



*Delivering a brighter, greener future for all*

**MINUTES**  
**of the Planning Advisory Committee**  
**held on Monday 20<sup>th</sup> February 2023 at 7.00pm**  
**at**  
**Warminster Civic Centre, Sambourne Road,**  
**Warminster BA12 8LB**

**Membership:**

<b>Cllr Allensby (West)</b>	*	<b>Vacancy (East) Vice Chairman</b>	-
<b>Cllr Fraser (West)</b>	*	<b>Cllr Robbins (East)</b>	*
<b>Cllr Jeffries (North)</b>	A	<b>Cllr Syme (Broadway)</b>	*
<b>Cllr Keeble (West) Chairman</b>	*		

Key: \* Present    A Apologies    AB Absent

**In attendance:**

Officers: Tom Domett (Town Clerk) Judith Halls (Deputy Town Clerk),  
 Stuart Atherton (Committees and Administration Clerk)

**Unitary Councillors: 1**

**Members of the press: 0**

**Members of the public in attendance: 4**

**PC/22/084    Election of Vice Chair**

Cllr Steve Jeffries was elected as Vice Chair of the Planning Advisory Committee

**PC/22/085    Apologies for Absence**

Apologies were received and accepted from Cllr Jeffries.

**PC/22/086    Declarations of Interest**

Cllr Syme declared a non-pecuniary interest under Warminster Town Council's Code of Conduct issued in accordance with the Localism Act 2011 in relation to planning application PL/2023/00750. He would leave the room for this and not vote or take part in the debate on this application.

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

Cllr Allensby declared a non-pecuniary interest under Warminster Town Council's Code of Conduct issued in accordance with the Localism Act 2011 in relation to planning application PL/2023/00446.

**PC/22/087**     **Minutes**  
**PC/22/087.1** The minutes of the meeting held on Monday 23<sup>rd</sup> January 2023 were approved as a true record and signed by the chairman.  
**PC/22/087.2** There were no matters arising.

**PC/22/088**     **Chairman's Announcements**  
There were no announcements.

**PC/22/089**     **Questions**  
There were no questions submitted by members before the meeting.

**PC/22/090**     **Public Participation**  
There was no public participation.

**PC/22/091**     **Reports from Unitary Authority Members**  
There were no reports from Unitary members.

**PC/22/092**     **Planning Application**

[PL/2023/00414](#)     Replacement of first and second floor windows to front elevation. 3A Market Place, Warminster, BA12 9AY

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

[PL/2023/00569](#)     Two storey rear extension and single storey pitched roof to front elevation. 18 Prestbury Drive, Warminster, BA12 9LB

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

**Cllr Syme left the room 19:07**

[PL/2023/00750](#)     Proposed conversion & re-use of redundant stable building into residential accommodation in compliance with core policy 48 of the Wiltshire Core Strategy. 15 Folly Lane, Warminster, BA12 8EA

***Standing orders were suspended 19:08***

**Cllr Jackson informed members that the previous application for this property was for a change of class which Wiltshire Council had refused on the basis of not enough evidence. This application was now a formal application for residential alterations.**

***Standing orders were reinstated 19:10***

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

***Cllr Syme returned to the room 19:10***

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

[PL/2023/00810](#)

Outline planning permission: Some matters reserved for erection of up to 9 dwellings with garages, revision of existing access onto Bradley Road, internal access roads, parking, shed spaces, bin stores and associated landscaping and infrastructure (access only). Land off Bradley Road, Warminster, BA12 8FB

**It was proposed and seconded that the Committee object to this application.**

**A recorded vote was requested.**

Cllr Allensby: Voted in favour

Cllr Fraser: Voted in favour

Cllr Keeble: Voted in favour

Cllr Robbins: Voted in favour

Cllr Syme: Voted in favour

**It was resolved that there was objection to the application on the following points:**

- Concerns about access to the site and road safety – particularly the poor visibility of the access onto a road with high traffic speeds.
- Loss of natural habitat for various species of wildlife, protected birds and badgers at a time when we are trying to protect and enhance biodiversity.
- Loss of amenity to nearby properties as the site forms a barrier between Bradley Close and the by-pass and the proposal will result in more traffic noise and fumes reaching them.
- Overdevelopment of the site in terms of the proposed density and layout, cramming nine properties into a small area.
- The loss of green fields

[PL/2021/09013](#)

Outline planning consent - some matters reserved. Erection of up to 205 no. dwellings, community hub, public open space, access, infrastructure and associated works, with all other matters reserved. Land West of Westbury Road, Land West of Westbury Road, Warminster.

**It was resolved that there was objection to the application on the following points:**

- The proposed development is contrary to the national and local planning policy. The development sits outside the Settlement Policy Boundary. Other land is available and allocated for housing so there is no need for this development. Allowing it would create a dangerous precedent and make it harder to stop similar proposals.
- It ignores the existing Neighbourhood Plan, which had been endorsed by the community of Warminster and is out of line with the new Neighbourhood Plan that is being developed.
- The proposed development is not in keeping with the existing housing on Westbury Road, being a high density estate on the edge of low density housing.
- There is great biodiversity in this area and protected species which would be adversely affected by the development.
- The proposed development falls within flood zone 2 & 3, which should not normally be used for housing. The proposed development will have a negative impact on the amenity of other residents by increasing the risk of flooding elsewhere in the town.
- The development will cause traffic problems. There would be increased cross town traffic due to the need to access to services that sit on the opposite side of town, bringing gridlock to the already congested town centre.

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

- The proposed development will adversely affect the view of and from the hills which are a key cultural and heritage feature of Warminster.
- The type of housing proposed will not satisfy local housing needs. The 'affordable housing' proposed is beyond the reach of those in housing need.
- There is a protected verge that would be adversely affected by the development.

[PL/2023/00970](#)

**Listed building consent.**

Repairs to the floor joist of the Clock Chamber of the tower of the Chapel. St Lawrence Chapel, High Street, Warminster, Wilts BA12 9AG

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

**PC/22/082 Tree applications**

[PL/2023/00446](#)

Proposed Works to Trees in a Conservation Area Address Proposal: Grouping containing Oak, Ash, Holly and Hazel to be removed as part of the works & Large mature Beech tree which may require pruning as part of the works. : Land South of Boreham Mill Bishopstrow Road, Warminster, BA12 9FJ

**Members noted this tree application but chose to also make comment. Members requested that the applicant be asked to plant 3 semi mature trees to replace each tree that is felled.**

[PL/2023/00903](#)

T1 Ash - (Overhanging Car Park, next to houses 27-33 Yeates Field) - Self set tree immediately adjacent to base of wall. Tree has attained approximately 5-10% of its full growth potential. Ivy at the base. To fell whilst young to prevent issues with tree. T2 Ash - (Located to the rear of number 29 Yeates Field) - Tree has been reduced historically to mitigate the overhang and the canopy has been raised to improve light ingress and reduce the hazard of limb failure. Our recommendations would be to re-reduce back to previous pruning points and girdle the ivy and reduce the hedge underneath. 29 Yeates Field View, Warminster, BA12 9GA

**Noted**

[PL/2023/00874](#)

T1- Willow, reduce height by approx. 4m all round

**Noted**

[PL/2023/00943](#)

T1 and T2 Limes trees. Reduce the regrowth of approx. 2 metres back to the previous pruning / pollard point. Tree work is for the ongoing management of these trees. 7 Normandene Smallbrook Road, Warminster, BA12 9LN.

**Noted**

**PC/22/93 Communications**

**Members resolved that there would be press releases in relation to PL/2023/00810 and PL/2021/09013. Should there be any questions relating to these application, Cllr Keeble would be the spokesperson.**

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

**Meeting closed at 8:11pm**

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

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.

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