



Delivering a brighter, greener future for all

7th October 2024

AGENDA

Dear Councillor

You are summoned to a meeting of the:

Planning Advisory Committee
to be held on
Monday 14th October 2024 at 7.00pm,
at the Civic Centre, Sambourne Road, Warminster, BA12 8LB

Membership:

Cllr Allensby (West)	Cllr Kirkwood (Broadway)
Cllr Fraser (West)	Cllr Robbins (East)
Cllr Jeffries (North) Vice Chairman	Vacancy (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.

Yours sincerely

Tom Dommett (CiLCA)
Town Clerk and Responsible Financial Officer

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 and sign as a correct record, the minutes of the Planning Advisory Committee meeting held on Monday 16th September 2024; 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 16th September 2024.

4. Chairman's Announcements

To note any announcements made by the chairman.

5. Questions

To receive questions from members of the committee 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 committee 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 out statements submitted in advance.

Standing Orders will be reinstated following public participation.

7. Reports from Unitary Authority Members

To note any reports received which are relevant to this committee.

8. Planning Applications

Responses available to the committee are:- Object, Support, No Objection, Comment, No Comment, Mixed, Called in by member or No objection subject to conditions.

[PL/2024/08288](#)

3 Periwinkle Close, Warminster, BA12 8RZ
Erection of single storey side extension.

[PL/2024/08230](#)

11 Westbury Road, Warminster, BA12 0AN
Single detached dwelling and garage.

[PL/2024/08585](#)

5 Rock Lane, Warminster, BA12 9JZ
Alterations to existing roof including new dormer; new carport.

[PL/2024/08436](#)

Woodlands, 20 Smallbrook Lane, Warminster, BA12 9HP
Proposed single storey extensions with balcony to dwelling and garage outbuilding (Amendment to [PL/2023/07696](#)).

[PL/2024/08458](#)

11 Ash Walk, Warminster, BA12 8PY
Creation of separate office area by repurposing existing garage and increasing the pitch of the roof and raising the roof plate by 1m to incorporate a ground and 1st floor accessed by an exterior staircase.

[PL/2024/08582](#)

Bishopstrow House, Boreham, Warminster, BA12 9HH

Amendments to the previously consented internal and external alterations to the existing Spa and Gym accommodation (Listed Building Consent reference: [PL/2023/02000](#)) by reducing the floor area of the consented gym extension, changing the office and reception area, creating an additional treatment room by demolishing some historic and modern fabric, and changing access to the proposed Relaxation Area.

[PL/2024/08798](#)

Unit 2A, Roman Way, Crusader Park, Warminster, BA12 8SP

Subdivision of Unit 2A to Tool and Plant Hire Business (Sui Genesis), including Minor External Alterations to South Elevation and Free-Standing Wash Bay.

[PL/2024/07120](#)

5 Barley Close, Warminster, BA12 9LX

Retrospective application for outbuilding.

9. Tree Applications (for noting)

[PL/2024/08367](#)

West House, 12 West Street, Warminster, BA12 8JJ

TG1 fell Elder and Robina regrowth to the right-hand side of garage. T1 Hazel in middle bed, fell. T2 Apple tree, thin crown by 25% and reduce height and spread by up to 2 metres. T3 Staphylea situated to the rear of T2, heave on root-plate, reduce the height and spread by up to 3 metres.

[PL/2024/08557](#)

1 Heronslade, Warminster, BA12 9HR

T1 Oak - regular cycle of pruning every 2-3 years to keep tree managed on a boundary between two neighbours owned by an elderly lady with a small garden. - Prune back to previous pruning points (1m all round), removing epicormic growth to keep well managed.

[PL/2024/08957](#)

25 Haygrove Close, Warminster, BA12 8SL

T1 - Ash tree (T1 of TPO W/00/00009) - re-pollard by reducing re-growth by 3m back to the previous pruning points. The reason for the tree work is for the ongoing management of this tree close to the property.

10. Communications

Members to decide on items requiring a press release and to confirm a spokesperson if required.

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.

Date of next meeting: Monday 18th November 2024.

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Date recd 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
10.09.24	PL/2024/08288	3 Periwinkle Close, Warminster, BA12 8RZ Erection of single storey side extension	08.10.24	(e)	Angela Ellis	
12.09.24	PL/2024/08230	11 Westbury Road, Warminster, BA12 0AN Single detached dwelling and garage	10.10.24	(e)	Steven Sims	
17.09.24	PL/2024/08367	West House, 12 West Street, Warminster, BA12 8JJ TG1 fell Elder and Robina regrowth to the right-hand side of garage. T1 Hazel in middle bed, fell. T2 Apple tree, thin crown by 25% and reduce height and spread by up to 2 metres. T3 Staphylea situated to the rear of T2, heave on root-plate, reduce the height and spread by up to 3 metres.	09.10.24	(o)	Caroline Gamble	
19.09.24	PL/2024/08557	1 Heronslade, Warminster, BA12 9HR T1 Oak - regular cycle of pruning every 2-3 years to keep tree managed on a boundary between two neighbours owned by an elderly lady with a small garden. - Prune back to previous pruning points (1m all round), removing epicormic growth to keep well managed.	11.10.24	(o)	Kate Tate	
25.09.24	PL/2024/08585	5 Rock Lane, Warminster, BA12 9JZ Alterations to existing roof including new dormer; new carport.	23.10.24	(m)	Selina (Nina) Parker-Miles	
26.09.24	PL/2024/08436	Woodlands, 20 Smallbrook Lane, Warminster, BA12 9HP Proposed single storey extensions with balcony to dwelling and garage outbuilding (Amendment to PL/2023/07696).	24.10.24	(m)	Steven Vellance	

26.09.24	PL/2024/08458	11 Ash Walk, Warminster, BA12 8PY Creation of separate office area by repurposing existing garage and increasing the pitch of the roof and raising the roof plate by 1m to incorporate a ground and 1st floor accessed by an exterior staircase.	24.10.24	(m)	Angela Ellis	
30.09.24	PL/202408582	Bishopstrow House, Boreham, Warminster, BA12 9HH Amendments to the previously consented internal and external alterations to the existing Spa and Gym accommodation (Listed Building Consent reference: PL/2023/02000) by reducing the floor area of the consented gym extension, changing the office and reception area, creating an additional treatment room by demolishing some historic and modern fabric, and changing access to the proposed Relaxation Area.	01.11.24	(m)	Maureen Pearce	
01.10.24	PL/2024/08957	25 Haygrove Close, Warminster, BA12 8SL T1 - Ash tree (T1 of TPO W/00/00009) - re-pollard by reducing re-growth by 3m back to the previous pruning points. The reason for the tree work is for the ongoing management of this tree close to the property.	23.10.24	(o)	Kate Tate	
04.10.24	PL/2024/08798	Unit 2A, Roman Way, Crusader Park, Warminster, BA12 8SP Subdivision of Unit 2A to Tool and Plant Hire Business (Sui Genesis), including Minor External Alterations to South Elevation and Free Standing Wash Bay.	01.11.24	(m)	Steven Vellance	
07.10.24	PL/2024/07120	5 Barley Close, Warminster, BA12 9LX Retrospective application for outbuilding.	01.11.24	(m)	Steven Vellance	

Date agenda to be sent out: 7th October 2024

Date of Planning Advisory Committee Meeting: 14th October 2024

Notes for Planning Advisory Committee Agenda 14/10/24

1. Extract from minutes of Planning Advisory Committee Meeting held on 17 October 2023

[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**
- **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.**

2. Extract from minutes of Planning Advisory Committee Meeting held on Monday 17 April 2023

[PL/2023/02000](#) Listed building consent.
Revised proposed internal and external alterations to existing Spa accommodation to create improved changing facilities, additional / remodelled treatment rooms, ancillary accommodation, and pool refurbishment. Single storey extension to rear (north) elevation of existing gym including modifications to existing flat roof. Single storey extension to side (west) elevation of existing indoor pool to create new spa day lounge, pool access and small private dining room off existing restaurant. New sedum roof and insertion of rooflights to existing pool extension. Associated external works, pergola shade structure and landscaping. Bishopstrow House, Boreham, Warminster, Wilts, BA12 9HH

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