

10th February 2025

AGENDA

Dear Councillor

You are summoned to a meeting of the:

Planning Advisory Committee
to be held on
Monday 17th February 2025 at 7.00pm,
at the Civic Centre, Sambourne Road, Warminster, BA12 8LB

Membership:

Cllr Allensby (West)	Cllr Kirkwood (Broadway)
Cllr Fraser (West)	Cllr Lee (Broadway)
Cllr Jeffries (North) Vice Chairman	Cllr Robbins (East)
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 20th January 2025; 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 20th January 2025.

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/2024/08872](#)

74 Wylve Road, Warminster, BA12 9PU

Extension and garage conversion to form annex.

[PL/2024/11404](#)

Jubilee Gardens, Warminster

Application for the Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for Installation of Public Art Commission at Site 1 (Victoria Road Junction) and Site 2 (Bath Road Junction) following Outline Planning Permission [15/01800/OUT](#).

[PL/2025/00338](#)

14 Hillwood Lane, Warminster, BA12 9QQ

Proposed annexe.

[PL/2025/00298](#)

56 Masfield Road, Warminster, BA12 8HY

Certificate of lawfulness for extension to existing garage to be used for storage, to replace wooden shed.

[PL/2025/00916](#)

The Coach House, 50 Copheap Lane, Warminster, BA12 0BH

First floor extension over and alterations to existing conservatory. Installation of new pedestrian gate.

9. **Tree Applications (for noting)**

[PL/2025/00304](#)

69 Eagle Road, Warminster, BA12 8GB

Common Ash, following the recommendations of the survey we intend to Dead wood and Target prune the limb extending over the garage by approximately 1.5 metres to a suitable growth point.

[PL/2025/00395](#)

48 Boreham Road, Warminster, BA12 9JR

G1 Lime trees - Re-pollard. T2 Hornbeam - Crown raise over the neighbouring driveway and property to the same height (up to 6m) as the tree was previously pruned on the house side, reduce the overextended branches above the outbuilding by up to 3/4m to remove end weight. T3 Hazel - Reduce to the height previously pruned G4 - 2 Lime trees and Laurel between - Re-pollard Limes and reduce Laurel to the same height.

[PL/2025/00446](#)

Coldharbour Lane, Warminster, BA12 8PB

Two 6m sections of hedgerow – remove.

[PL/2025/00833](#)

16C Westbury Road, Warminster, BA12 0AN

Beech tree - prune back branches on eastern side to give 3m clearance from building.

[PL/2025/00856](#)

The Minster Church of England Primary School, Warminster, BA12 8JA

Ash tree – pollard to 6m.

[PL/2025/00847](#)

47 Silver Street, Warminster, BA12 8PT

TG1 Reduce the height of 2 small conifers by up to 1.5 metres and reduce the height and spread of the Apple tree by up to 1 metre.

10. **Street Naming**

10.1 The Persimmon development at Victoria Road have requested the naming of seven additional roads for Phase III of the development. They have requested that we submit ten names in case any supplied are not suitable. At a meeting of the Planning Advisory Committee on [22nd August 2023](#), it was resolved that the theme for Phase I of the development would pay homage to our area of dark skies.

Additional names suggested in August 2023, but not put forward then or in July 2024, were:

Ganymede	Caldwell	Messier
Zodiac	Draco	The Milky Way
Herschel	Portia	

Please consider the cul-de-sac roads being 'Close, Mews or Court'. Please see the attached road layout plan.

Members to resolve the seven names to be put forward, plus three additional names.

10.2 The Wain Homes development at land north of Grovelands Way have requested the naming of two roads for the development. They have requested that we submit five names in case any supplied are not suitable and have proposed the following names themselves:

Billingham Place	Wansey Drive	Selwood Mews
Brewers Place	Bartholomew Drive	

Please consider the cul-de-sac roads being 'Close, Mews or Court'. Please see the attached road layout plan.

Members to resolve the two names to be put forward, plus three additional names.

11. 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 17th March 2025.

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
14.01.25	PL/2025/00304	69 Eagle Road, Warminster, BA12 8GB Common Ash, following the recommendations of the survey we intend to Dead wood and Target prune the limb extending over the garage by approximately 1.5 metres to a suitable growth point.	12.02.25	(o)	Kate Tate	
16.01.25	PL/2024/08872	74 Wylve Road, Warminster, BA12 9PU Extension and garage conversion to form annex.	13.02.25	(e)	Selina (Nina) Parker-Miles	
20.01.25	PL/2024/11404	Jubilee Gardens, Warminster Application for the Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for Installation of Public Art Commission at Site 1 (Victoria Road Junction) and Site 2 (Bath Road Junction) following Outline Planning Permission 15/01800/OUT .	21.02.25	(m)	Kenny Green	
20.01.25	PL/2025/00338	14 Hillwood Lane, Warminster, BA12 9QQ Proposed annexe.	17.02.25	(e)	Angela Ellis	
20.01.25	PL/2025/00395	48 Boreham Road, Warminster, BA12 9JR G1 Lime trees - Re-pollard. T2 Hornbeam - Crown raise over the neighbouring driveway and property to the same height (up to 6m) as the tree was previously pruned on the house side, reduce the overextended branches above the outbuilding by up to 3/4m to remove end weight. T3 Hazel - Reduce to the height previously pruned G4 - 2 Lime trees and Laurel between - Re-pollard Limes and reduce Laurel to the same height.	18.02.25	(o)	Caroline Gamble	
21.01.25	PL/2025/00446	Coldharbour Lane, Warminster, BA12 8PB Two 6m sections of hedgerow – remove.	12.02.25	(o)	Kate Tate	

27.01.25	PL/2025/00576	10 The Halve, Warminster, BA12 8FW T1 (oak) and T2 (oak) • Reduce the height of both trees by ten meters. • Prune in the lateral branches by eight meters.	27.02.25	(o)	Kate Tate	Withdrawn by Applicant
27.01.25	PL/2025/00833	16C Westbury Road, Warminster, BA12 0AN Beech tree - prune back branches on eastern side to give 3m clearance from building.	18.02.25	(o)	Kate Tate	
28.01.25	PL/2025/00856	The Minster Church of England Primary School, Warminster, BA12 8JA Ash tree – pollard to 6m.	19.02.25	(o)	Sue Morgan	
28.01.25	PL/2025/00847	47 Silver Street, Warminster, BA12 8PT TG1 Reduce the height of 2 small conifers by up to 1.5 metres and reduce the height and spread of the Apple tree by up to 1 metre.	26.02.25	(o)	Julie Kelly	
02.02.25	PL/2025/00298	56 Masefield Road, Warminster, BA12 8HY Certificate of lawfulness for extension to existing garage to be used for storage, to replace wooden shed.	03.03.25	(m)	Angela Ellis	
05.02.25	PL/2025/00916	The Coach House, 50 Copheap Lane, Warminster, BA12 0BH First floor extension over and alterations to existing conservatory. Installation of new pedestrian gate.	05.03.25	(m)	Selina (Nina) Parker-Miles	

Date agenda to be sent out: 10th February 2025

Date of Planning Advisory Committee Meeting: 17th February 2025



- Key**
- Application Boundary
 - Site Boundary
 - Macadam - adaptable roads (to engineers detail)
 - Herringbone Paving
 - Macadam - adaptable footpaths (to engineers detail)
 - Macadam - Private drives/parking courts
 - Macadam - Private footpaths
 - Public Open Space or Highway Verge - refer to detail landscape proposals
 - Rear gardens
 - Front gardens
 - Proposed trees
 - Existing trees
 - 1.8m High Screen Wall
 - 1.8m High Closeboard Fence
 - 1.8m High Panel Fence
 - 1.5m High Panel Fence
 - 0.9m High Dwarf Wall
 - 1.2m High Bow Top Metal Railings (Black)
 - 1.8m High Timber garden gate
 - Personnel Door to Garage
 - Sub Station
 - Affordable Housing - Rented
 - Affordable Housing - Shared Ownership
 - Bin Collection Point
 - Waste Storage Point
 - Timber Cycle Storage Sheds
 - Plot Number
 - Neighbouring Plot Number
 - Visitor Parking

ACCOMMODATION SCHEDULE			
PERSIMMON			
NAME	STOREYS	BEDROOMS	NO. DWELLINGS
Alnmouth	2 Storey	2 Bed Semi	16
Danbury	2 Storey	2 Bed Semi	10
Danbury Gable	2 Storey	2 Bed Semi	2
Sherwood	2 Storey	3 Bed Det	4
Bamwood	2 Storey	3 Bed Det	8
Charnwood	2 Storey	3 Bed Det	1
Saunton	2.5 Storey	3 Bed Semi	12
Silverdale	2 Storey	3 Bed Semi	4
Ashdown Gable	3 Storey	3 Bed Semi	2
Ashdown Cnr	3 Storey	3 Bed Semi	2
Burnham	2 Storey	4 Bed Det	3
Bamwood DT	2 Storey	4 Bed Det	4
Greenwood	2.5 Storey	4 Bed Det	7
Marston	2 Storey	4 Bed Det	3
Brampton	2 Storey	4 Bed Det	5
			83

CHARLES CHURCH			
Chopwell	2 Storey	4 Bed Det	6
Charlton	2 Storey	4 Bed Det	15
Hastling	2 Storey	4 Bed Det	11
Turnberry	2 Storey	4 Bed Det	1
Landcombe	2 Storey	4 Bed Det	8
Culien	2 Storey	4 Bed Det	3
Sandwood	2 Storey	4 Bed Det	2
Hollicombe	2 Storey	4 Bed Det	6
			52

AFFORDABLE			
Affordable Rented - Blue			
Haldon	2 Storey	2 Bed Semi/Ter	13
Rendlesham	2 Storey	3 Bed Semi/Ter	7
Saunton	2.5 Storey	3 Bed Semi	2
Birkdale	2 Storey	3 Bed Semi	1
Ashdown Gable	3 Storey	3 Bed Semi	3
Ashdown Cnr	3 Storey	3 Bed Semi	3
Tamar	2.5 Storey	4 Bed Semi	2
Colston	2.5 Storey	4 Bed Semi	4
Shared Ownership - Green			
Haldon	2 Storey	2 Bed Semi/Ter	15
Rendlesham	2 Storey	3 Bed Semi/Ter	6
Ashdown	3 Storey	3 Bed Semi	2
			58
TOTAL			193

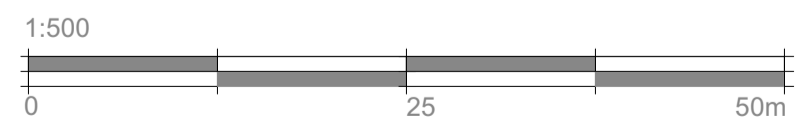
I. Existing PROW along western edge now 3m wide.	13.08.24	MNR
H. Revised in line with landscaping & engineering.	09.08.24	PK
G. Scale bar added.	02.05.24	MNR
F. Landscape proposals added.	11.04.24	MNR
E. Footpath for added to plot C79 & P415 hedge realigned.	25.03.24	MNR
D. Spine road continued to PH 2 & bund amended.	14.03.24	MNR
C. Changes as per engineers DWG P20-446-SK3.	06.03.24	PK
B. Changes as per engineers comments dated 23.01.24.	02.02.24	MNR
A. 21m added between rear of gate. Road verge footpath width updated. Saunton house type added along main route. Visitor spaces moved.	16.11.23	KT
REVISIONS	DATE	BY
AR	TE	JUN '23
182.002		I
DRAWING TITLE		
PLANNING LAYOUT (2 of 4)		
P3/CC2 - WARMINSTER NORTH		
DRAWING STATUS		
PLANNING		
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- KEY
- Site boundary
 - Plot number
 - Allocated parking bay (surfaced in tarmac)
 - Plot enclosure (1.8m closeboarded fence)
 - Plot enclosure (1.8m brick wall)
 - Plot enclosure (1.2m closeboarded fence)
 - Plot enclosure (1.2m brick wall)
 - Plot enclosure (1.8m brick wall with 'hit & miss' timber panels)
 - NDA
 - 1m offset from proposed drainage ditch
 - Proposed soft landscape (see landscape plans for detail)
 - Surface treatment: block paving to private drive (60mm Brett Omega in Charcoal)
 - Surface treatment: black tarmacadam
 - Area for adoption within forward visibility splay
 - Gated access to rear garden
 - Personnel door to garage
 - Bin storage (on-plot)
 - Bin collection point

Notes
Proposals subject to on-plot & public realm landscape input - see accompanying landscape proposals

ZONE D	HSTP	Sq. ft	Sq. m	Actual No. Units	Sq Ft Total	%
2BED:						
The Fir	Type F	839	78	2	1,679	
The Rosewood	Type C	872	81	7	6,101	
The Wisteria	Type D	872	81	8	6,972	
Sub total				17	14,752	44%
3BED:						
The Magnolia	Type G	1022	95	1	1,022	
The Rowan	Type I	1130	105	7	7,909	
The Beech	Type H	1184	110	5	5,918	
The Cypress	Type A	1162	108	3	3,486	
The Redwood	Type J	1291	120	6	7,747	
Sub total				22	26,082	56%
OM Total				39	40,834	100%
				Ste Areas	HA	AC
				Net	1.4	3.5
				Coverage (SQFT/AC)		11,803.84
				Net Density (Units/HA)	28	11



client:
Wain Homes Severn Valley

project:
Zone D, Land at Grovelands Way, Warminster

drawing title:
Layout

client:
WAN104

scale:
1:500 @ A1

date:
July 2023

drawing number:
5010 Rev H

drawn:
JA/ER

status:
Final

urbandesignbox.co.uk

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