Side and rear extensions. Avontor, 109 Bath Road, Warminster, Wilts, BA12 8PB

**It was resolved that there was no objection to the application.**

PL/2021/04966 Existing 570mm heritage projecting sign to be removed and make good. Existing 200mm individually lettered signage to be removed and make good. Existing ATM to be removed and new glazing re-instated. Existing night safe to be removed. Existing night safe's cut out hole to be infilled by stonework to match existing. 32 Market Place, Warminster, Wilts BA12 9AR

**It was resolved that there was no objection to the application.**

PL/2021/06207 Listed building consent. Existing 570mm heritage projecting sign to be removed and make good. Existing 200mm individually lettered signage to be removed and make good. Existing ATM to be removed and new glazing re-instated. Existing night safe to be removed. Existing night safe's cut out hole to be infilled by stonework to match existing. 32 Market Place, Warminster, Wilts BA12 9AR

**It was resolved that there was no objection to the application.**

PL/2021/03986 Installation of storage container for storage of equipment and wild animal feed. Land to the North of Willow Barn, Henfords Marsh, Warminster, BA12 9PA

**Cllr Syme proposed no objection, subject to 4 planning conditions:**

- 1. sympathetic colour of the storage container;**
- 2. no outside lights;**
- 3. no other use, other than what the proposal states;**
- 4. only ever two vehicles on site at one time.**

**Secoded Cllr Jeffries. Voting In Favour 2, Against 4, Abstentions Nil. Motion not carried.**

**Cllr Macdonald proposed objection to the application based on:**

- the location of the building, believing that this was in full view from the road, in this otherwise rural setting;**
- concern about the proposed storage container material not being sympathetic to the surrounding environment.**

**Secoded Cllr Jeffries. Voting In Favour 4, Against 2, Abstention Nil. Motion carried.**

Signed.....Date.....

PL/2021/05151      Erection of single-storey Log Cabin as Garden room/Hot Tub enclosure (Retrospective application). 5 Tennyson Close, Warminster, Wilts, BA12 8HL

**It was resolved that there was no objection to the application.**

PL/2021/05308      Additional storey and side and rear extensions 1 Copheap Rise, Warminster, BA12 0AR

**Cllr Macdonald proposed objection based on overdevelopment as the proposed building would not be in-keeping with this bungalow setting.**

**It was also noted that there were trees that had already been removed from the sight.**

**Seconded Cllr Syme. Voting In Favour 4, Against Nil, abstentions 2. Motion carried.**

PL/2021/05168      Pitched roof kitchen extension to rear of house + Alterations to external openings + Replacement flat roof to rear dormer + Pitched roof to front dormers + New pitched roof to garage. 60 Weymouth Street, Warminster, BA12 9NT

**It was resolved that there was no objection to the application.**

20/06550/FUL      Erection of retirement apartments (category ii type) with communal facilities and car parking. Woodmead Residential Home 35 Portway Warminster BA12 8QR

**Cllr Macdonald proposed objection to the application based two points:**

- **Poor provision for parking on the site. It was deemed that this would force the residents, visitor and employees out onto local streets which are already congested with parking, having a wider effect on the local roads.**

- **Highway safety for pedestrians and cyclists. There is a cycle route adjacent to the site and the area is also has a direct footfall of children attending The Avenue School and Kingdown School.**

**Seconded Cllr Syme. Voting In Favour of objection - unanimous. Motion carried.**

PL/2021/05086      Enlarged opening and glazed canopy to rear elevation; Removal of garden workshop and replacement with carport; new rooflight; replacement timber gate. 23 Vicarage Street, Warminster, BA12 8JG

**It was resolved that there was no objection to the application.**

PL/2021/06353      Listed building consent. Removal of existing late 20th century timber stairs and spiral stair, original basement staircase reinstated; new staircase between ground and second floor in new stairwell; minor internal alterations to accommodate new stairwell, including new rooflight at head of staircase; Enlarged opening and glazed canopy to rear elevation; Removal of garden workshop and replacement with carport. Insertion of replacement gate into garden wall. 23 Vicarage Street, Warminster, BA12 8JG

**It was resolved that there was no objection to the application.**

PL/2021/05384      Change of use of the site from a residential care home (Use Class C2) to residential use (Use Class C3) Glencoe, 3 Boreham Road, Warminster, Wilts, BA12 9JP

**It was resolved that there was no objection to the application.**

Signed.....Date.....

PL/2021/05868 Proposed 1No Chalet Type Bungalow in garden area of 2 Wren Close  
(Outline application relating to Access, Appearance, Layout and Scale)  
2 Wren Close, Warminster, BA12 8EH

**Cllr Syme proposed objection of the application based on the size and position of the building and potential for increased flooding. The area has already had issues with flood runoff from a nearby field. Wessex Water already had concerns of flooding in this area. Seconded Cllr Allensby. Voting In Favour 3, Against Nil, Abstentions 3. Motion Carried.**

PL/2021/06116 Single storey rear extension. 5 Beacon View, Warminster, BA12 8HP  
**It was resolved that there was no objection to the application.**

PL/2021/05975 Demolish existing conservatory & construct new extension. 5 Grange Lane, Warminster, BA12 9EY  
**It was resolved that there was no objection to the application.**

PL/2021/05479 Demolition of dilapidated buildings and construction of 8 dwellings and associated parking/external works. 90, Market Place, Warminster, BA12 9AW  
**It was resolved that there was no objection to the application with the request that access road from East Street to the top of the location be tarmacked by the developer.**

**PC/21/021 Tree applications**  
None.

**PC/21/022 Communications**  
None.

**Meeting closed at 7:50pm**

**Date of next meeting 16<sup>th</sup> August 2021**

Signed.....Date.....