

**MINUTES**  
**of the Planning Advisory Committee**  
**held on Monday 16<sup>th</sup> October 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>Cllr Jeffries (North) Chairman</b>	A	<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) Patsy Clover (Committee Clerk)

**Unitary Councillors: None**

**Members of the press: One**

**Members of the public in attendance: Seven**

**PC/23/043    Apologies for Absence**

Apologies were received and accepted from Councillor Jeffries. Cllr Keeble took the chair.

**PC/23/044    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/23/045    Minutes**

**PC/23/045.1 The minutes of the meeting held on Monday 18<sup>th</sup> September 2023 were approved as a true record and signed by the chairman.**

**PC/23/045.2 There were no matters arising.**

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**PC/23/046**    **Chairman's Announcements**  
There were no Chairman's announcements.

**PC/23/047**    **Questions**  
There were no questions submitted by members before the meeting.

***Standing Orders were suspended at 7.03pm***

**PC/23/048**    **Public Participation**  
Andrew Lee spoke regarding planning application PL/2021/09013 requesting that a Warminster Town Council councillor attend when the application is considered by Wiltshire Council.

Maggy Daniell, John Russell, Ian Perkins, and Harriet James spoke in objection to planning application PL/2023/07696, Woodlands, 20 Smallbrook Lane, on the grounds of the scale and character of the proposed extension, the impact on biodiversity, the effect of increased lighting and disturbance on the neighbouring SSSI, and the failure to adhere to core policies in the Neighbourhood Plan. Concerns were raised about the lack of consultation with residents on Smallbrook Lane and the failure to complete an ecological survey in view of the number of species of bats present.

Adrian Smith of Apex Planning Design spoke in relation to planning application PL/2023/07696 explaining that the upward extension of the existing bungalow was deemed to be permitted development under class AA.

***Standing Orders were reinstated at 7:17pm***

**PC/23/049**    **Reports from Unitary Authority Members**  
There were no reports submitted from unitary councillors.

**The Chairman requested to move PL/2023/07696 to the top of the agenda. Members voted and agreed.**

**PC/23/050**    **Planning Applications**

[PL/2023/07696](#)    Single storey side extension with balcony, two storey front extension, first floor extension to front, rear and sides and creation of new garage and access. Woodlands, 20 Smallbrook Lane, Warminster, BA12 9HP.

**Members unanimously objected to the application due to overdevelopment of the site considering the proposed development to be inappropriate in scale and mass and overbearing to neighbouring properties, due to the adverse impact on biodiversity and users of the lane and the adjacent Smallbrook Meadows, and the fact that the proposed development was outside the town's settlement boundary per the Neighbourhood Plan.**

**Members requested that the Town Clerk contact:**

- **Wiltshire Council's planning department to establish why the residents of Smallbrook Lane weren't consulted about the planning application, and**

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- **Wiltshire Council's ecology department to request that an officer inspects the area where the trees were cut down to assess the impact on biodiversity.**

[PL/2023/07778](#) Demolish existing rear utility and snug, replace with single storey rear extension. Convert garage to include access door and window. 4 Shelley Way, Warminster, BA12 8EJ.

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

[PL/2023/07404](#) Demolition of existing garage and replacement with log cabin/ car port. 4 Elm Hill, Warminster, BA12 0AU.

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

[PL/2023/08129](#) Single storey rear and side extension including associated internal alterations. 4 Luxfield Road, Warminster, BA12 8HH.

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

[PL/2023/07506](#) Existing storage area for MT vehicles receiving maintenance to have open sided covered shelters installed with a PV array on southern facing roof. Imber Lines, Imber Road, Warminster, BA12 0BS.

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

[PL/2023/07380](#) Retrospective application for the erection of lightweight canopy porch and new fencing. The Coach House, 5C Ash Walk, Warminster, BA12 8PY.

**Members objected to the application as it contravened planning consent and listed building consent previously granted.**

[PL/2023/08259](#) **Listed Building Consent** Retrospective application for the erection of lightweight canopy porch and new fencing. The Coach House, 5C Ash Walk, Warminster, BA12 8PY.

**Members objected to the application as it contravened planning consent and listed building consent previously granted.**

[PL/2023/08238](#) Change of use of former clinic building to separate residential unit (retrospective). Ludlows Farm, Bradley Road, Warminster, BA12 7JY.

**Members unanimously objected to the application as the proposed development was outside the town's settlement boundary per the Neighbourhood Plan.**

[PL/2023/08051](#) Listed Building Consent Work to existing boundary wall to provide 2 off street parking bays. 30 Portway, Warminster, BA12 8QD.

**Members resolved that a decision couldn't be made due to the poor quality of the plans submitted.**

[PL/2023/07879](#) Work to existing boundary wall to provide 2 off street parking bays. 30 Portway, Warminster, BA12 8QD.

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**Members resolved that a decision couldn't be made due to the poor quality of the plans submitted.**

[PL/2023/08435](#) Conversion of existing domestic outbuilding for dual use as ancillary residential accommodation and as a holiday let. 86 Boreham House, Boreham Road, Warminster, BA12 9JW.

**Members objected to the application on the grounds of inappropriate development stating that the property shouldn't be used as a holiday let.**

**PC/23/051 Tree Applications (for noting)**

[PL/2023/08137](#) 5 x conifer trees – fell, beech tree – fell, 2 x copper beech trees – crown reduce. 85 Boreham Road, Warminster, BA12 9JX.

**Noted.**

[PL/2023/08217](#) Silver Birch tree located by hotel rooms Emergency removal of tree as it constitutes a real risk of falling on people as very close to walkway & buildings. Bishopstrow House, Boreham, Warminster, BA12 9HH.

**It was noted that the application had been withdrawn.**

[PL/2023/08246](#) T1 Oak tree situated in the garden of number 38, reduce the lateral branches overhanging the garden of number 40 by up to 3 metres, general pruning to blend in the rest of the crown and balance the appearance and shape when viewed from number 40. 40 Portway, Warminster, BA12 8QD.

**Noted.**

[PL/2023/08382](#) Sycamore x 9 - Low hanging over footpath & Road. Crown lift footpath to 3m & 5.2 over the road. Prune to give 2m clearance from building. Remove major deadwood. Prune to give 1m clearance from powerline. 1A – 3 Portway Lane, Warminster, BA12 8RB.

**Noted.**

[PL/2023/08385](#) T1 Oak tree – reduce lateral limbs away from house by up to 2m. Reduce lateral limbs that are over garage by up to 2m. Reduce lateral limbs back from neighbouring property to up to 2m. Reduce on opposite side by up to 2m, toward footpath. 15 Haygrove Close, Warminster, BA12 8SL.

**Noted.**

**PC/23/052 Communications**

**Members resolved that Cllr Keeble would act as spokesperson for planning application PL/2023/07696**

**Meeting closed at 8.15pm**

**Next meeting Monday 20<sup>th</sup> November 2023**

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

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.

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