

A G E N D A

16th January 2023

Dear Councillor

You are summoned to a meeting of the:

Planning Advisory Committee
on Monday 23rd January 2023 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 12th December 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 12th December 2022.

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/2022/07245](#)

Internal alterations to form 3 residential flats on the first and second floor including forming ground floor lobby with bin and bike store. 32 Market Place, Warminster, BA12 9AR

[PL/2022/09621](#)

Listed building consent. Internal alterations to form 3 residential flats on the first and second floor including forming ground floor lobby with bin and bike store. 32 Market Place, Warminster, BA12 9AR

| | |
|--------------------------------------|--|
| <u>PL/2022/09507</u> | Erection of single storey dwelling on land within the listed curtilage of Portway House. Land Adjacent Portway House, Portway, Warminster, BA12 8QQ. |
| <u>PL/2022/09702</u> | Listed building consent. Erection of single storey dwelling on land within the listed curtilage of Portway House. Land Adjacent Portway House, Portway, Warminster, BA12 8QQ. |
| <u>PL/2022/09659</u> | Replace existing porch, new doors leading onto new terrace to rear elevation and internal alterations. 3 Glencoe, Boreham Road, Warminster, BA12 9JP |
| <u>PL/2021/03889</u> | Erection of a two storey 62 bed care home (Class C2) together with access and parking provisions. Land North of Grovelands Way, Warminster, BA14 8JN |
| <u>PL/2022/08193</u> | Change of use from holiday cottage and construction of extension to form annex for a dependant relative ancillary to Shepherds Cottage. Shepherds Cottage, Eastleigh Wood Lane, Bishopstrow, Warminster, Wilts, BA12 7BE |
| <u>PL/2022/09685</u> | Listed building consent. Amendments to ground floor layouts and alterations/repositioning of external openings. 5 Ash Walk, Warminster, BA12 8PY |
| <u>PL/2022/09745</u> | Proposed two storey rear extension. 79 Portway, Warminster, BA12 0AA |
| <u>PL/2022/09698</u> | Prior approval under Part 3, Class MA for the change of use of 20-24 Station Road from offices to 4 dwellinghouses. No other works proposed. |
| <u>PL/2023/00227</u> | Notification for Prior Approval under Part 3, Class MA for the change of use of former police station offices to 8 dwellings. Wiltshire Police, Station Road, Warminster, BA12 9BR. |
| <u>PL/2022/09405</u> | Listed building consent Demolition of outbuildings (barn/shed that adjoins the house and greenhouse). 46 Dresden Cottage, Vicarage Street, Warminster, BA12 8JF |
| <u>PL/2022/09847</u> | Outline planning permission: All matters reserved. Renewal of existing Outline Planning Consent 19/11637/OUT - Proposed detached dwelling. Land adjacent to 4 Chapel Street, Warminster, BA12 8BY |
| <u>PL/2022/09751</u> | Partial demolition of existing garage & construction of new garage with room above (for ancillary use to main house) 40 Portway, Warminster, BA12 8QD |
| <u>PL/2023/00290</u> | Listed building consent Partial demolition of existing garage & construction of new garage with room above (for ancillary use to main house) 40 Portway, Warminster, BA12 8QD |

9. Tree Applications (for noting)

[PL/2023/00053](#)

Notification of proposed works to trees in a conservation area Parkland 1. Specimen Oak: Storm damage management, removal of damaged limb and crown lifting. General assessment for management of specimen tree 2. Specimen Cedar of Lebanon: Storm damage management. Crown lift up 3-4m and remove dead wood. Inspect and manage tree for other windblown damage By Neighbours boundary 3. Multi stemmed sycamore clumps x 6: Removal and stump grinding. Reveal specimen Holly tree and inspect for any damage. Remove Ivy off Holly 4. Laurel and Box shrubs to be trimmed back 3-4m to encourage healthier managed regrowth whilst retaining and encouraging thicker boundary screen (various photos long line) 5. Self-seeded sycamore against wall to be removed but other sycamore to be retained as this has had reports of Bats using it. Bat surveyor to be returning mid-January to the other Side of River 6. and 7. Two mature Yew trees to be crown lifted and managed for storm wind damage. One tree to have lower limb removed. General removal of Ivy from mature trees to enable healthier tree growth Bishopstrow House, Boreham, Warminster, BA12 9HH

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 20th February 2023**

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

| 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 |
|-----------------|---------------|---|--------------------------------------|--|------------------|----------------------------|
| 08.12.22 | PL/2022/09389 | 2 x Lawson Cypress obstructing pathway behind properties 109 & 110 - Section dismantle and remove. Removing as they are totally obstructing the footpath to the rear of Westleigh properties. Crown all remaining to 5m over gardens on path side. As above, the overhanging canopies are obstructing the footpath. 2 x small self-set Sycamores at opposite end of pathway – Remove. As above. These are circa 12ft in height and the root plates have already started to lift the pathway. 106 Westleigh, Warminster, BA12 8NJ https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019Aziz | 30.12.22 | (0) | Beverley Griffin | |
| 15.12.22 | PL/2022/07245 | Internal alterations to form 3 residential flats on the first and second floor including forming ground floor lobby with bin and bike store. 32 Market Place, Warminster, BA12 9AR https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017cQDy | 20.01.23 | (e) Agreed 16.12.22 | Steve Tapscott | |
| 15.12.22 | PL/2022/09621 | Listed building consent Internal alterations to form 3 residential flats on the first and second floor including forming ground floor lobby with bin and bike store. 32 Market Place, Warminster, BA12 9AR https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019BTAQ | 20.01.23 | (e) Agreed 16.12.22 | Steve Tapscott | |
| 19.12.22 | PL/2022/09507 | Erection of single storey dwelling on land within the listed curtilage of Portway House. Land Adjacent Portway House, Portway, Warminster, BA12 8QQ. https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019Blxh | 20.01.23 | (e) Agreed 03.01.22 | Jemma Foster | |

| | | | | | | |
|----------|---------------|---|----------|---------------------------|---------------------|--|
| 19.12.22 | PL/2022/09702 | Listed building consent Erection of single storey dwelling on land within the listed curtilage of Portway House. Land Adjacent Portway House, Portway, Warminster, BA12 8QQ. https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019Bgp1 | 20.01.23 | (e) Agreed 03.01.23 | Jemma Foster | |
| 20.12.23 | PL/2022/09659 | Replace existing porch ,New doors leading onto new terrace to rear elevation and internal alterations. 3 Glencoe, Boreham Road, Warminster, BA12 9JP https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019BXUr | 17.01.23 | (e) Agreed 10.01.23 | Steven Vellance | |
| 20.12.22 | PL/2021/03889 | Erection of a two storey 62 bed care home (Class C2) together with access and parking provisions. Land North of Grovelands Way, Warminster., BA14 8JN https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z0000157suP | 10.01.23 | (e) Agreed 29.12.22 | Karen Guest | |
| 28.12.22 | PL/2022/08193 | Change of use from holiday cottage and construction of extension to form annex for a dependant relative ancillary to Shepherds Cottage. Shepherds Cottage, Eastleigh Wood Lane, Bishopstrow, Warminster, Wilts, BA12 7BE https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z0000198hJa | 25.01.23 | (m) | Selina (Nina) Miles | |
| 30.12.22 | PL/2022/09685 | Listed building consent. Amendments to ground floor layouts and alterations/repositioning of external openings. 5 Ash Walk, Warminster, BA12 8PY https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019BgUL | 03.02.23 | (m) | Buju Can Cetin | |
| 21.01.23 | PL/2022/09745 | Proposed two storey rear extension. 79 PORTWAY, WARMINSTER, BA12 0AA https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019Bn10 | 18.01.23 | (e) Agreed 16.01.23 | Buju Can Cetin | |

| | | | | | | |
|----------|---------------|---|----------|-----|------------------|--|
| 09.01.23 | PL/2023/00053 | <p>Notification of proposed works to trees in a conservation area</p> <p>Parkland 1. Specimen Oak: Storm damage management, removal of damaged limb and crown lifting. General assessment for management of specimen tree 2. Specimen Cedar of Lebanon: Storm damage management. Crown lift up 3-4m and remove dead wood. Inspect and manage tree for other wind blown damage By Neighbours boundary 3. Multi stemmed sycamore clumps x 6: Removal and stump grinding. Reveal specimen Holly tree and inspect for any damage. Remove Ivy off Holly 4. Laurel and Box shrubs to be trimmed back 3-4m to encourage healthier managed regrowth whilst retaining and encouraging thicker boundary screen (various photos long line) 5. Self-seeded sycamore against wall to be removed but other sycamore to be retained as this has had reports of Bats using it. Bat surveyor to be returning Midjan Other Side of River 6. and 7. Two mature Yew trees to be crown lifted and managed for storm wind damage. One tree to have lower limb removed. General removal of Ivy from mature trees to enable healthier tree growth Bishopstrow House, Boreham, Warminster, BA12 9HH</p> <p>https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019oGbn</p> | 30.01.23 | (m) | Beverley Griffin | |
| 09.01.23 | PL/2022/09698 | <p>Prior approval under Part 3, Class MA for the change of use of 20-24 Station Road from offices to 4 dwellinghouses. No other works proposed.</p> <p>20 - 24 STATION ROAD, WARMINSTER, BA12 9BR</p> <p>https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019BgkhAAC/pl202209698</p> | 30.01.23 | (m) | Jonathan Maidman | |

| | | | | | | |
|----------|---------------|--|----------|-----|-----------------|--|
| 11.01.23 | PL/2023/00227 | Notification for Prior Approval under Part 3, Class MA for the change of use of former police station offices to 8 dwellings. Wiltshire Police, Station Road, Warminster, BA12 9BR. https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019odVzAAI/pl202300227 | 01.02.23 | (m) | Steven Vellance | |
| 10.01.23 | PL/2022/09405 | Listed building consent (Alt/Ext) Demolition of outbuildings (barn/shed that adjoins the house and greenhouse). 46 Dresden Cottage, Vicarage Street, Warminster, BA12 8JF https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019B2ti | 10.02.23 | (m) | Jocelyn Sage | |
| 10.01.23 | PL/2022/09847 | Outline planning permission: All matters reserved. Renewal of existing Outline Planning Consent 19/11637/OUT - Proposed detached dwelling. Land adjacent to 4 Chapel Street, Warminster, BA12 8BY https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019nxzR | 07.02.23 | (m) | Steven Vellance | |
| 16.01.23 | PL/2022/09751 | Partial demolition of existing garage & construction of new garage with room above (for ancillary use to main house) 40 Portway, Warminster, BA12 8QD https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019BnH7 | 10.01.23 | (m) | Buju Can Cetin | |
| 16.01.23 | PL/2023/00290 | Listed building consent (Alt/Ext) Partial demolition of existing garage & construction of new garage with room above (for ancillary use to main house) 40 Portway, Warminster, BA12 8QD https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019okLU | 10.01.23 | (m) | Buju Can Cetin | |

Date agenda to be sent out: 16th January 2023

Date of Planning Advisory Committee Meeting: 23rd January 2023

Notes for agenda 2023.01.23

Comments submitted 2021.06.21

- PL/2021/03889 Erection of a two storey 62 bed care home (Class C2) together with access and parking provisions. Land North of Grovelands Way, Warminster, Wilts, BA14 8JN
- Cllr Keeble proposed objection to the application based on the following points:**
- Significant difference from the initial application – therefore a new application should be considered.
 - Significant increase in rooms therefore the increased amount of related traffic to an already, overly congested small local road.
 - No additional parking provided from the initial 48 bed to the now proposed 62 bedrooms.
 - The principle of this being a care and retirement community seems to have been omitted from this application. There is no provision for the pharmacy and medical centre, despite the increase in bedrooms.
 - The Environment Agency's report that is robust in objection. It states it is inappropriate to the flood zone (specifically flood zone 3b) to which the site is located.
 - The flood risk assessment doesn't comply with requirements and does not adequately assess the flood risks assessment.
 - Concerns over flood water run off into the nearby stream that are tributaries to the adjoining rivers is of great concern due to the impact on local ecology.
 - Flood risk zone 3b states only essential infrastructure and water compatible uses are permitted in the zone.
- Seconded Cllr Allensby. The committee voting unanimously against the application. Motion carried.**

Comments submitted 2022.02.24

- PL/2021/03889 **Erection of a two storey 62 bed care home (Class C2) together with access and parking provisions Land North of Grovelands Way, Warminster.**
- Cllr Keeble proposed objection to the application, on the grounds:**
- The significant increase in size of the care home to 62 beds from 48 beds at Outline Planning stage.
 - Wiltshire Council no longer requires the 39 affordable extra-care Apartment. This requirement has been more than adequately met by the opening of the Order of St. John

Ashwood Care Centre that provides 82 beds for specialist dementia care.

- A stand-alone Care Home on this exception site cannot be justified as an exception, as it can no longer form part of a comprehensive Continuing Care Retirement Community.
- A flood risk sequential test & exception test **submitted in December 2021 for this application was produced in 2017 and were for the entire CCRC, not a single stand-alone element - 62 bed care home.**
- There is no confidence that the flood mitigation measures identified for this site are fit for purpose. They will inevitably increase the run-off of surface water both in terms of quantity and speed. The elevation of the land to raise it above the floodplain flies in the face of Environment Agency advice that this is a totally unacceptable practice that should not be permitted.
- The Wiltshire Council Ecology report dated 21 Sept 21 objects to this proposal stating further information is required as the submitted Preliminary Ecological Appraisal; Ecological Impact Assessment and Biodiversity Net Gain Assessment are all dated April or May 2017 – with surveys undertaken 2012 to 2016 and as they are only valid for a maximum of 2 years need to be updated.

Seconded Cllr Allensby.

The committee voting unanimously against the application.

Motion carried.