

A G E N D A

7th September 2020

Dear Councillor

You are summoned to a meeting of the:

Planning Advisory Committee
on Monday 14th September 2020 at 7pm
to be held online

Membership:

Cllr Brett (East)	Cllr Jeffries (Copheap) Vice Chairman
Cllr Doyle (East)	Cllr Spender (Broadway)
Cllr Fraser (West)	Cllr Nicklin (West) Chairman
Cllr Fryer (Broadway)	

Copied to all other members for information.

Normally, the council would meet in person and provide an opportunity for members of the public to attend. However, during the current emergency, this is not possible, and the Government have put in place Regulations that allow 'Virtual' committees to be convened and held to conduct local authority business.

The Council has adopted appropriate procedures to ensure the smooth administration of such virtual meetings.

If you wish to submit a statement to be read out in public participation, please contact admin@warminster-tc.gov.uk by 4.30pm Thursday 10th September to enable this to be facilitated. If you wish to view the meeting please see the link on the Warminster Town Council Website www.warminster-tc.gov.uk in the meetings diary.

Yours sincerely



Fiona Fox BA (Hons) MCIPD FSLCC
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 (and sign at a later date) as a correct record, the minutes of the Planning Advisory Committee meeting held on Monday 10th August 2020; 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 10th August 2020.

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 will read any statements submitted.

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. Northacre Renewable Energy

Members agreed at the last PAC Meeting Monday 10th August to continue their support of Westbury Town Council in their objection to the application to be submitted to Wiltshire Council from Northacre Renewable Energy. This application has now been submitted:-

20/06775/WCM Amended energy from waste facility to that consented under Planning Permission 18/09473/WCM. Northacre Energy from Waste Facility Stephenson Road Northacre Trading Estate Westbury BA13 4WD

Members to review and confirm if they wish to comment on the new application.

9. Planning Applications

20/06041/FUL	Proposed two storey side link extension. 3 Fanshaw Way, Warminster, Wiltshire, BA12 9QX
20/05757/FUL	Thermal upgrades and external alterations to 112 MOD residential properties at No's: 256 - 442 (evens only) Firbank Crescent; No's 160 - 194 (evens only) Elm Hill and, No's 37 - 65 (odds only) Goodwin Close, all Warminster. 256-442 Firbank Crescent (Evens Only), 160-194 Elm Hill (Evens Only), and 37-65 Goodwin Close (Odds Only), Warminster, Wiltshire
20/05591/FUL	Replacement garage. Aingarh 9A Lower Marsh Road Warminster BA12 9PB.
20/06188/FUL	Covered area within garden. Constructed from timber posts and beams with single ply membrane roof covering and roof windows. To be used as an outdoor (domestic use) leisure space and family living/dining space. Also first floor small balcony from existing doors on rear elevation, constructed in steel and glass. 3 Tangier Close Warminster BA12 0FA
20/06196/FUL	Change of use of redundant commercial space into residential dwelling. Flat 1 The Maltings 60 Market Place Warminster BA12 9AW England
20/06550/FUL	Erection of retirement apartments (category ii type) with communal facilities and car parking. Woodmead Residential Home, 35 Portway, Warminster, BA12 8QR
20/05411/FUL	Single storey living room extension. 6 Chancery Lane, Warminster, BA12 9JS
20/06778/FUL	To install a double edwardian tiled roof conservatory with associated baseworks. 98 B Portway, Warminster, BA12 8QF
20/06687/FUL	The erection of a block of 6 no.flats and associated works. Land at, The Close, Warminster, BA12 9AL
20/06434/FUL	Sub division of plot to create a separate dwelling (2 bed 3 person) at land to the side of 6 Ash Walk. 6 Ash Walk Warminster BA12 8PY
20/06490/FUL	Proposed porch / shower room extension. Well Cottage, 14, Grange Lane Warminster BA12 9EY
20/06708/FUL	Proposed single storey detached standalone building to be used as a classroom. Avenue Primary School The Avenue Warminster
20/07214/REM	Reserved Matters Application: Erection of 28 No. dwellings associated works (pursuant to 17/12348/OUT. Land East of Damask Way and East of Upper Marsh Road and North of Smallbrook Lane, Warminster, BA12 9PP

20/06714/LBC	Replacement of stolen lead roofing with terne coated stainless steel. St Denys Church, Church Street, Warminster, Wiltshire, BA12 8PQ
20/06844/FUL	Single storey front and side extensions. New porch Replacement of glazed conservatory with garden room. 4 The Oaks, Warminster, BA12 0AN
20/07029/FUL	Raise roof of existing bungalow to create bedrooms and en-suites at first floor level. Rear single storey flat roof extension with glazed lantern. Side replacement garage with pitched (hipped) roof. Pitched roof over front door. 97 Victoria Road Warminster BA12 8HD

10. **Tree Applications**

None for this agenda.

11. **Street Naming**

A request has been received from Willow Property Developments (SW) Ltd for the naming of the small development in the garden of 88 Victoria Road. The preferred name is 1 and 2 Henley Mews. **For members to approve. (attached)**

12. **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 12th October 2020

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 recvd Warm	Planning No	Description	Date recv'd Wilts Council	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
11.08.20	20/06041/FUL	Proposed two storey side link extension. 3 Fanshaw Way, Warminster, Wiltshire, BA12 9QX http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	11.08.20	08.09.20	(e) Agreed 12.08.20	Selina Parker Miles	
14.08.20	20/05757/FUL	Thermal upgrades and external alterations to 112 MOD residential properties at No's: 256 - 442 (evens only) Firbank Crescent; No's 160 - 194 (evens only) Elm Hill and, No's 37 - 65 (odds only) Goodwin Close, all Warminster. 256-442 Firbank Crescent (Evens Only), 160-194 Elm Hill (Evens Only), and 37-65 Goodwin Close (Odds Only), Warminster, Wiltshire http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	14.08.20	11.09.20	(e) Agreed 19.08.20	Katie Tregay	
18.08.20	20/05591/FUL	Replacement garage. Aingarth 9A Lower Marsh Road Warminster BA12 9PB. http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	10.08.20	07.09.20	(e)	Steve Vellance	
18.08.20	20/06188/FUL	Covered area within garden. Constructed from timber posts and beams with single ply membrane roof covering and roof windows. To be used as an outdoor (domestic use) leisure space and family living/dining space. Also first floor small balcony from	11.08.20	08.09.20	(e) Agreed 19.08.20	Katie Tregay	

		existing doors on rear elevation, constructed in steel and glass. 3 Tangier Close Warminster BA12 0FA Development description amended Katie Tregay 21.08.20 - Proposed ancillary building including ground works. Proposed first floor balcony http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx					
18.08.20	20/06196/FUL	Change of use of redundant commercial space into residential dwelling. Flat 1 The Maltings 60 Market Place Warminster BA12 9AW England http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	12.08.20	09.09.20	(e)	Steve Vellance	
19.08.20	20/06821/TCA	TG1 Group of 5 Lombardy Poplars, out growing their situation. Fell. 9 West Street, Warminster, BA12 8JX http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	11.08.20	10.09.20	(o)	Beverley Griffin	
20.08.20	20/06550/FUL	Erection of retirement apartments (category ii type) with communal facilities and car parking. Woodmead Residential Home, 35 Portway, Warminster, BA12 8QR http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	12.08.20	25.09.20	(m)	Eileen Medlin	
21.08.20	20/05411/FUL	Single storey living room extension. 6 Chancery Lane, Warminster, BA12 9JS http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	01.07.20	04.09.20	(e) Agreed 21.08.20	Katie Tregay	
24.08.20	20/06778/FUL	To install a double Edwardian tiled roof conservatory with associated baseworks. 98 B Portway, Warminster, BA12 8QF http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	10.08.20	18.09.20	(m)	Katie Tregay	

24.08.20	20/06687/FUL	The erection of a block of 6 no.flats and associated works. Land At, The Close, Warminster, BA12 9AL http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	23.08.20	25.09.20	(m)	Eileen Medlin	
24.08.20	20/06434/FUL	Sub division of plot to create a separate dwelling (2 bed 3 person) at land to the side of 6 Ash Walk. 6 Ash Walk Warminster BA12 8PY http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	18.08.20	15.09.20	(m)	Verity Giles Franklin	
24.08.20	20/06490/FUL	Proposed porch / shower room extension. Well Cottage, 14, Grange Lane Warminster BA12 9EY http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	17.08.20	14.09.20	(m)	Katie Tregay	
24.08.20	20/06708/FUL	Proposed single storey detached standalone building to be used as a classroom. Avenue Primary School The Avenue Warminster BA12 9AA http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	21.08.20	18.09.20	(m)	Katie Tregay	
25.08.20	20/07214/REM	Reserved Matters Application: Erection of 28 No. dwellings associated works (pursuant to 17/12348/OUT. Land East of Damask Way and East of Upper Marsh Road and North of Smallbrook Lane, Warminster, BA12 9PP http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	25.08.20	02.10.20	(m)	Steven Sims	
26.08.20	20/06714/LBC	Replacement of stolen lead roofing with terne coated stainless steel. St Denys Church, Church Street, Warminster, Wiltshire, BA12 8PQ http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	26.08.20	02.10.20	(m)	Jocelyn Sage	

02.09.20	20/06844/FUL	Single storey front and side extensions. New porch Replacement of glazed conservatory with garden room. 4 The Oaks, Warminster, BA12 0AN http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	02.09.20	30.09.20	(m)	Selina Parker-Miles	
07.09.20	20/07029/FUL	Raise roof of existing bungalow to create bedrooms and en-suites at first floor level. Rear single storey flat roof extension with glazed lantern. Side replacement garage with pitched (hipped) roof. Pitched roof over front door. 97 Victoria Road Warminster BA12 8HD http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx	03.09.20	01.10.20	(m)	Katie Tregay	

Date agenda to be sent out: 07.09.2020

Date of Planning Advisory Committee Meeting: 14.09.2020

Previous comments submitted from Warminster Town Council 17/12348/OUT

Notes for extraordinary PAC Meeting Thursday 12th April

Extract from PAC minutes 29th January 2018

17/12348/OUT Outline application for 34 dwellings on land to the east of Damask Way with all matters reserved except access (with new access proposed off Upper Marsh Road). Land East of Damask Way and East of Upper Marsh Road and North of Smallbrook Lane, Warminster BA12 9PP

Councillor Brett congratulated Toby Fryer, saying young people had a right to speak and should be heard. The contributions had been informative and instructive. He showed photographs from the site, showing the wanton vandalism of the removal of the oak trees prior to planning permission being given. Other evidence was shown including a dash cam video of the difficulty in navigating the lower part of Upper Marsh Road.

Standing Orders were suspended at 7.42pm to allow for additional public participation

Nicholas Yates said that the narrowest part of the road that had been shown on the dash cam was where the new road would come out. Once traffic had passed the pinch point it always speeded up and he felt sure that there would be an accident at some point.

Standing Orders were reinstated at 7.44pm

It was resolved to recommend refusal of the application on the following grounds:

This Council objects to this planning application on the grounds listed below:

- 1. The site was not under consideration on the Draft Wiltshire Housing Site Allocation Plan and Revised Settlement Boundaries which had been consulted on in September 2017. The comment that had been submitted by the Council on the settlement boundary in the Damask Way area was as follows:**

ITEM NO.	MAP GRID REFERENCE	PROPOSED AMENDMENT OR CORRECTION
4	J10	The newly developed extension to Damask Way should be included within the boundary.

This was a reference to the site already built, which should be inside the new settlement boundary. Wiltshire Council had not included the site in application 17/12348/OUT in the revised settlement boundaries and the Town Council had supported its exclusion, therefore it would be inappropriate to include it now.

- 2. The access point for this site would be disastrous. This section of Upper Marsh Road is narrow with no footpath and leads on to a**

narrow country road that is prone to flooding and often has to be closed. Runoff water from the site would exacerbate the problem.

- 3. The impact on the environment would be detrimental. The site is on the cusp of the Wiltshire Wildlife Trust area.**
- 4. There is a highways conflict with pedestrians, cyclists, horse riders and the residents of the old people's home.**

The Town Council requests Councillor Jackson to call this in at the Western Area Planning Committee.

FORM A

AUTHORISATION FROM TOWN/PARISH COUNCIL

PLEASE NOTE: THIS FORM MUST BE COMPLETED BY THE TOWN / PARISH COUNCIL AND FORWARDED TO THE DEVELOPER TO BE SUBMITTED WITH THE APPLICATION.

Town / Parish Council:

WARMINSTER TOWN COUNCIL

Development Site Address:

88, VICTORIA ROAD
WARMINSTER, WILTS

1 The Town/Parish Council agrees to defer responsibility for naming new streets to Wiltshire Council

IF SECTION 1 ABOVE IS SELECTED, PLEASE DISREGARD SECTION 2 BELOW AND SIGN AND DATE THE FORM AND RETURN TO THE DEVELOPER.

2 The Town/Parish Council agrees to accept responsibility for naming new streets, and will liaise directly with the developer, in accordance with Wiltshire Council policy

(a) Are you intending to name a street(s) after a living person? YES NO

If YES please confirm you have enclosed Form B containing the written consent (one consent form per new street required).

(b) Are you intending to name a street(s) after a deceased person? YES NO

Has the person been deceased for less than 50 years? YES NO

If YES, please confirm you have enclosed Form C containing the written consent (one consent form per new street required).

If NO, consent is not required.

Agreed Street Name(s) (BLOCK CAPITALS please)

1 HENLEY MEWS	6
2	7
3	8
4	9
5	10

Signed:

Date

Parish Clerk

Please Note: Once agreement has been reached, by the Town / Parish Council and the developer, any street name suggestions should be recorded on the Street Naming & Numbering application form submitted by the developer.