



Delivering a brighter, greener future for all

MINUTES
of the Planning Advisory Committee
held on Monday 19th May 2025 at 7.00pm
at
Warminster Civic Centre, Sambourne Road,
Warminster BA12 8LB

Membership:

Cllr Allensby (West) Vice Chairman	*	Cllr J Kirkwood (Broadway)	*
Cllr Carter (West)	*	Cllr Lee (Broadway)	*
Cllr Hawker (West)	*	Cllr Robbins (East)	A
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: None

Members of the press: None

Members of the public: Two

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- PC/25/001 Election of a committee chairman for the municipal year 2025-2026.**
Members resolved to appoint Cllr Keeble as chairman of the Planning Advisory Committee for the municipal year 2025 – 2026.
- PC/25/002 Election of a committee vice chairman for the municipal year 2025-2026.**
Members resolved to appoint Cllr Allensby as vice chairman of the Planning Advisory Committee for the municipal year 2025 – 2026.
- PC/24/003 Apologies for Absence**
Apologies were received and accepted from Cllr Robbins.

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

PC/25/004 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.

PC/25/005 Minutes

PC/25/005.1 The minutes of the meeting held on Monday 14th April 2025 were approved as a true record and signed by the chairman.

PC/25/005.2 There were no matters arising from the minutes of the Planning Advisory Committee meeting held on Monday 14th April 2025.

PC/25/006 Chairman's Announcements

Cllr Keeble made the following announcements:

- The Planning Inspectorate have dismissed the appeal by Barratt Homes and refused their application for outline planning permission for 205 homes on land to the west of Westbury Road, noting that the council's attendance and contribution carried weight
- A pre-consultation event is being held on 20th May into a proposed development on land to the north of Grovelands
- The planning application for a temporary pharmacy in a shipping container on Broxburn Road has been approved by Wiltshire Council with conditions. Attach a copy of the notice to the minutes.

PC/25/007 Questions

There were no questions submitted by members before the meeting.

Standing orders were suspended at 19:09 to allow for public participation.

PC/25/008 Public Participation

Nikki Townshend (Project Manager (land)) from Selwood Housing spoke to agenda item 10 regarding planning applications PL/2025/03913 for 61 Alcock Crest and PL/2025/03914 for 39 Westleigh. The existing homes are at the end of their economic life and repair work would be unviable. All the residents have been moved to alternative accommodation. Selwood Housing are looking to work with a local builder to build the replacement properties which will all be affordable with a mixture of ownership types. The number of homes being built has been restricted because of the number of TPOs on the site; however, a biodiversity net gain will still be achieved.

Ms Townshend advised that a suitable traffic management plan will be created to take account of the narrow roads and access. In answer to councillors' queries, she confirmed that nutrient neutrality for the treatment of wastewater had been incorporated in the pre-application submission to Wiltshire Council and that a diversion may be required to address Wessex Water's comment regarding drainage.

Ms Townshend will check that the external lighting plan conforms to Cranborne Chase's dark sky standards.

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

Standing orders were reinstated at 19:14 following public participation.

PC/25/009 Reports from Unitary Authority Members

There were no reports from unitary authority members.

PC/25/010 Planning Applications

[PL/2025/03914](#) 39 Westleigh, Warminster, BA12 8NH

Erection of 4 No. affordable residential dwellings with associated works following demolition of 16 No. existing residential flats.

It was resolved that there was no objection to the application, subject to confirmation that the external lighting plan conforms to Cranborne Chase's dark sky reserve standards.

[PL/2025/03913](#) 61 Alcock Crest, Warminster, BA12 8NF

Erection of 14 No. affordable residential dwellings with associated works following demolition of 36 No. existing residential flats.

It was resolved that there was no objection to the application, subject to confirmation that the external lighting plan conforms to Cranborne Chase's dark sky reserve standards.

[PL/2025/03863](#) 34B West Parade, Warminster, BA12 8LZ

Proposed single storey rear extension.

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

[PL/2025/03865](#) 196 Boreham Road, Warminster, BA12 9HG

Single storey side extension and front porch.

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

[PL/2025/03846](#) Bugley Barton Farm, land south of Victoria Road, Warminster

Installation of non-illuminated totem signs, 2 no. non-illuminated 'V' Stack boards and 16 no. flag advertisements.

It was resolved that there was no objection to the application subject to clarification that the appropriate permissions will be sought for any supplementary lighting and that it will meet Cranborne Chase's dark sky reserve standards.

[PL/2025/03875](#) Unit 1 The Old Silkworks, Beech Avenue, Warminster, BA12 8LZ

Lawful Development Certificate for an existing use that the application property (Unit 1 Old Silk Works) has an established B2 General Industrial planning use, by way of its continuous use as a manufacturing workshop since at least 1997 through to 2024.

Members approved the granting of a Lawful Development Certificate.

[PL/2025/03978](#) Bishopstrow House, Boreham, Warminster, BA12 9HH

Extension of the existing outdoor terrace by altering the existing soft landscaping along the frontage of the existing Listed building and replacing it with new sensitively designed hard and soft landscaping.

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

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

[PL/2025/04267](#)

Bishopstrow House, Boreham, Warminster, BA12 9HH

Extension of the existing outdoor terrace by altering the existing soft landscaping along the frontage of the existing Listed building and replacing it with new sensitively designed hard and soft landscaping.

Listed building consent (Alt/Ext)

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

PC/25/011 Tree Applications (for noting)

[PL/2025/03738](#)

12A East Street, Warminster, BA12 9BN

T1 Yew tree – Crown raise alongside the path and corner of the house (north-west side) by removing the 12 lower stems from the base, leaving the main trunk.

Noted.

[PL/2025/03765](#)

10 Canon's Close, Warminster, BA12 9LA

T1 – Re-pollard ash tree back to previous pollard points. Bring as close to boundary as possible without creating excessively large wounds (over approx. 8 – 10 inches).

Noted.

[PL/2025/02713](#)

19A Weymouth Street, Warminster, BA12 9NP

Fell Yew Tree TPO 4400 - A replacement is not considered necessary on this occasion, due to the large number of other mature trees in situ.

Noted.

PC/25/012 Appeal to the Planning Inspectorate – Auto Services, Carsons Yard, East Street, Warminster, BA12 9NA – [PL/2023/02892](#)

Members confirmed that the original comments made by the council when they considered the planning application on 20th November 2023 still stood.

PC/25/013 Communications

Members agreed a press release to be issued with the following spokesperson:

- **Dismissal by the Planning Inspectorate of Barratt Homes' appeal against the refusal of their application for outline planning permission for 205 homes on land to the west of Westbury Road – Cllr Keeble.**

Meeting closed at 7.37pm.

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 June 2025.

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