

A G E N D A

10th October 2022

Dear Councillor

You are summoned to a meeting of the:

Planning Advisory Committee
on Monday 17th October 2022 at 7.00pm
to be held at

Civic Centre, Sambourne Road, Warminster BA12 8LB

Membership:

Cllr Allensby (West)	Cllr Macdonald (East) Vice Chairman
Cllr Fraser (West)	Cllr Robbins (East)
Cllr Jeffries (North)	Cllr Syme (Broadway)
Cllr Keeble (West) Chairman	

Copied to all other members for information.

Members of the public are welcome to attend meetings of the Council and Committees, unless excluded due to the confidential nature of the business.

If you wish to contribute during public participation, please contact admin@warminster-tc.gov.uk prior to the meeting to enable this to be facilitated. If you do not wish to attend in person, the chairman may read out your contribution.

Yours sincerely



Tom Dommett CILCA
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 as a correct record, the minutes of the Planning Advisory Committee meeting held on Monday 22nd August 2022; 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 22nd August 2022.

3.3 To note due to the death of Her Majesty Queen Elizabeth II, the Planning Advisory Committee did not meet in September. The Chairman and Town Clerk, met to discuss responses to be submitted under the Terms of Reference of Committee, Delegated Business 2.5 *To delegate the power to the town clerk in discussion with the chairman or vice chairman, to make recommendations to Wiltshire Council on minor revisions to applications for which there is insufficient time to call a planning committee or sub-committee meeting. The exercise of this power should be consistent with established practice and policy of the committee, where defined, and shall be reported to the next Planning Advisory Committee meeting.*

(Comments attached)

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 may read any statements submitted in advance.

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**

Response selections available for including on the Wiltshire Council portal are:- Object, Support, No objection, Comment, No Comment, Mixed, Called in by member or No objection subject to conditions.

- [PL/2022/06740](#) Single storey infill side extension. 5 Hillwood Close, Warminster, BA12 9QE
- [PL/2022/06964](#) Conversion of redundant store building to a dwelling. Redundant store building rear of/adjacent 19 Market Place, Warminster, Wiltshire.
- [PL/2022/06836](#) Permission in Principle. Stage 1 permission in principle application for demolition of existing car sales, garages, and workshop building and construction of 6 dwellings. Land to the rear of 2 Victoria Road, Warminster, BA12 8JW
- [PL/2022/07120](#) Erection of 84 No. dwellings and associated landscaping, access and drainage works (Resubmission of PL/2022/00473) Land at Bore Hill Farm, Deverill Road, Warminster, BA12 8FB
- [PL/2022/07460](#) Proposed new detached three bedroom dwelling. Land rear of 38 West Street, Warminster, Wilts
- [PL/2022/07394](#) Change of use of existing yard and redundant buildings to form Hand Car Wash. The Garage, Woodcock Road, Warminster, BA12 9DH
- [PL/2022/07456](#) Combine two HMO rooms (No 1 and No 2) into a single one bedroom self-contained flat. Woodcock House, 49 Woodcock Road, Warminster, Wilts

9. **Tree Applications**

- [PL/2022/07541](#) Notification of proposed works to trees in a conservation area. Remove 1 Poplar to ground level. 35 Pound Street, Warminster, Wilts, BA12 8NL

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 21st November 2022**

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

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Date recvd Warm	Planning No	Description	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
16.08.22	PL/2022/06277	<p>Prior Notification under Class Q for the Conversion of an Existing Agricultural Building to a Single Bedroom Dwelling with the Provision of Natural Light to each Habitable Room (Resubmission of PL/2021/07083) Agricultural Building, 15 Folly Lane, Warminster, BA12 8EA</p> <p>https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018d9hbAAA/pl202206277</p>	14.09.22	(m)	Steven Sims	
16.08.22	PL/2022/05994	<p>Proposed internal and external alterations to existing Spa accommodation to create improved changing facilities, additional / remodelled treatment rooms, ancillary accommodation and pool refurbishment. Single storey extension to rear (north) elevation of existing gym including modifications to existing flat roof. Single storey extension to side (west) elevation of existing indoor pool to create new spa day lounge, pool access and small private dining room off existing restaurant. New sedum roof and insertion of rooflights to existing pool extension. Associated external works, pergola shade structure and landscaping. Bishopstrow House, Boreham, Warminster, BA12 9HH</p> <p>https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018cger</p>	16.09.22	(e) 07.09.22	Steven Vellance	

16.08.22	PL/2022/06365	Listed building consent (Alt/Ext) Proposed internal and external alterations to existing Spa accommodation to create improved changing facilities, additional / remodelled treatment rooms, ancillary accommodation and pool refurbishment. Single storey extension to rear (north) elevation of existing gym including modifications to existing flat roof. Single storey extension to side (west) elevation of existing indoor pool to create new spa day lounge, pool access and small private dining room off existing restaurant. New sedum roof and insertion of rooflights to existing pool extension. Associated external works, pergola shade structure and landscaping. Bishopstrow House, Boreham, Warminster, BA12 9HH https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018dMJr	16.09.22	(e) 07.09.22	Steven Vellance	
22.08.22	PL/2022/06206	Lawful development: Existing use. Use of the ground floor for the sale of hot food for consumption off the premises. 1 Sambourne Road, Warminster, Wilts BA12 8LA https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018d2pi/pl202206206	19.09.22	(e) Agreed 25.08.22	Steven Vellance	
23.08.22	PL/2022/06336	Side extension to existing house 18 Lower Marsh Road, Warminster, BA12 9PB https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018dJHh	20.09.22	(m)		
25.08.22	PL/2022/06471	Demolition of existing building and construction of new shop, five flats and six houses. 3 High Street, Warminster, BA12 9AG https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018dWZS	30/09/22	(m)	David Cox	
25.08.22	PL/2022/06628	Listed building consent (Alt/Ext) Demolition of existing building and construction of new shop, five flats and six houses. 3 High Street, Warminster, BA12 9AG https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018dpoD	30/09/22	(m)	David Cox	

25.08.22	PL/2022/06575	Birch (T1) and Judas tree (T2) -young trees growing against garden wall- remove before they starts to affect the wall. Replace with 8 standard Chestnut Leaf Holly trees planted further away from wall. 9 Boreham Road, Warminster, BA12 9JP https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018djYA	16/09/22	(o)	Beverley Griffin	
26.08.22	20/07214/REM	Reserved Matters Application (appearance, landscaping, layout and scale) for the erection of 28 No. dwellings and associated works (pursuant to 17/12348/OUT).Land East of Damask Way and East of Upper Marsh Road and North of Smallbrook Lane, Warminster BA12 9PP https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000014ev6t	16/09/22	(e) Agreed 26/08	Steven Sims	
26.08.22	PL/2022/03326	Erection of retaining wall and associated works as part of necessary engineering infrastructure to support development proposed under reserved matters application 20/07214/REM. Land East of Damask Way and East of Upper Marsh Road and North of Smallbrook Lane, Warminster, BA12 9PP https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z0000184eE1	16.09.22	(e) Agreed 26/08	Steven Sims	
27.08.22	PL/2022/06100	Variation of condition number 2 of 19/08531/FUL - Amendments to ground floor layouts and alterations/repositioning of external openings 5A Ash Walk, Warminster, Wilts, BA12 8PY https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018cvtk	30/09/22	(m)	Buju Can Cetin	
01.09.22	PL/2022/06751	T1 Juniper in rear garden, fell. T2 Silver Birch crown lift to approx 8 feet T3 & T4 Contorted Willow reduce by up to 1 metre and shape. 91 Pound Street, Warminster, BA12 8NR https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017ba20	23.09.22	(m)	Beverley Griffin	
07.09.22	PI/2022/06705	First Floor Side Extension 82 Deverill Road, Warminster, Ba12 9qt https://Development.Wiltshire.Gov.Uk/Pr/S/Planning-Application/A0i3z000018e3ci	05.10.22	(m)	Selina Nina Miles	

07.09.22	PL/2022/06471	Demolition of existing building and construction of new shop, five flats and six houses. 3 High Street, Warminster, BA12 9AG https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018dWZS	05.10.22	(m)	David Cox	
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Date agenda to be sent out: 13th September 2022

Date of Planning Advisory Committee Meeting: 19th September 2022

Date recvd Warm	Planning No	Description	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
12.09.22	PL/2022/06740	Single storey infill side extension 5 Hillwood Close, Warminster, BA12 9QE https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017bXEA	10.10.22	(e) Granted 13.09.22	Selina (Nina) Parker-Miles	
13.09.22	PL/2022/06935	Western Red Cedar (T1) Semi mature tree growing against boundary wall - Remove before it starts to affect the wall. Replace with 1 Gingko, 1 Field Maple, 1 Smoke Bush, 1 Elder, 1 White Mulberry. Trees to be planted in rear garden away from wall and property. https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017btAk	05.01.22	(o)	Sue Morgan	
16.09.22	PL/2022/07078	T-shaped Buxus Sempervirens Hedge located in the Kitchen Gardens of Bishopstrow House Hotel Removal of hedge. Bishopstrow House, Boreham, Warminster, BA12 9HH https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017cCfi	07.09.22	(o)	Beverley Griffin	
18.09.22	PL/2022/06964	Conversion of redundant store building to a dwelling. Redundant store building rear of/adjacent 19 Market Place, Warminster, Wiltshire. https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017btbu	21.10.22	(m)	Gen Gollins	
20.09.22	PL/2022/06836	Permission in Principle. Stage 1 permission in principle application for demolition of existing car sales, garages, and workshop building and construction of 6 dwellings. Land to the rear of 2 Victoria Road, Warminster, Wilts, BA12 8JW https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017bgaR	04.10.22	(e) Granted 20.09.22	David Cooper	

30.09.22	PL/2022/07120	Erection of 84 No. dwellings and associated landscaping, access and drainage works (Resubmission of PL/2022/00473) Land at Bore Hill Farm, Deverill Road, Warminster, BA12 8FB https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017cDKL	28.10.22	(m)	Russell Brown	
29.09.22	PL/2022/07541	Notification of proposed works to trees in a conservation area. Remove 1 Poplar to ground level. 35 Pound Street, Warminster, Wilts, BA12 8NL https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017d597	21.10.22	(m)	Beverley Griffin	
04.10.22	PL/2022/07460	Proposed new detached three bedroom dwelling. Land rear of 38 West Street, Warminster, Wilts https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017cyk9	04.11.22	(m)	Jonathan Maidman	
05.10.22	PL/2022/07394	Change of use of existing yard and redundant buildings to form Hand Car Wash. The Garage, Woodcock Road, Warminster, BA12 9DH https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017cmrr	02.11.22	(m)	Meredith Baker	
05.10.22	PL/2022/07456	Combine two HMO rooms (No 1 and No 2) into a single one bedroom self contained flat. Woodcock House, 49 Woodcock Road, Warminster, Wilts https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017cyep	02.11.22	(m)	Jonathan Maidman	

Date agenda to be sent out: 10th October 2022

Date of Planning Advisory Committee Meeting: 17th October 2022

Comments sent to Wiltshire Council because no meeting was held 19th September 2022 due to period of public mourning for Her Majesty the Queen.

[PL/2022/05994](#) Proposed internal and external alterations to existing Spa accommodation to create improved changing facilities, additional / remodelled treatment rooms, ancillary accommodation and pool refurbishment. Single storey extension to rear (north) elevation of existing gym including modifications to existing flat roof. Single storey extension to side (west) elevation of existing indoor pool to create new spa day lounge, pool access and small private dining room off existing restaurant. New sedum roof and insertion of rooflights to existing pool extension. Associated external works, pergola shade structure and landscaping. Bishopstrow House, Boreham, Warminster, BA12 9HH
No objection

[PL/2022/06365](#) Listed building consent (Alt/Ext) Proposed internal and external alterations to existing Spa accommodation to create improved changing facilities, additional / remodelled treatment rooms, ancillary accommodation and pool refurbishment. Single storey extension to rear (north) elevation of existing gym including modifications to existing flat roof. Single storey extension to side (west) elevation of existing indoor pool to create new spa day lounge, pool access and small private dining room off existing restaurant. New sedum roof and insertion of rooflights to existing pool extension. Associated external works, pergola shade structure and landscaping.
Bishopstrow House, Boreham, Warminster, BA12 9HH
No objection

[PL/2022/06206](#) Use of the ground floor for the sale of hot food for consumption off the premises 1 Sambourne Road, Warminster, BA12 8LA
No objection

[PL/2022/06336](#) Side extension to existing house 18 Lower Marsh Road, Warminster, BA12 9PB
No objection

[PL/2022/06471](#) Demolition of existing building and construction of new shop, five flats and six houses. 3 High Street, Warminster, BA12 9AG
No objection

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

[PL/2022/06628](#) Listed building consent (Alt/Ext) Demolition of existing building and construction of new shop, five flats and six houses.3 High Street, Warminster, BA12 9AG

No objection

[20/07214/REM](#) Reserved Matters Application (appearance, landscaping, layout and scale) for the erection of 28 No. dwellings and associated works (pursuant to 17/12348/OUT). Land East of Damask Way and East of Upper Marsh Road and North of Smallbrook Lane, Warminster BA12 9PP

The Chairman and Town Clerk resolved that, in accordance with Delegated Business 2.5, the comments offered on this application previously (PC/20/038) would be submitted.

[PL/2022/03326](#) Erection of retaining wall and associated works as part of necessary engineering infrastructure to support development proposed under reserved matters application 20/07214/REM. Land East of Damask Way and East of Upper Marsh Road and North of Smallbrook Lane, Warminster, BA12 9PP **The Chairman and Town Clerk resolved that, in accordance with Delegated Business 2.5, the comments offered on this application previously (PC/22/009) would be submitted.**

[PL/2022/06100](#) Variation of condition number 2 of 19/08531/FUL - Amendments to ground floor layouts and alterations/repositioning of external openings 5A Ash Walk, Warminster, Wilts, BA12 8PY

No objection

[PI/2022/06705](#) First Floor Side Extension 82 Deverill Road, Warminster, BA12 9QT

No objection

Tree applications

[PL/2022/06575](#) Birch (T1) and Judas tree (T2) -young trees growing against garden wall- remove before they starts to affect the wall. Replace with 8 standard Chestnut Leaf Holly trees planted further away from wall. 9 Boreham Road, Warminster, BA12 9JP

[PL/2022/06751](#) T1 Juniper in rear garden, fell. T2 Silver Birch crown lift to approx 8 feet T3 & T4 Contorted Willow reduce by up to 1 metre and shape. 91 Pound Street, Warminster, BA12 8NR

Noted

Next meeting Monday 17th October 2022

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