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MINUTES
of the Planning Advisory Committee
held on Monday 12th August 2024 at 7.00pm
at
Warminster Civic Centre, Sambourne Road,
Warminster BA12 8LB

Membership:

CLlr Allensby (West)	A	CLlr Kirkwood (Broadway)	*
CLlr Fraser (West)	*	CLlr Robbins (East)	A
CLlr Jeffries (North) Vice Chair	*	Vacancy (Broadway)	
CLlr Keeble (West) Chairman	*		

Key: * Present A Apologies AB Absent

In attendance:

Officers: Judith Halls (Deputy Town Clerk), Patsy Clover (Committee Clerk)

Attendees:

Unitary Councillors: One

Members of the press: One

Members of the public: Two

PC/24/034 Apologies for Absence
 Apologies were received and accepted from Cllrs Allensby and Robbins.

PC/24/035 Declarations of Interest
 There were no declarations of interest received under Warminster Town Council’s Code of Conduct issued in accordance with the Localism Act 2011.

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



PC/24/036 **Minutes**

PC/24/036.1 The minutes of the meeting held on Monday 15th July 2024 were approved as a true record and signed by the chairman.

PC/24/036.2 There were no matters arising from the minutes of the Planning Advisory Committee meeting held on Monday 15th July 2024.

PC/24/037 **Chairman's Announcements**

Cllr Keeble requested that the vacancy on the committee caused by the resignation of Cllr Hawker be included as an agenda item for the next meeting of Full Council.

PC/24/038 **Questions**

There were no questions submitted by members before the meeting.

Standing orders were suspended at 7:04pm to allow for public participation.

PC/24/039 **Public Participation**

Margaret Harding spoke to Planning Application PL/2024/04960 - The Masons Arms, East Street, Warminster, BA12 0AN explaining that she was concerned about the height of the wall at the proposed development, the issue of rodents in the cellars and accessibility for wheelchair users.

Andrew Davis, unitary councillor for Warminster East, also spoke to Planning Application PL/2024/04960 - The Masons Arms, East Street, Warminster, BA12 0AN. He advised that he had called in the application following concerns raised by constituents about access. However, he may cancel the call in as amended plans have been submitted which have addressed his concerns.

Standing orders were reinstated at 7:08pm following public participation.

PC/24/040 **Reports from Unitary Authority Members**

Cllr Tony Jackson spoke to Planning Application PL/2024/06608 - Bore Hill Farm Biodigester, Deverill Road, Warminster, BA12 8FB. He reminded Members that the planning application for 54 homes on the site is still under consideration and hoped that the installation of an additional tank may improve the odour from the site.

PC/24/041 **Planning Applications**

The Chairman requested to move PL/2024/04960 and PL/2024/06719 to the top of the agenda. Members voted and agreed.

[PL/2024/04960](#)

Mason Arms, East Street, Warminster, BA12 9BN

Conversion of the public house (sui generis) to 3 one-bedroom apartments, 1 two-bedroom apartment, and 2 two-bedroom dwellings and the erection of 2 three-bedroom dwellings (Use Class C3) on land to the rear of the site, utilising existing access off East Street, with associated parking, hard and soft landscaping.

It was resolved to approve the application subject to the imposition of two conditions: that the impact of the proposals on neighbouring properties be considered and that the permissive Rights of Way affected by the development are preserved.

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

[PL/2024/06719](#)

Mason Arms, East Street, Warminster, BA12 9BN

Listed building consent - Conversion of the public house (sui generis) to 3 one-bedroom apartments, 1 two-bedroom apartment, and 2 two-bedroom dwellings and the erection of 2 three-bedroom dwellings (Use Class C3) on land to the rear of the site, utilising existing access off East Street, with associated parking, hard and soft landscaping.

It was resolved to approve the application subject to the imposition of two conditions: that the impact of the proposals on neighbouring properties be considered and that the permissive paths affected by the development are preserved.

[PL/2024/06431](#)

Land North West of Folly Farm, Tascroft, Warminster

Discharge of the public arts plan obligation forming part of the Section 106 Agreement in relation to [PL/2021/11051](#).

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

[PL/2024/04959](#)

Land rear of 8 Westbury Road, Warminster, BA12 0AN

Erection of 2 no. two-storey houses and 3 no. flat-roofed single-storey garages (Reserved Matters application pursuant of Outline Application [PL/2021/09067](#) relating to Appearance, Landscape, Layout and Scale).

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

[PL/2024/06816](#)

Coopers, 14A Westbury Road, Warminster, BA12 0AN

Two storey side extension.

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

[PL/2024/06525](#)

10 Elm Hill, Warminster, BA12 0AU

Summer house above existing garage.

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

[PL/2024/06608](#)

Bore Hill Farm Biodigester, Deverill Road, Warminster, BA12 8FB

Erection of 1 No. replacement and 1 No. new pasteuriser tank to replace existing tank to be decommissioned.

It was resolved to approve the application subject to a request for additional odour monitoring and control during the works and odour monitoring in perpetuity.

[PL/2023/07244](#)

16 High Street, Warminster, BA12 9AE

Internal alterations to create two flats

Amended plans/ additional information

Members unanimously objected to the application commenting that it contravened Warminster's emerging Neighbourhood Plan which states that ground floor spaces should be preserved for retail, business and leisure uses, and also on the grounds raised at the meeting of the Planning Advisory Committee on 18th September 2023: overdevelopment of the site and the loss of retail space.

PC/24/042 Tree Applications

It was noted that no applications had been received.

PC/24/043 Communications

Members resolved that there would be no press releases in relation to this meeting.

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

Meeting closed at 7.27pm.

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 16th September 2024.

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