

MINUTES
of the Planning Advisory Committee
held on Monday 11th August 2025 at 7.00pm
at
Warminster Civic Centre, Sambourne Road,
Warminster BA12 8LB

Membership:

Cllr Allensby (West) Vice Chairman	A	Cllr J Kirkwood (Broadway)	AB
Cllr Carter (West)	*	Cllr Lee (Broadway)	*
Cllr Hawker (West)	*	Cllr Robbins (East)	*
Cllr Keeble (West) Chairman	*		

Key: * Present A Apologies AB Absent

In attendance:

Officers: Tom Dommett (Town Clerk), Patsy Clover (Committee Clerk).

Attendees:

Unitary Councillors: None

Members of the press: None

Members of the public: Two

PC/25/034 Apologies for Absence

Apologies were received and accepted from Cllr Allensby.

PC/25/035 Declarations of Interest

Cllrs Carter and Keeble declared a non-pecuniary interest in agenda item 8 – [PL/2025/06029](#) and [PL/2025/06028](#) – land north of Grovelands Way due to the proximity of their residences to the proposed developments.

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

PC/25/036 Minutes

PC/25/036.1 The minutes of the meeting held on Monday 14th July 2025 were approved as a true record and signed by the chairman.

PC/25/036.2 There were no matters arising from the minutes of the Planning Advisory Committee meeting held on Monday 14th July 2025.

PC/25/037 Chairman's Announcements

There were no chairman's announcements.

PC/25/038 Questions

There were no questions submitted by members before the meeting.

Standing orders were suspended at 19:02 to allow for public participation.

PC/25/039 Public Participation

Len Turner stated that the general consensus of residents was that the proposals in planning applications PL/2025/06029 and PL/2025/06028 were totally unacceptable citing the following reasons:

- The Environment Agency had expressed serious concerns about flooding. More than 90% of the land is in flood zone 3, with the presumption that it is in zone 3b meaning that practically all development is barred.
- Nobody has been found to develop the remaining parcels of land – apart from 32 bungalows and a care home.
- The current proposals don't comply with Wiltshire Council's exception policies.
- The discharge of additional phosphates into the Hampshire Avon catchment can't be accommodated through existing legislation.
- The proposals include a disproportionate area of hard surfaces.
- There are inconsistencies in the planning documents and maps.

Consequently, there is disappointment, disillusionment and frustration with the landowner and a desire for the Planning Advisory Committee to request that the landowner withdraws their planning application and submits a full application.

Standing orders were reinstated at 19:08 following public participation.

PC/25/040 Reports from Unitary Authority Members

There were no reports from Unitary Authority Members.

PC/25/041 Planning Applications

The Chairman requested to move planning applications PL/2025/06029 and PL/2025/06028 to the top of the agenda. Members voted and agreed.

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

[PL/2025/06029](#)

Land north of Grovelands Way, Zone E(a) and E(b), Warminster

Application for outline planning permission for the erection of up to 36no dwellings, SUDs, landscaping and associated infrastructure works.

Members unanimously objected to the application on the following grounds:

- The proposed development is in flood zone 3 with the presumption that it is in zone 3b meaning that development is prohibited.
- A sequential flood risk assessment should be completed as the planning application refers to historic legislation and relies on the flood risk assessment carried out for the 62-bed continuing care facility.
- The application is unclear about the treatment of phosphates to prevent entry into the chalk stream.
- The proposed development is outside the settlement boundary.
- There is a lack of amenity space.
- The indicative plans show a poorly laid out site with an excessive area of hard surfaces.
- Some of the proposed houses are 2 ½ storeys which are out of keeping with the area.
- A protected species survey should be completed for water voles which are known to be in the area.
- By building up the height of the land in the area of the proposed development, excess surface water will be pushed downstream.

[PL/2025/06028](#)

Land north of Grovelands Way, Warminster

Application for outline planning permission for the erection of up to 32no dwellings, SUDs, landscaping and associated infrastructure works.

Members unanimously objected to the application on the same grounds as planning application PL/2025/06029.

It was agreed that the Chair would write to Wiltshire Council recommending that the developer withdraws their planning applications and resubmits them once they satisfy the exceptional circumstances condition.

[PL/2025/06091](#)

Bishopstrow House, Boreham, Warminster, BA12 9HH

Demolition of existing outdoor pool and associated walls and replacement with new rectangular outdoor pool. Altering and extending hard and soft landscaping and proposing new spa facilities.

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

[PL/2025/06234](#)

Bishopstrow House, Boreham, Warminster, BA12 9HH

Demolition of existing outdoor pool and associated walls and replacement with new rectangular outdoor pool. Altering and extending hard and soft landscaping and proposing new spa facilities.

Listed Building Consent.

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

[PL/2025/06119](#)

14 The Avenue, Warminster, BA12 9AA

Single storey side extension and conversion of former pharmacy into additional consultation rooms for GP and health services.

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

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

[PL/2025/04351](#)

37 Market Place, Warminster, BA12 9AZ

Proposed fascia sign, menu board and projecting sign.

Amended plans/ additional information.

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

[PL/2025/04480](#)

37 Market Place, Warminster, BA12 9AZ

New signage and menu box installations. Redecorations to timberwork.

Amended plans/ additional information.

Listed Building Consent.

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

PC/25/042 Tree Applications (for noting)

[PL/2025/05755](#)

Car Park, Blenheim Close, Warminster, BA12 8TP

Lime tree – reduce by 35% and crown lift to 12ft above ground level.

Noted.

[PL/2025/05790](#)

52A Woodcock Road, Warminster, BA12 9DQ

Ash tree - Fell.

Noted.

PC/25/043 Communications

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

Meeting closed at 7.39pm.

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 15th September 2025.

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