

A G E N D A

11th September 2023

Dear Councillor

You are summoned to a meeting of the:

Planning Advisory Committee
on Monday 18th September 2023 at 7.00pm
to be held at
Civic Centre, Sambourne Road, Warminster BA12 8LB

Membership:

Cllr Allensby (West)	Cllr Keeble (West) Vice Chairman
Cllr Fraser (West)	Cllr Robbins (East)
Cllr Jeffries (North) Chairman	Cllr Syme (Broadway)
Cllr Jack Jones (East)	

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. If you do not wish to attend in person, the chairman may read out your contribution.

Yours sincerely



Tom Dommett CILCA
Town Clerk and Responsible Financial Officer

Copies of plans are available to online at
<http://www.wiltshire.gov.uk/planninganddevelopment.htm>

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 as a correct record, the minutes of the Planning Advisory Committee meeting held on Monday 21st August 2023; 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 21st August 2023.

4. **Chairman's Announcements**

To note any announcements made by the Chair.

5. **Questions**

To receive questions from members of the council 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 Council 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 any statements submitted in advance.

Standing Orders will be reinstated following public participation.

7. **Reports from Unitary Authority Members**

To note reports provided 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/2023/06841](#)

Two storey side and rear extension. 90 Manor Gardens, Warminster, BA12 8PW.

[PL/2023/06847](#)

Rebuilding of Fire Damaged Building. Unit 2, Roman Way, Crusader Park, Warminster, BA12 8SP.

[PL/2023/07108](#)

Replacement rear extension roof. Renewal of planning permission 20/01273/FUL. Lilac Cottage, 55 Victoria Road, Warminster, BA12 8HB

[PL/2023/07244](#)

Internal alterations to create two flats. 16 High Street, Warminster, BA12 9AE.

- [PL/2023/07274](#) Internal alterations to create two flats. 16 High Street, Warminster, BA12 9AE.
- [PL/2023/07057](#) Variation of condition 2 of [18/07238/FUL](#) - To allow amendment to access road with proposed excavation, increase in gradient, amendment to road alignment, narrowing to parts of road, removal of 3 trees and replace with 9 trees. Bishopstrow House, Boreham, Warminster, Wilts, BA12 9HH.
- [PL/2023/03394](#) Variation of condition 2 of PL/2023/03394 – to rebuild rather than convert to create plots 1 and 2 of the wider approved scheme of works and raise the floor and ridge level of plot 2. 90 Market Place, Warminster, Wilts, BA12 9AW.
- [PL/2023/07171](#) Change of Use from Class E to Restaurant and Takeaway (Sui Generis). Unit 2, Castlemore Retail Park, Warminster, BA12 9FE.
- [PL/2023/07643](#) Single storey lean-to side extension. 33 Marsh Street, Warminster, BA12 9PG.
- [PL/2023/07590](#) Outline application with some matters reserved for the erection of a dwelling in the garden (access only). Woodlands, 20 Smallbrook Lane, Warminster, BA12 9HP.

9. Tree Applications (for noting)

- [PL/2023/07220](#) Birch tree to front of house; overhanging driveway and public footpath in front of house and impinging the growth of Holly tree immediately adjacent. Seeking permission to fell birch tree please. Sycamore tree at rear boundary of property; permission to fell previously granted but has since expired. (Tree not felled during previous permission as birds were nesting in it at the time). This tree is overhanging neighbour's garage and blocking light from garden. Seeking renewal of permission to fell please. 74 Boreham Road, Warminster, BA12 9JN.
- [PL/2023/07262](#) Refer to Tree Location Plan - Sycamores T001, T002, T003, T004, T005 - Prune/tip reduce to provide 2-3 metres clearance from property. 4 Coppice Close, Warminster. BA12 9EL.
- [PL/2023/07417](#) The trees we propose to carry out work on are 3 sycamores, a Horse Chestnut, a Holly, and a Lime. Sycamore 1 - We propose to reduce the tree down to a height of approximately 40ft. As, there is evidence of rot where the tree was previously reduced. The tree is also very high rooted on top of a bank with neighbouring properties below. There is also evidence of included bark within a number of unions in the tree. Horse Chestnut - We propose to reduce the tree down to a height of approximately 40ft. As, there is evidence of rot where the tree was previously reduced. The tree is also very high rooted on top of a bank with neighbouring properties below. There is also rot forming within the main union of the tree. There is also evidence of included bark within a number of unions in the tree. Sycamore 2 - We propose

to reduce the tree down to a height of approximately 40ft. As, there is evidence of rot where the tree was previously reduced. The tree is also very high rooted on top of a bank with neighbouring properties below. There is also evidence of included bark within a number of unions in the tree. The base of this tree also poses a cause for concern as there are cavities. Lime - We propose to remove the tree as it has grown at an obtuse angle and has evidence of roots lifting due to it being rooted high on the bank. Holly - We propose to remove the tree as it has grown one sided and there is a number of exposed roots which poses a concern for it falling over. Sycamore 3 - We propose to reduce the tree down to a height of approximately 40ft. As, there is evidence of rot where the tree was previously reduced. The tree is also very high rooted on top of a bank with neighbouring properties below. There is also evidence of included bark within a number of unions in the tree. 1 Henford Park, Upper Marsh Road, Warminster, BA12 9PW.

10. **Communications**

The members to decide on items requiring a press release and **to nominate** a speaker for any item on the agenda if required.

The date of the next Planning Advisory meeting is **Monday 16th October 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 admin@warminster-tc.gov.uk

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
14.08.23	PL/2023/06841	Two storey side and rear extension. 90 Manor Gardens, Warminster, BA12 8PW. https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001BLc5S	11.09.23	(e)	Selina (Nina) Parker-Miles	
16.08.23	PL/2023/06847	Rebuilding Of Fire Damaged Building. Unit 2, Roman Way, Crusader Park, Warminster, Wilts, BA12 8SP. https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001BLcFN	13.09.23	(e)	Russell Brown	
22.08.23	PL/2023/07108	Replacement rear extension roof. Renewal of planning permission 20/01273/FUL. Lilac Cottage, 55 Victoria Road, Warminster, BA12 8HB https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001BMCdK	19.09.23	(m)	Selina (Nina) Parker-Miles	
24.08.23	PL/2023/07220	Birch tree to front of house; overhanging drive way and public footpath in front of house and impinging the growth of Holly tree immediately adjacent. Seeking permission to fell birch tree please. Sycamore tree at rear boundary of property; permission to fell previously granted but has since expired. (Tree not felled during previous permission as birds were nesting in it at the time). This tree is overhanging neighbour's garage and blocking light from garden. Seeking renewal of permission to fell please. 74 Boreham Road, Warminster, BA12 9JN. https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001BMKre	15.09.23	(e)	Beverley Griffin	
25.08.23	PL/2023/07262	Refer to Tree Location Plan - Sycamores T001, T002, T003, T004, T005 - Prune/tip reduce to	16.09.23	(e)	Shane Verrion	

		provide 2-3 metres clearance from property. 4 Coppice Close, Warminster. BA12 9EL. https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001C2Paj				
25.08.23	PL/2023/07244	Internal alterations to create two flats. 16 High Street, Warminster, BA12 9AE. https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001C2MQa	29.09.23	(m)	David Cox	
25.08.23	PL/2023/07274	Internal alterations to create two flats. 16 High Street, Warminster, BA12 9AE. https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001C2Pr6	29.09.23	(m)	David Cox	
01.09.23	PL/2023/07417	The trees we propose to carry out work on are 3 sycamores, a Horse Chestnut, a Holly, and a Lime. Sycamore 1 - We propose to reduce the tree down to a height of approximately 40ft. As, there is evidence of rot where the tree was previously reduced. The tree is also very high rooted on top of a bank with neighbouring properties below. There is also evidence of included bark within a number of unions in the tree. Horse Chestnut - We propose to reduce the tree down to a height of approximately 40ft. As, there is evidence of rot where the tree was previously reduced. The tree is also very high rooted on top of a bank with neighbouring properties below. There is also rot forming within the main union of the tree. There is also evidence of included bark within a number of unions in the tree. Sycamore 2 - We propose to reduce the tree down to a height of approximately 40ft. As, there is evidence of rot where the tree was previously reduced. The tree is also very high rooted on top of a bank with neighbouring properties below. There is also evidence of included bark within a number of unions in the tree. The base of this tree also poses a cause for concern as there are cavities. Lime - We propose to remove the tree as it has grown at an obtuse angle and has evidence of roots lifting due to it being rooted high on the bank. Holly - We propose to remove the tree as it has grown one sided and	22.09.23	(m)	David Wyatt	

		<p>there is a number of exposed roots which poses a concern for it falling over. Sycamore 3 - We propose to reduce the tree down to a height of approximately 40ft. As, there is evidence of rot where the tree was previously reduced. The tree is also very high rooted on top of a bank with neighbouring properties below. There is also evidence of included bark within a number of unions in the tree. 1 Henford Park, Upper Marsh Road, Warminster, BA12 9PW.</p> <p>https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001C2na9</p>				
01.09.23	PL/2023/07057	<p>Variation of condition 2 of 18/07238/FUL - To allow amendment to access road with proposed excavation, increase in gradient, amendment to road alignment, narrowing to parts of road, removal of 3 trees and replace with 9 trees. Bishopstrow House, Boreham, Warminster, Wilts, BA12 9HH.</p> <p>https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001BM2KM</p>	29.09.23	(m)	Gen Collins	
07.09.23	PL/2023/03394	<p>Variation of condition 2 of PL/2023/03394 – to rebuild rather than convert to create plots 1 and 2 of the wider approved scheme of works and raise the floor and ridge level of plot 2. 90 Market Place, Warminster, Wilts, BA12 9AW.</p> <p>https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001AadkvAAB/pl202303394</p>	29.09.23	(m)	David Cox	
06.09.23	PL/2023/07171	<p>Change of Use from Class E to Restaurant and Takeaway (Sui Generis). Unit 2, Castlemore Retail Park, Warminster, BA12 9FE.</p> <p>https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001BMGhiAAH/pl202307171</p>	04.10.23	(m)	Steve Tapscott	
08.09.23	PL/2023/07643	<p>Single storey lean-to side extension. 33 Marsh Street, Warminster, BA12 9PG.</p> <p>https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001C3ErVAAV/pl202307643</p>	06.10.23	(m)	Angela Ellis	

08/09/23	PL/2023/07590	Outline application with some matters reserved for the erection of a dwelling in the garden (access only). https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001C3ALDAA3/pl202307590	06.10.23	(m)	Steven Vellance	

Date agenda to be sent out: 11th September 2023

Date of Planning Advisory Committee Meeting: 18th September 2023