

11th February 2026

AGENDA

Dear Councillor,

You are summoned to a meeting of the:

Planning Advisory Committee

to be held on

Monday 16th February 2026 at 7pm

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

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 12th January 2026; 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 12th January 2026.

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/2025/10007](#)

Land off Ashley Coombe, Warminster. BA12 9QU

Outline planning application for the erection of up to 77 dwellings, public open space, landscaping and sustainable urban drainage system, with vehicular access off Ashley Coombe. All matters reserved except for means of access.

[PL/2026/00195](#)

Land West of Westbury Rd, Warminster.

Outline Planning Permission with some matters reserved except for access for the erection of up to 205 no. dwellings, community hub, public open space, access, infrastructure and associated works, with all other matters reserved

[PL/2024/04784](#)

3 High Street, Warminster, Wilts, BA12 9AG

Demolition of existing building and construction of new building containing a shop and ten flats and associated external works.

[PL/2026/00525](#)

Brick Hill Farm, 48 Bath Road, Warminster, BA12 8PF

Reserved Matters (scale, layout, external appearance and

landscaping) for 9 No. dwellings and associated vehicular access, pursuant to Condition 2 of outline approval

[PL/2026/00123](#)

9 Bramley Close, Warminster, Ashley Coombe BA12 8TJ

Change of use in relation to the summer house section of the existing structure to be used as a one-to-one dog grooming salon.

[PL/2025/10025](#)

9 Poulsen Close, Warminster, BA12 9QD

Renovation and alteration of the existing conservatory to form a new kitchen, involving replacement of walls and roof, all contained within the original footprint.

[PL/2026/00344](#)

6 George Street, Warminster, BA12 8QA

Retrospective permission for demolition of lean to at rear of property.

[PL/2026/00346](#)

6 George Street, Warminster, BA12 8QA – Listed Building Request

Retrospective permission for demolition of lean to at rear of property.

[PL/2025/07219](#)

Unit 1, The Old Silkworks, Beech Avenue, Warminster

The installation of a new extraction flue onto the roof.

[PL/2026/00525](#)

6 Ash Walk, Warminster, BA12 8PY

Completion of an existing outbuilding as a single-storey ancillary annexe (granny annexe)

[PL/2025/08018](#)

1 Copheap Lane, Warminster, BA12 0BE

Demolition of existing dwelling and erection of four detached bungalows with associated parking and landscaping.

Tree Applications (for noting)

[PL/2026/00186](#)

6 Coppice Close, Warminster BA12 9EL

T1 Sycamore - Reduce top by 3m and lateral branches by 0.5m.

[PL/2026/00207](#)

67a West Street, Warminster BA12 8JZ

T1 Holly - Reduce the height by up to 3 metres and spread by 1 metre all round.

[PL/2026/00428](#)

47 Boreham Rd, Warminster. BA12 9JU

T1 Beech tree - - Prune back the small diameter growth that is growing down over the driveway and boundary fence on the north and east sides of the trees canopy.

[PL/2026/00602](#)

Christchurch Hall, Upper Marsh Road, Warminster. BA12 9NS

T1 Large Copper Beech - Fell to a low stump.

[PL/2026/00680](#)

72 Portway, Warminster, BA12 8QE

T1 Douglas Fir – Fell

[PL/2026/00714](#)

Warminster School, Church Street, Warminster, BA12 8PJ

G1 group of Yew Box and Holly trees. G2 2 x Yew trees. T3 1 x Yew tree. All remove to ground level.

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 16th March 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 |
|--------------------|-------------------------------|--|--|--|-----------------|----------------------------------|
| 09.01.26 | PL/2025/10025 | 9 Poulsen Close, Warminster, BA12 9QD Renovation and alteration of the existing conservatory to form a new kitchen, involving replacement of walls and roof, all contained within the original footprint. | 06.02.26 | (e) 17.02.26 | Alex Edge | |
| 12.01.26 | PL/2025/10007 | Land off Ashley Coombe, Warminster, Ashley Coombe, BA12 9QU Outline planning application for the erection of up to 77 dwellings, public open space, landscaping and sustainable urban drainage system, with vehicular access off Ashley Coombe. All matters reserved except for means of access. | 13.02.26 | (e) 17.02.26 | Steven Sims | |
| 13/01/26 | PL/2026/00186 | 6 Coppice Close, Warminster, BA12 9EL T1 Sycamore - Reduce top by 3m and lateral branches by 0.5m. | 04.02.26 | (o) | Kate Tate | |
| 13/01/26 | PL/2026/00207 | 67A West Street, Warminster. BA12 8JZ T1 Holly - Reduce the height by up to 3 metres and spread by 1 metre all round. | 04.02.26 | (o) | Caroline Gamble | |
| 15/01/26 | PL/2026/00123 | 9 Bramley Close, Warminster. BA12 8TJ. Change of use in relation to the summer house section of the existing structure to be used as a one to one dog grooming salon. | 12.02.26 | (e) 20.02.26 | Alex Edge | |
| 22.01.26 | PL/2026/00428 | 47 Boreham Rd, Warminster, BA12 9JU. T1 Beech tree - Prune back the small diameter growth that is growing down over the driveway and boundary fence on the north and east sides of the trees canopy. | 13.02.26 | (o) | Kate Tate | |

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|----------|-------------------------------|--|----------|-----|----------------------------|--|
| 22.01.26 | PL/2026/00195 | Land West of Westbury Road, Warminster. Outline Planning Permission with some matters reserved except for access for the erection of up to 205 no. dwellings, community hub, public open space, access, infrastructure and associated works, with all other matters reserved | 20.02.26 | (m) | Gen Collins | |
| 26.01.26 | PL/2026/00344 | 6 George Street, Warminster, BA12 8QA Retrospective permission for demolition of lean to at rear of property | 27.02.26 | (m) | Selina (Nina) Parker-Miles | |
| 26.01.26 | PL/2026/00346 | 6 George Street, Warminster, BA12 8QA – Listed Building Consent Retrospective permission for demolition of lean to at rear of property | 27.02.26 | (m) | Selina (Nina) Parker-Miles | |
| 28.01.26 | PL/2025/07219 | Unit 1, The Old Silkworks, Beech Avenue, Warminster The installation of a new extraction flue onto the roof. | 18.02.26 | (m) | | |
| 28.01.26 | PL/2024/04784 | 3 High Street, Warminster, Wilts, BA12 9AG Demolition of existing building and construction of new building containing a shop and ten flats and associated external works. | 19.02.26 | (m) | | |
| 30.01.26 | PL/2026/00525 | 6 Ash Walk, Warminster, BA12 8PY Completion of an existing outbuilding as a single-storey ancillary annexe (granny annexe) | 27.02.26 | (m) | Steven Vellance | |
| 30.01.26 | PL/2025/09907 | Brick Hill Farm, 48 Bath Road, Warminster, BA12 8PF Reserved Matters (scale, layout, external appearance and landscaping) for 9 No. dwellings and associated vehicular access, pursuant to Condition 2 of outline approval (ref. PL/2021/10503) | 27.02.26 | (m) | Julie Mitchell | |
| 30.01.26 | PL/2026/00602 | Christchurch Hall, Upper Marsh Road, Warminster. BA12 9NS T1 Large Copper Beech - Fell to a low stump. | 20.02.26 | (o) | Kate Tate | |
| 02.02.26 | PL/2026/00680 | 72 Portway, Warminster, BA12 8QE T1 Douglas Fir - Fell. | 24.02.26 | (o) | Caroline Gamble | |
| 03.02.26 | PL/2026/00714 | Warminster School, Church Street, Warminster, BA12 8PJ G1 group of Yew Box and Holly trees. G2 2 x Yew trees. T3 1 x Yew tree. All remove to ground level. | 25.02.26 | (o) | Caroline Gamble | |

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|----------|--------------------------------------|--|----------|-----|----------------------------|--|
| 04.02.26 | <u>PL/2025/08018</u> | 1 Copheap Lane, Warminster, BA12 0BE Amended Plans: Demolition of existing dwelling and erection of four detached bungalows with associated parking and landscaping. | 25.02.26 | (m) | Selina (Nina) Parker-Miles | |
| 09.02.26 | <u>PL/2026/00835</u> | 78 Portway, Warminster, BA12 8QE T1 and T2 Goat Willows growing too close to the boundary wall. Fell. | 03.03.26 | (o) | Caroline Gamble | |

Date agenda to be sent out: 11th February 2026

Date of Planning Advisory Committee Meeting: 16th February 2026

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Notes for PAC 16.02.26

[PL/2026/00195](#) - Land West of Westbury Road, Warminster.

Extract from minutes 22nd November 2021

Members voted in objection to the previous application (PL/2021/09013) based on the following points:

- The proposed development is contrary to the national and local planning policy. The development sits outside the Settlement Policy Boundary.
- The proposed development is not in keeping with the stylistic context or scale of the local area.
- There is a protected verge that would be adversely affected by the development.
- There is great biodiversity in this area and protected species which would be adversely affected by the development.
- The proposed development will have a negative impact on the amenity of other residents by increasing the risk of flooding elsewhere in the town.
- The proposed development falls within flood zone 2 & 3. There will be a loss of water courses leading to increased flooding across Warminster, where the sewerage system currently struggles to cope. Wessex Water have already reported that there is a significant rise in water levels in the area. The recreational areas mentioned within the proposal are situated in the zone 3 areas. This would render them boggy and unusable at regular intervals.
- The development will cause traffic problems such as traffic generation, access and safety problems. There would be increased cross town traffic due to the need of access to services that sit on the opposite side of town, bringing gridlock to the already congested town centre.
- This development should not be permitted on land outside the Policy Settlement Boundary, as other land is available and allocated for housing in the area. Allowing it would create a dangerous precedent.
- The layout and density of the proposed development is inappropriate.
- The proposed development will adversely affect the vista of and from the hills which are a key cultural and heritage feature of Warminster.
- The type of housing proposed will not satisfy local housing needs. The 'affordable housing' proposed is beyond the reach of those in housing need.
- The development will increase phosphate levels and associated problems, particularly having an adverse impact on local rivers

[PL/2024/04784](#) – 3 High Street, Warminster.

Extract from minutes 17th June 2024

Members resolved that there was no objection to the application subject to the following conditions raised in the statement provided by Ian Frostick, Chair of the Feoffees.

- that a survey of the main entrance pillars, gate, railings, and wall stonework is undertaken and any remedial work carried out

- that appropriate permissions are sought before excavation of the Chapel path and the development site to preserve the 13th century graveyard
- that appropriate surveys are undertaken to protect the Chapel and any remedial repairs carried out to protect the Chapel tower
- that a mesh is installed to protect the stained-glass window above the Chapel toilet
- based on the recommendations of the Conservation officer the materials and construction methods used would need to be appropriate and sympathetic to the historic surroundings.
- that the building should include a traditional Bath stone frontage in keeping with other shops in town.
- that wastage management collections must be appropriate to the number of households (This may require an increase in the size of the bin storage area or a provision for more regular collections).

[PL/2025/09907](#) – Brick Hill Farm, 48 Bath Road, Warminster.

Extract from minutes 17th June 2024

Members unanimously voted against this application, stating that it was outside the settlement boundary. They had additional concerns about the increase in traffic due to the location of the development, and the ratio of houses to employment land.

Extract from minutes 18th November 2024

Members resolved that given their non-pecuniary interest in this application they would make no comment.

[PL/2025/07219](#) – Old Silk Works, Warminster.

Extract from minutes 17th November 2025

Members resolved that there was no objection to the application.

[PL/2025/08018](#) - 1 Copheap Lane, Warminster, BA12 0BE

Extract from minutes 17th November 2025

Members resolved that there was no objection to the application, they requested that it be noted they had the following points

- Concerns that the access for cars should be wider.
- Concerns that mature ash tree T06, currently marked for 'protect and retain' is not suitable for retention due to ash dieback and proximity to bungalow No1.
- Concern that existing retaining wall adjacent to highway, is unstable and damaged and could be further damaged by construction works.