

MINUTES
of the Planning Advisory Committee
held on Monday 15th May 2023 at 7.00pm
at
Warminster Civic Centre, Sambourne Road,
Warminster BA12 8LB

Membership:

Cllr Allensby (West)	A	Cllr Jones (East)	*
Cllr Fraser (West)	*	Cllr Robbins (East)	*
Cllr Jeffries (North) Vice Chairman	*	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: 1

Members of the press: 0

Members of the public in attendance: 1

PC/22/115 Apologies for Absence
Apologies were received and accepted from Cllr Allensby

PC/22/116 Declarations of Interest
There were no declarations of interest under Warminster Town Council's Code of Conduct issued in accordance with the Localism Act 2011

PC/22/117 Minutes
PC/22/117.1 The minutes of the meeting held on Monday 17th April 2023 were approved as a true record and signed by the chairman.
PC/22/117.2 There were no matters arising.

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

PC/22/118 Chairman's Announcements

Cllr Keeble thanked the committee for the work that they had carried out throughout this municipal year. He announced that throughout this term, there had been 104 planning application and 14 tree notifications discussed at the Planning Advisory Committee. Prior to the meeting Cllr Keeble detailed that there had been 90 application that 29 are still pending, 3 had been withdrawn by the applicant. There were 15 applications that Wiltshire Council, the deciding body on planning application, had agreed with 7 of those decisions and 5 were still pending.

PC/22/119 Questions

There were no questions submitted by members before the meeting.

Standing orders were suspended 7:03 pm

PC/22/120 Public Participation

Mr Andy Janes delivered information in relation to application: PL/2023/02682

Standing orders were reinstated 7:06 pm

PC/22/121 Reports from Unitary Authority Members

Cllr Jackson delivered information on previous applications that are still active with Wiltshire Council.

17/112348/OUT – the approval of 28 dwellings. The reserved matters do not include ecology matters. All reserved matters remain called in by Cllr Jackson.

PL/2022/03326 – the retaining wall for the potential development above. The application was refused on account of accessibility and lack of emergency access. The developer has 4 weeks left to appeal this decision.

20/07214/REM – the strength of feeling on this application is strong with 475 representations in comments which show the strength of feeling of groups and individuals on this application.

PC/22/122 Planning Application

[PL/2023/02262](#) Infill extension to the front of the property. 54 Ashley Coombe, Warminster, BA12 9QU

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

[PL/2023/02682](#) Conversion and extension to a partially constructed single storey ancillary garden building to a 2-storey detached dwelling and associated works. 6 Ash Walk, Warminster, BA12 8PY.

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

[PL/2023/02734](#) It is proposed to remove glass panes from two windows on the northwest elevation. Two new aluminium ventilation louvres will be installed and fixed to the window frames. It is also proposed to remove a glass pane from one window on the southeast elevation and replace it with a new ventilation louvre. The louvres will be a mill finish to match existing louvres installed in the building. Warminster Telephone Exchange, 47 East Street, Warminster, BA12 9BY

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

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

[PL/2023/02660](#) Conversion of Existing Domestic Garage building. 52 Boreham Road, Warminster, BA12 9JL

It was resolved that there was no objection to the application. Members would like Wiltshire Council to consider the condition that the conversion only be used for purposes ancillary to the residential use of the main dwelling.

[PL/2023/02816](#) Rear and side extension to existing property. 25 Ashley Place, Warminster, BA12 9QJ

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

[PL/2023/02889](#) Proposed conversion of garage and raise the pitched roof over and extend at first floor level to create a granny annexe. 19B Weymouth Street, Warminster, BA12 9NP

It was resolved that there was no objection to the application. Members would like Wiltshire Council to consider the condition that the conversion only be used for purposes ancillary to the residential use of the main dwelling.

[PL/2022/06641](#) Variation of condition 2 and 18 associated to 17/07825/FUL to temporarily retain the existing storage building on site and to temporarily relocate the parking provision associated to units 2,3 and 4 (which are occupied) pending the construction of units 5,6 & 7, for up to 5 years. 40 Boreham Road, Warminster, BA12 9JR

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

[PL/2023/03009](#) Approval of reserved matters following Outline approval PL/2021/05868 for proposed dwelling and garage (access, appearance & landscaping). Land adjacent 2 Wren Close, Warminster, Wiltshire, BA12 8EH.

It was resolved that there was no objection to the application. Members, however requested that Wiltshire Council add the following conditions: frosted glass to the bathroom window, consideration be given to the west elevation windows as they overlook the neighbouring property and that the driveway be of a permeable surface and not tarmac.

[PL/2023/03117](#) Proposed replacement of flat roof with a pitched roof. Replacement and extension of single storey sunroom. 12 Broadway, Warminster, Wilts. BA12 8EB

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

[PL/2023/03265](#) Conversion of conservatory to larger single-story extension. Addition of two-story extension to rear elevation. Addition of new front entrance with porch. 23 South Street, Warminster, BA12 8DZ.

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

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

[PL/2023/02243](#) Change of use of land to garden. 14 Mendip Close, Warminster, Wilts BA12 8QZ

It was resolved that there was objection to the application on the following grounds:

- **Loss of public amenity as it denies access to public open space.**
- **Adverse impact on the neighbouring properties.**
- **Reduced visibility of sight lines for vehicles using this tight area.**
- **The applicant does not own the land.**
- **It would set a precedent not only in this local area but also within Warminster and Wiltshire.**
- **It is out of character with the area.**

[PL/2023/03394](#) Variation of condition 2 (approved plans) on PL/2021/05479 to allow for design development/optimisation of use of land resource in sustainable. 90 Market Place, Warminster, BA12 9AW

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

[PL/2023/01824](#) Extension to Ground, First & Second floor. 25 Westbury Road, Warminster, BA12 0AW

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

[PL/2023/02481](#) Proposed self-storage development in block A. Norbeck Enterprise Centre, Lane, Warminster, Wilts, BA12 8FT

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

PC/22/123 Tree applications

[PL/2023/03450](#) Consent under Tree Preservation Orders. T1 - Sycamore tree – fell. 12A Lower Marsh Road, Warminster, BA12 9PB

Noted

[PL/2023/03533](#) T1 - Felling of Beech tree that is now dead. 20 Rock Lane, Warminster, BA12 9JZ

Noted

Cllr Syme requested that it be recorded that he disagreed with only noting tree applications, he felt that Warminster Town Councils opinion should be acknowledged.

PC/22/124 Communications

It was resolved that there were no communications necessary from this meeting.

Meeting closed at 20:03pm

Next meeting Monday 19th June 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.....