

8th December 2025

AGENDA

Dear Councillor,

You are summoned to a meeting of the:

Planning Advisory Committee
to be held on

Monday 15th December 2025 at 6pm

at the 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)
Cllr Keeble (West) Chairman	

Copied to all other members for information.

Members of the public are welcome to attend meetings of the council and committees, unless excluded due to the confidential nature of the business.

If you wish to contribute during public participation, please contact admin@warminster-tc.gov.uk prior to the meeting to enable this to be facilitated.

Yours sincerely



Tom Dommett (CilCA)
Town Clerk and Responsible Financial Officer

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- 1. Apologies for absence**
To receive and accept apologies 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 as a correct record, the minutes of the Planning Advisory Committee meeting held on Monday 17th November 2025; 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 17th November 2025.

4. **Chairman's Announcements**

To note any announcements made by the chairman.

5. **Questions**

To receive questions from members of the committee 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 committee with an allowance of three minutes per person regarding any item on the agenda and **to receive** any petitions and deputations. The chairman may read out statements submitted in advance.

Standing Orders will be reinstated following public participation.

7. **Reports from Unitary Authority Members**

To note any reports received which are relevant to this committee.

8. **Planning Applications**

Responses available to the committee are:- Object, Support, No Objection, Comment, No Comment, Mixed, Called in by member or No objection subject to conditions.

[PL/2025/08740](#)

Land West of Cley Hill Roundabout Warminster

Proposed Agricultural Machinery & Equipment Storage Building

[PL/2025/08865](#)

Land east of 3, Lower Marsh Road, Warminster

Residential development (up to three dwellings)

[PL/2025/08365](#)

95 Portway, Warminster, BA12 0AA

Replacement porch and new window to front elevation. Render removed from the front elevation

[PL/2025/07774](#)

Ausonia, 65 West Street, Warminster, BA12 8JZ

Removal of previously consented Juliet balcony, adjustment of sill height to rear windows & adaptation of rear window to form new doors to rear garden & replacement of consented timber cladding with an alternative timber cladding

Revised plans/ documents

- [PL/2025/09041](#) **11 Beckford Close, Warminster, BA12 9L**
Erection of single storey extension, removal of garage & bay window, sundry fenestration works and associated matters
- [PL/2025/08422](#) **Bishopstrow House, Boreham, Warminster, BA12 9HH**
Note 1 Other Necessary Consents on planning application PL/2025/06091 (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).
Biodiversity Gain Plan Discharge of Condition Application
- [PL/2025/09204](#) **48 Bath Road, Warminster, BA12 8PF**
Proposed 3 Bay Carport
- [PL/2025/09279](#) **38B Market Place, Wiltshire, BA12 9AN**
Change of use of first floor level from office space to residential and conversion to 2no residential apartments
- [PL/2025/09342](#) **38B Market Place, Wiltshire, BA12 9AN**
Change of use of first floor level from office space to residential and conversion to 2no residential apartments
Listed building consent (Alt/Ext)
- [PL/2025/09256](#) **19 Woodland Road, Warminster, BA12 8HJ**
Two storey side extension
- [PL/2025/08627](#) **1 Chain Lane, Warminster, BA12 9LT**
Formation of vehicular access and associated works
- [PL/2025/09037](#) **26 George Street, Warminster, BA12 8QB**
Replacement front door and door frame
Listed building consent (Alt/Ext)
- [PL/2025/09421](#) **30 Church Street, Warminster, BA12 8PQ**
Repairs to oriel windows following fire damage
Listed building consent (Alt/Ext)
- [PL/2025/09316](#) **4 Chapel Street, Warminster, BA12 8BY**
Renewal of existing Outline Planning Consent PL/2022/09847 - Proposed detached dwelling (see attached for previous decision)
- [PL/2025/09491](#) **53 St Johns Road, Warminster, BA12 9LZ**
Single storey rear extension

Tree Applications (for noting)

- [PL/2025/08872](#) **Lower Arn Hill, Warminster, Wiltshire, BA12 0AP**
T1 - Dismantle two Ash trees with ash dieback down to a safe height for health & safety reasons.

[PL/2025/08927](#)

9 Vicarage Street, Warminster, BA12 8JG

T1 Young Beech tree - Fell.

[PL/2025/09002](#)

5 Eversfield Mews, Station Road, Warminster, BA12 9FF

Ash tree - Fell to ground level

[PL/2025/09028](#)

65 East Street, Warminster, BA12 9BZ

G1 - Group of Cherry trees - Remove. T1 Willow tree - Remove. T2 T3 Cherry trees - Remove. T4 Cherry tree - Reshape.

[PL/2025/09223](#)

61 Upper Marsh Road, Warminster, BA12 9PW

T1 Oak - Overall canopy reduction of two and a half to three meters, cutting back to the previous points. We shall sever the ivy at the base, leaving a clear swath of half a meter

[PL/2025/08627](#)

78 Portway, Warminster, BA12 8QE

T1 T2 Goat Willow - Pollard by 50% (up to 6 metre reduction). T3 Acer negundo - Re-pollard at the previous pollard points up to a 5 metre reduction. T4 Damson - Reduce the height by 6 metres. TG1 8 Apple trees - Thin the crowns by up to 30% and reduce the re-growth back to 2 buds (up to 2.5 metres reduction).

[PL/2025/09592](#)

40A Church Street, Warminster, BA12 8PQ

Cherry tree - Pollard to 12ft.

9. Communications

Members to decide on items requiring a press release and to confirm a spokesperson if required.

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 12th January 2026

Date rec'd Warm	Planning No	Description	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
10.11.25	PL/2025/08872	Lower Arn Hill, Warminster, Wiltshire, BA12 0AP T1 - Dismantle two Ash trees with ash dieback down to a safe height for health & safety reasons.	02.12.25	(o)	Kate Tate	
10.11.25	PL/2025/08740	Land West of Cley Hill Roundabout Warminster Proposed Agricultural Machinery & Equipment Storage Building	08.12.25	(e)	Verity Giles-Franklin	
12.11.25	PL/2025/08927	9 Vicarage Street, Warminster, BA12 8JG T1 Young Beech tree - Fell	03.12.25	(o)	Caroline Gamble	
13.11.25	PL/2025/09002	5 Eversfield Mews, Station Road, Warminster, BA12 9FF Ash tree - Fell to ground level	05.12.25	(o)	Caroline Gamble	
13.11.25	PL/2025/08865	Land east of 3, Lower Marsh Road, Warminster Residential development (up to three dwellings)	11.12.25	(e)	Verity Giles-Franklin	
13.11.25	PL/2025/09028	65 East Street, Warminster, BA12 9BZ G1 - Group of Cherry trees - Remove. T1 Willow tree - Remove. T2 T3 Cherry trees - Remove. T4 Cherry tree - Reshape.	05.12.25	(o)	Caroline Gamble	
18.11.25	PL/2025/08365	95 Portway, Warminster, BA12 0AA Replacement porch and new window to front elevation. Render removed from the front elevation	16.12.25	(m)	Steven Vellance	
19.11.25	PL/2025/07774	Ausonia, 65 West Street, Warminster, BA12 8JZ Removal of previously consented Juliet balcony, adjustment of sill height to rear windows & adaptation of rear window to form new doors to rear garden & replacement of consented timber cladding with an alternative timber cladding Revised plans/ documents	17.12.25	(m)	Selina (Nina) Parker-Miles	

20.11.25	PL/2025/09041	11 Beckford Close, Warminster, BA12 9LW Erection of single storey extension, removal of garage & bay window, sundry fenestration works and associated matters	18.12.25	(m)	Alex Edge	
24.11.25	PL/2025/08422	Bishopstrow House, Boreham, Warminster, BA12 9HH Note 1 Other Necessary Consents on planning application PL/2025/06091 (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). Biodiversity Gain Plan Discharge of Condition Application	08.12.25		Selina (Nina) Parker-Miles	
24.11.25	PL/2025/09223	61 Upper Marsh Road, Warminster, BA12 9PW T1 Oak - Overall canopy reduction of two and a half to three meters, cutting back to the previous points. We shall sever the ivy at the base, leaving a clear swath of half a meter	16.12.25	(m)	Kate Tate	
26.11.25	PL/2025/09204	48 Bath Road, Warminster, BA12 8PF Proposed 3 Bay Carport	24.12.25	(m)	Selina (Nina) Parker-Miles	
27.11.25	PL/2025/09279	38B Market Place, Wiltshire, BA12 9AN Change of use of first floor level from office space to residential and conversion to 2no residential apartments	25.12.25	(m)	Andrew Thomas	
27.11.25	PL/2025/09342	38B Market Place, Wiltshire, BA12 9AN Change of use of first floor level from office space to residential and conversion to 2no residential apartments Listed building consent (Alt/Ext)	25.12.25	(m)	Andrew Thomas	
27.11.25	PL/2025/09256	19 Woodland Road, Warminster, BA12 8HJ Two storey side extension	25.12.25	(m)	Selina (Nina) Parker-Miles	
27.11.25	PL/2025/09329	78 Portway, Warminster, BA12 8QE T1 T2 Goat Willow - Pollard by 50% (up to 6 metre reduction). T3 Acer negundo - Re-pollard at the previous pollard points up to a 5 metre reduction. T4 Damson - Reduce the height by 6 metres. TG1 8 Apple trees - Thin the crowns by up to 30% and reduce the re-growth back to 2 buds (up to 2.5 metres reduction).	19.12.25	(m)	Caroline Gamble	
01.12.25	PL/2025/08627	1 Chain Lane, Warminster, BA12 9LT Formation of vehicular access and associated works	29.12.25	(m)	Alex Edge	
01.12.25	PL/2025/09037	26 George Street, Warminster, BA12 8QB Replacement front door and door frame Listed building consent (Alt/Ext)	02.01.26	(m)	Jocelyn Sage	

03/12/25	PL/2025/09421	30 Church Street, Warminster, BA12 8PQ Repairs to oriel windows following fire damage Listed building consent (Alt/Ext)	01.01.26	(m)	Jocelyn Sage	
04.12.25	PL/2025/09316	4 Chapel Street, Warminster, BA12 8BY Renewal of existing Outline Planning Consent PL/2022/09847 - Proposed detached dwelling	02.01.26	(m)	Steven Vellance	
08.12.25	PL/2025/09592	40A Church Street, Warminster, BA12 8PQ Cherry tree - Pollard to 12ft.	30.12.25	(m)	Caroline Gamble	
08.12.25	PL/2025/09491	53 St Johns Road, Warminster, BA12 9LZ Single storey rear extension	25.12.25	(m)	Lisa Sewell	

Date agenda to be sent out: 8th December 2025

Date of Planning Advisory Committee Meeting: 15th December 2025

Notes for agenda – 15th December 2025

Extract from previous meeting 17th November 2025

PL/2025/07774 Ausonia, 65 West Street, Warminster, BA12 8JZ

Removal of previously consented Juliet balcony, adjustment of sill height to rear windows & adaptation of rear window to form new doors to rear garden & replacement of consented timber cladding with an alternative timber cladding

Members resolved that there was no objection to the application