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MINUTES
of the Planning Advisory Committee
held on Monday 23rd January 2023 at 7.00pm
at
Warminster Civic Centre, Sambourne Road,
Warminster BA12 8LB

Membership:

Cllr Allensby (West)	*	Vacancy (East) Vice Chairman	-
Cllr Fraser (West)	*	Cllr Robbins (East)	*
Cllr Jeffries (North)	*	Cllr Syme (Broadway)	*
Cllr Keeble (West) Chairman	*		

Key: * Present A Apologies AB Absent

In attendance:

Officers: Judith Halls (Deputy Town Clerk), Stuart Atherton (Committees and Administration Clerk)

Unitary Councillors: 2

Members of the press: 0

Members of the public in attendance: 3

PC/22/074 Apologies for Absence

There were no apologies for absence, however Cllr Macdonald has resigned from Warminster Town Council and was therefore not in attendance.

Members noted.

PC/22/075 Declarations of Interest

Cllr Syme declared a non-pecuniary interest under Warminster Town Council's Code of Conduct issued in accordance with the Localism Act 2011 in relation to planning application PL/2022/09847. He would leave the room for this and not vote or take part in the debate on this application.

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

PC/22/076 **Minutes**

PC/22/076.1 The minutes of the meeting held on Monday 21st November 2022 were approved as a true record and signed by the chairman.

PC/22/076.2 Matters arising. Cllr Syme asked if a site visit was being arranged to the Bishopstrow Hotel. The Deputy Clerk confirmed that it had and the chairman read out a letter from the Hotel confirming this.

PC/22/077 **Chairman's Announcements**

Cllr Keeble announced that there is now a vacancy on the Planning and Advisory Committee and the position of the Vice Chair of the committee following the resignation of Paul Macdonald from the Town Council.

PC/22/078 **Questions**

There were no questions submitted by members before the meeting.

Standing orders were suspended 7:03pm

PC/22/079 **Public Participation**

Cllr Pip Ridout spoke in relation to planning application PL/2021/03889 and advised the committee that she would call in the application if the committee wish this to be carried out.

Mr Len Turner spoke in objection to the planning application PL/2021/03889 the 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

Mr Michael and Mrs Sarah Turner, spoke in support of application 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.

Standing orders were reinstated 7:13pm

PC/22/080 **Reports from Unitary Authority Members**

There were no reports from Unitary members.

The Chairman requested to move both PL/2021/03889 and PL/2022/09507 to the top of the agenda. Members voted and agreed.

PC/22/081 **Planning Application**

[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

Members resolved to object to the application on the following grounds.

- Over development. Outline consent was given for a 48 bed facility and this application has now expanded to a 62 bed facility that largely fills the development site with little residents amenity space or utility space.
- Lack of sufficient parking for the size of the project. Only 25 spaces provided which is considered inadequate for residents, staff and visitors
- Inadequate access for goods vehicle deliveries and for example refuse collections.
- Increase in traffic movements to the area in additional residents, visitors and staff generated by 33% occupation increase

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

- Noise levels from all services being placed in the roof space of the build to the residents within and surrounding residents.
- The height of the 3-storey build is out of keeping with the neighbourhood, exacerbated by the ground having already been raised from the floodplain.

A further comment was agreed that modification to the application was required to demonstrate this care home is part of a CCRC as approved at Outline Consent for this Exception Site.

Member also agreed to request that Cllr Ridout call in the application at Wiltshire Council.

[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.

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

[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.

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

[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

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

[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

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

[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

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

[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

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

Cllrs requested that Wiltshire Council consider an additional condition being added that this annex should only be used for dependent relatives.

[PL/2022/09685](#) **Listed building consent.** Amendments to ground floor layouts and alterations/repositioning of external openings. 5 Ash Walk, Warminster, BA12 8PY

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

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[PL/2022/09745](#) Proposed two storey rear extension. 79 Portway, Warminster, BA12 0AA

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

[PL/2022/09698](#) 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.

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

[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.

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

[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

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

Cllr Syme left the room 7:52pm

[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

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

Cllr returned to the room 7:54pm

[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

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

[PL/2023/00290](#) **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

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

PC/22/082 Tree applications

[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

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

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

Noted

PC/22/83

Communications

Members resolved that there would be no press release in relation to this meeting. Should there be any questions relating to application PL/2021/03889, Cllr Keeble would be the spokesperson.

Meeting closed at 8:01pm

Next meeting 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 Warminster Civic Centre.

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