



*Delivering a brighter, greener future for all*

**MINUTES**  
**of the Planning Advisory Committee**  
**held on Monday 17<sup>th</sup> July 2023 at 7.00pm**  
**at**  
**Warminster Civic Centre, Sambourne Road,**  
**Warminster BA12 8LB**

**Membership:**

<b>Cllr Allensby (West)</b>	*	<b>Cllr Jones (East)</b>	*
<b>Cllr Fraser (West)</b>	*	<b>Cllr Robbins (East)</b>	<b>A</b>
<b>Cllr Jeffries (North) Chairman</b>	*	<b>Cllr Syme (Broadway)</b>	*
<b>Cllr Keeble (West) Vice Chair</b>	*		

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/23/013    Apologies for Absence**  
 Apologies were received and accepted from Cllr Robbins.

**PC/23/014    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/23/015    Minutes**  
**PC/23/015.1** The minutes of the meeting held on Monday 19<sup>th</sup> June 2023 were approved as a true record and signed by the chairman.  
**PC/23/015.2** There were no matters arising.

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



**PC/23/016**     **Chairman’s Announcements**  
There were no Chairman’s Announcements.

**PC/23/017**     **Questions**  
There were no questions submitted by members before the meeting.

**PC/23/018**     **Public Participation**  
There was no public participation, however Cllr Jeffries read an objection in relation to application PL/2023/02484 41 Thornhill Road from a resident; Tracy Clifford.

**PC/23/019**     **Reports from Unitary Authority Members**  
Cllr Jackson updated members on the planning applications appertaining to Damask Way, Warminster.  
17/12348/OUT – the applicants had 3 years from the date the decision was made (5/4/19) in which to submit a reserved matters application – with the withdrawal of application 20/07214/REM. The time has now passed, so this application, plus the 2 discharge of condition applications below (19/04677/DOC, 20/03192/DOC) has effectively ‘lapsed’. It should be noted however this does not stop the developer submitting a new application on site (ie a full planning application).

PL/2022/03326 – this application was refused, and the case is closed. The time to appeal has lapsed.

Wilts Council has had no correspondence with the developer or agent on the above since the REM application was withdrawn.

**PC/23/020**     **Planning Applications**

[PL/2023/04893](#)     2 storey side extension. 71 East End Avenue, Warminster, Wilts BA12 9NF.

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

[PL/2023/04658](#)     **Retrospective** Raised decking and steps to garden. 12 Mount Lane, Warminster, BA12 9QH

**The height of the decking allows direct line of sight into the neighbouring garden. Members objected to the application based on the denial of residential private amenity.**

[PL/2023/04575](#)     Removal/variation of conditions.  
Variation of condition 2 and removal of condition 4 of PL/2022/02262 relating to the glazing of the side window 2 Dorothy Walk, Warminster, Wilts, BA12 8PH.

**Members saw no reason to remove the conditions of the original planning application. Members objected to the application based on the denial of residential private amenity.**

[PL/2023/04243](#)     Change of use from B8 (storage and distribution) with ancillary office use to a mixture of B2 (general industrial), B8 and ancillary office use. Half Moon Bay Ltd, Stephens Way, Warminster Business Park, Warminster, Wilts, BA12 8PE.

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

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

[PL/2023/04721](#) Retention of temporary office building (WT0612) in Warminster Garrison for a further 5 years. WT0612, Waterloo Lines, Warminster Garrison, Warminster, Wiltshire, BA12 0DJ

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

[PL/2023/02484](#) Proposed dwelling to the rear of existing property.  
Land rear of 41 Thornhill Road, Warminster, Wilts, BA12 8EF

**Members objected to the application based on the following:**

- **Overdevelopment of the site.**
- **Liable to set a precedence.**
- **The position of the proposed development would have an adverse effect of the denial of residential private amenity to the neighbouring properties.**
- **The access visibility as a sway of 13m which falls short of the 43m required.**
- **The site has insufficient frontage.**
- **The access to the development would have an adverse impact on mature trees, that are not noted on the application.**
- **There is a joint access passage with 39 Thornhill Road that has been omitted from the entire plan. For a correct application this should be included.**
- **The removal of trees and hedging necessary this build would mean the removal of habitats.**
- **There has been no wildlife study commissioned for this development.**
- **The surface water run-off from the proposed development would in turn run onto Folly Lane, increase the current flood levels.**
- **The development will increase phosphate levels.**

**To note, members also want to acknowledge that this application was incomplete as there is no mention of the mature trees that are on and in the immediate vicinity of the site, the Highways department have requested a metro count and to encourage the applicant to organise an ecological study of the flora and fauna.**

[PL/2023/05052](#) Single storey extension to rear of property, comprising of a wheelchair accessible bedroom and shower room and wheelchair access to and from the property to public path. 11 Lyme Avenue, Warminster, Wilts BA12 8LN

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

[PL/2023/04894](#) **Listed Building Consent** Internal Alterations and Refurbishment of existing flat at 28 George Street, Warminster. Flat, 28 George Street, Warminster, BA12 8QB

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

[PL/2023/04693](#) Replace existing conservatory with new sunroom. 7 Bishopstrow Court, Boreham, Warminster, BA12 9HL

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

**PC/23/021 Tree applications**

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

There were no tree applications.

**PC/23/0022 Communications**

**Members resolved that it was deemed necessary to update the community on the Damask Way applications.**

**Meeting closed at 7:38pm**

**Next meeting Monday 19<sup>th</sup> August 2023**

Minutes from this meeting will be available to all members of the public either from our website [www.warminster-tc.gov.uk](http://www.warminster-tc.gov.uk) or by contacting us at Warminster Civic Centre.

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