



*Delivering a brighter, greener future for all*

**MINUTES**  
**of the Planning Advisory Committee**  
**held on Monday 15<sup>th</sup> December 2025 at 6.00pm**  
**at**  
**Warminster Civic Centre, Sambourne Road,**  
**Warminster BA12 8LB**

**Membership:**

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

Key: \* Present      A Apologies      AB Absent

**In attendance:**

**Officers:** Tom Dommett (Town Clerk), Judith Halls (Deputy Town Clerk).

**Attendees:**

**Unitary Councillors:** One

**Members of the press:** None

**Members of the public:** Two

---

**PC/25/075      Apologies for Absence**  
Apologies were received from Cllr Carter.

**PC/25/076      Declarations of Interest**  
Cllr Keeble declared a non-pecuniary interest under Warminster Town Council's Code of Conduct issued in accordance with the Localism Act 2011 in agenda item No. PL/2025/09204 48 Bath Road, the applicant is known to him. He would remain in the room for the discussion but would not take part in the voting.

**PC/25/077      Minutes**  
**PC/25/077.1** The minutes of the meeting held on Monday 17<sup>th</sup> November were approved as a true record and signed by the chairman.  
**PC/25/077.2** There were no matters arising from the minutes of the meeting held on Monday 17<sup>th</sup> November 2025

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

**PC/25/078      Chairman's Announcements**

The chairman, Cllr Keeble advised the committee he had met with Bishopstrow Hotel about their continued development plans, he explained he was happy to meet with any members to impart the information he had gathered.

As this was the last meeting before Christmas Cllr Keeble wished all the committee members a Happy Christmas and best wishes for the New year.

**PC/25/079      Questions**

There were no questions submitted by members before the meeting.

***Standing Orders were suspended at 6:02pm for public participation.***

**PC/25/080      Public Participation**

Chris Hocken spoke in relation to planning application No.PL/2025/08740 explaining that this additional agricultural machinery and equipment storage building was a must for the farm to be able to function properly. This proposed building will fit alongside the other two already implemented and has no impact on the landscape.

***Standing Orders were reinstated at 6:06pm following public participation.***

**PC/25/081      Reports from Unitary Authority Members**

There were no reports from Unitary Authority Members.

**PC/25/082      Planning Applications**

**[PL/2025/08740](#)      Land West of Cley Hill Roundabout Warminster**

Proposed Agricultural Machinery & Equipment Storage Building

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

**[PL/2025/08865](#)      Land east of 3, Lower Marsh Road, Warminster**

Residential development (up to three dwellings)

**Members unanimously objected to the application due to the potential flood risk on the development.**

**[PL/2025/08365](#)      95 Portway, Warminster, BA12 0AA**

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

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

**[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** (see attached for previous decision)

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

**[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

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

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

- [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 new rectangular outdoor pool. Altering and extending hard and soft landscaping, and proposing new spa facilities).  
**Biodiversity Gain Plan Discharge of Condition Application**  
**Members resolved that there was no objection to the application.**
- [PL/2025/09204](#)      **48 Bath Road, Warminster, BA12 8PF**  
Proposed 3 Bay Carport  
**Members resolved that there was no objection to the application. Cllr Keeble abstained from this vote.**
- [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  
**Members unanimously objected to the application, agreeing with the conservation officer's concerns that listed buildings within conservation areas should receive special attention to preserve their setting and their special architectural or historic interest.**
- [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)**  
**Members unanimously objected to the application, agreeing with the conservation officer's concerns that listed buildings within conservation areas should receive special attention to preserve their setting and their special architectural or historic interest.**
- [PL/2025/09256](#)      **19 Woodland Road, Warminster, BA12 8HJ**  
Two storey side extension  
**Members resolved that there was no objection to the application.**
- [PL/2025/08627](#)      **1 Chain Lane, Warminster, BA12 9LT**  
Formation of vehicular access and associated works  
**Members resolved that there was no objection to the application.**
- [PL/2025/09037](#)      **26 George Street, Warminster, BA12 8QB**  
Replacement front door and door frame  
**Listed building consent (Alt/Ext)**  
**Members resolved that there was no objection to the application.**
- [PL/2025/09421](#)      **30 Church Street, Warminster, BA12 8PQ**  
Repairs to oriel windows following fire damage  
**Listed building consent (Alt/Ext)**  
**Members resolved that there was no objection to the application.**

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

[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)

**Members unanimously objected to the application agreeing to the concerns raised by the Highways Officer regarding a revised parking plan and from the Ecology Officer requesting a new ecology consultation.**

[PL/2025/09491](#)

**53 St Johns Road, Warminster, BA12 9LZ**

Single storey rear extension

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

**PC/25/083**

**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.

**Noted**

[PL/2025/08927](#)

**9 Vicarage Street, Warminster, BA12 8JG**

T1 Young Beech tree - Fell.

**Noted**

[PL/2025/09002](#)

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

Ash tree - Fell to ground level

**Noted**

[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.

**Noted**

[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

**Noted**

[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).

**Noted**

[PL/2025/09592](#)

**40A Church Street, Warminster, BA12 8PQ**

Cherry tree - Pollard to 12ft.

**Noted**

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

PC/25/084     Communications

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

Meeting closed at 6.25pm

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.

Date of next meeting: Monday 12<sup>th</sup> January 2026.

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