

*Delivering a brighter, greener future for all*

**MINUTES**  
**of the Planning Advisory Committee**  
**held on Monday 16<sup>th</sup> February 2026 at 7.00pm**  
**at**  
**Warminster Civic Centre, Sambourne Road,**  
**Warminster BA12 8LB**

**Membership:**

<b>Cllr Allensby (West) Vice Chairman</b>	<b>*</b>	<b>Cllr J Kirkwood (Broadway)</b>	<b>A</b>
<b>Cllr Carter (West)</b>	<b>A</b>	<b>Cllr Lee (Broadway)</b>	<b>*</b>
<b>Cllr Hawker (West)</b>	<b>*</b>	<b>Cllr Robbins (East)</b>	<b>*</b>
<b>Cllr Keeble (West) Chairman</b>	<b>*</b>		

**Key:** \* Present    A Apologies    AB Absent

**In attendance:**

**Officers:** Officers: Tom Domett (Town Clerk), Judith Halls (Deputy Town Clerk), William Bradley (Communications Officer)

**Attendees:**

**Unitary Councillors: 3**

**Members of the press: 2**

**Members of the public: 110**

**PC/25/095    Apologies for Absence**

Apologies for absence were received from Cllrs Carter and Kirkwood.

**PC/25/096    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 application No.’s PL/2026/00344 and PL/2026/00346 6 George Street as the applicant was known to him.

**PC/25/097    Minutes**

**PC/25/097.1** The minutes of the meeting held on Monday 12<sup>th</sup> January 2026 were approved as a true record and signed by the chairman.

**PC/25/097.2** There were no matters arising from the minutes of the meeting held on Monday 12<sup>th</sup> January 2026

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

PC/25/098

**Chairman's Announcements**

Cllr Keeble thanked everyone for attending the meeting and explained he had several announcements for the meeting:

- Firstly, he advised that Warminster Town Council had a planning advisory committee and final planning decisions were made by Wiltshire Council.
- As this meeting was very well attended the time constraints would be adhered too. 3 minutes per person wishing to speak, he would advise at 2 ½ minutes, so people knew they had 30 seconds to conclude their statement.
- Anyone who wishes to speak can but please do not repeat what has already been spoken about.
- Please no calling out or interrupting during the meeting.
- The Ashley Combe application submitted, is separate from the Neighbourhood Plan Consultation (NPH). The NPH which allocates sites does provide some protection from speculative development for five years.
- 3 High Street, the site is in private ownership and the decision to be made is about the application submitted. If residents have other suggestions they would need to lobby councillors, the site however would be costly to buy and convert, this would be from taxpayers' money.
- Westbury Road, this is a new application as the previous application was thrown out at the planning appeal.

PC/25/099

**Questions**

There were no questions submitted by members before the meeting.

***Standing Orders were suspended at 7:09pm for public participation.***

PC/25/100

**Public Participation**

Cllr Keeble suggested that the public speak about the applications in groups. He advised that 51 written objections had been received regarding Ashley Coombe and a petition with 19 signatures.

**Petition received and accepted opposing the Ashley Coombe Planning Application**

**The following list of people spoke in objection to the planning application PL/2026/00195 Land West of Westbury Rd, Warminster.**

**(where statement submitted, it is attached to the minutes).**

1. Dr Kim Porter
2. Andrew Lee
3. Tony Greig
4. Andy Walczak
5. Roger Beetlestone
6. John Tulloch
7. Bridget Greig
8. Cllr Bill Parks

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

The following list of people spoke in objection to the planning application PL/2025/10007 Land off Ashley Coombe, Warminster. BA12 9QU (where statement submitted, it is attached to the minutes).

1. Lawrence McCormack
2. Nick Breen
3. Chris Westcott
4. Sarah Shinar
5. Barry Pirie

The following list of people spoke regarding the planning application PL/2024/04784 3 High Street, Warminster, Wilts, BA12 9AG (where a statement submitted, it is attached to the minutes).

1. Ian Frostick, Chair of Feoffees St Lawrence Chapel
2. Maggy Daniell

*Standing Orders were reinstated at 8:02pm*

**PC/25/101 Reports from Unitary Authority Members**

There were no reports from Unitary Authority Members.

**PC/25/102 Planning Applications**

[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.

**Members resolved to object to the application on the following grounds:**

**1. Access, road safety and increased traffic - The proposal concentrates all housing within a single zone served by a single access point. This design will funnel traffic into one location, significantly increasing vehicle movements and congestion in an already constrained area.**

The access roads are narrow, winding, and include blind bends. The proposed junction with Deverill Road is located on the crest of a hill, creating poor visibility and a heightened risk of collisions.

The development will inevitably increase traffic onto the A36, a road that has experienced multiple serious collisions near Warminster in recent years.

The site is located at a significant distance from town amenities. There is no clear provision for safe cycle routes, and public transport availability is questionable, resulting in extra reliance on private vehicles.

**2. Proximity to the sewage works – the proposal puts housing within the buffer zone around the sewage work. The odour is likely to be a nuisance and the presence of swarms of flies will have a public health impact.**

The log of sniff tests are woefully inadequate and contain no tests during the 5 hottest months of the year. The environment agency has received 182 complaints in the past 3 years.

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

Odour and safety impacts linked to the Malaby Gas Biodigester have not been assessed.

**3. Nutrient Neutrality - The site is close to the River Wylfe, an SSSI and SAC. Run-off and pollution risks threaten this European-protected chalk stream. Run-off from roads and roofs of any new development on this site will enter the stream currently in Flood Zone 2.**

Wessex Water is aware that Warminster already has ongoing issues. The site also overlies an important aquifer, posing contamination risks from clearance work, building and drainage from future dwellings. Buying offsite credits does not address the harm that would be done locally.

**4. Loss of biodiversity - The site supports protected species such as newts, kites, hedgehogs, deer, swifts, toads, woodpeckers and pollinators. A badger sett also exists on the proposed site. At least four species of bat have been recorded in the designated area. There are no reliable plans for biodiversity net gains. The development would negatively impact on the dark skies area**

**5. Archaeology - Wiltshire Council Archaeology Service have acknowledged that archaeological findings have been identified on the site. Impacts have not been adequately assessed. Test trenches should be dug before any layout is considered and any planning application is put forward and make any outline planning application fraught with risk of harm.**

**6. Design - Two and three-storey dwellings will overlook existing bungalows. The design is essentially suburban**

**7. The site is outside the settlement policy boundary; it has been excluded from the Draft Warminster Neighbourhood Plan that is currently undergoing Regulation 14 consultation.**

**8. Lack of public art and open space – There is no provision for public art and the proposed public open space is of low quality and poor layout.**

**9. The topography of the site is such that there is a risk of flooding, particularly from surface water.**

**10. Given that the application is in outline form, with all matters except access reserved, we are concerned that the Planning Authority is being asked to accept the principle of development without sufficient certainty over how these impacts would be addressed in practice. While outline permission may be suitable for simple and uncontroversial sites, the opposite should apply in what is a complex site which has already been rejected for inclusion in the merging Neighbourhood Plan.**

[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.

**Members resolved to object to the application on the following grounds:**

**1. This is a new application, yet the proposers refer to it as a resubmission. There has been no engagement with the public as required and the applicant relies of consultation from 2021, since when there have been significant changes in residents.**

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

- 2. Land for a community centre is offered as a sweetener, but it is obvious it will not be built. The town council have indicated they will not fund it, as like the rest of the site, it is in the wrong location. There is no evidence of demand from residents or viability of the proposal. It typifies a lack of proper engagement with the community by the developers.**
- 3. The proposed development is contrary to the National and Local Planning Policy. The development sits outside the Settlement Policy Boundary.**
- 4. There is a protected verge that would be adversely affected by the development.**
- 5. There is great biodiversity in this area and protected species which would be adversely affected by the development.**
- 6. The proposed development will have a negative impact on the amenity of other residents by increasing the risk of flooding elsewhere in the town. It is feared that the modelling by the Environment Agency is outdated and not accurate enough for the specific circumstances of the site.**
- 7. 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.**
- 8. 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.**
- 9. 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, encouraging development up to the bypass.**
- 10. The layout and density of the proposed development is inappropriate and does not fit with the existing housing.**
- 11. The proposed development will adversely affect the vista of and from the hills which are a key cultural and heritage feature of Warminster.**
- 12. The type of housing proposed will not satisfy local housing needs. The 'affordable housing' proposed is beyond the reach of those in housing need.**
- 13. Loss of agricultural land**
- 14. Warm 16 is unsuitable for the role allotted to it – for people to access schools and facilities in town. It is narrow, unlit, regularly overgrown, unsuitable for people with disabilities. Inevitably it will drive people into private cars.**

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

[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.

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

- The views of the Conservation Officer are deferred to
- That the flats have soundproofing appropriate to the bells.
- 

[PL/2025/09907](#)

**Brick Hill Farm. 48 Bath Road, Warminster.**

Reserved Matters (scale, layout, external appearance and landscaping) for 9 No. dwellings and associated vehicular access, pursuant to Condition 2 of outline approval

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

[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.

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

[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.

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

[PL/2026/00344](#)

**6 George Street, Warminster, BA12 8QA.**

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

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

[PL/2026/00346](#)

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

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

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

[PL/2025/07219](#)

**Unit 1, The Old Silkworks, Beech Avenue, Warminster**

The installation of a new extraction flue onto the roof.

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

[PL/2026/00525](#)

**6 Ash Walk, Warminster. BA12 8PY**

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

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

[PL/2025/08018](#)

**1 Copheap Lane, Warminster, BA12 0BE**

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

**Members resolved to objection to the application due to overdevelopment of the site. They would like to see just three bungalows and a better visibility splay.**

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

**PC/25/103    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.

**Noted**

[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.

**Noted**

[PL/2026/00428](#)

**47 Boreham Road, 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.

**Noted**

[PL/2026/00602](#)

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

T1 Large Copper Beech - Fell to a low stump.

**Noted**

[PL/2026/00680](#)

**72 Portway, Warminster, BA12 8QE**

T1 Douglas Fir – Fell

**Noted**

[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.

**Noted**

[PL/2026/00835](#)

**78 Portway, Warminster, BA12 8QE**

T1 and T2 Goat Willows growing too close to the boundary wall. Fell.

**Noted**

**PC/25/104    Communications**

**Members resolved** that there would be press releases issued on planning applications, Land of Ashley Coombe, Land of Westbury Road and No.3 High Street. Cllr Keeble would be the spokesperson.

**Meeting closed at 9.10pm**

**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 16<sup>th</sup> March 2026.**

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

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ADG Dr Tony Greig

I object to the Barratt Planning Application on planning grounds

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1. The proposed development lies in an area of historic flooding and is therefore susceptible to future flooding, exacerbated by worsening rainfall patterns. **It has flooded 8 years out of 10 with each year flooding is worse than the previous year.**
  2. The proposed Sewage Infrastructure is **not compliant with UK Sewerage Sector Guidance, and Design and Construction Guidance Approved Version 2.1**
  3. The proposed development **breaches NPPF regulations Paragraph 175, requiring the Sequential Test** which has not been performed, **one of the many reasons for the refusal of Barratt's previous application at the Planning Inquiry.**
  4. The proposed development would **cause a significant Downstream Surface Water Runoff Risk which would cause flooding to housing the other side of the railway embankment** . This alone would **trigger the requirement for the sequential test.**
- Surface water runoff would risk **groundwater flooding to houses and the Sewage Treatment Plant at the bottom of The Woodlands** resulting in a **significant Public Health Risk.**
  - In their attempt to **downplay** the flood risk and **circumvent the legal requirement for performing a sequential test**, Barratt commissioned hydraulic modelling of their own **claiming that the Environmental Agency Flood Map is inaccurate as it over-estimates the flood risk.**
  - Drone video footage and photographs taken by Warminster residents over many years reveals that far from overestimating the flood risk, the Environmental Agency significantly **underestimates** the flood risk.
  - By employing this **ruse** Barratt hope to avoid the need to perform a sequential test.

The proposed Guidance, and

The proposed requirement (the reasons for the

UK Sewerage Sector Approved Version 2.1

Paragraph 175, the reasons for the

- Their new modelling does not use **direct measurements** instead it relies entirely upon **estimations** from the **Flood Estimation Handbook**, whose last records were in **2005 to 2006**, making them **20 years out of date**.
- **These Estimations** are generalised, not specific to certain areas, and are known to be **unreliable for small catchment areas**, exactly **the type of area that Barratt are modelling**.
- Within their plans the sewage storage tank and associated pumping station **are partially located within Flood zone 2**.
- **Section 55 of the Town and Country Planning Act 1990**, defines permanent underground structures such as pumping stations, and sewage storage tanks as “development” so by being located in Flood Zone 2 they trigger **NPPF Paragraph 175 requiring the sequential test**.

### Why don't Barratt wish to apply the sequential test?

- The sequential test means that they would be unable to develop this land as there are plenty of other sites around Warminster less prone to flooding.

**For these reasons I would respectfully ask you to reject this planning application.**

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Good evening, my name is Roger Beetlestone and I along with my wife have lived in Warminster for over 20years.

I strongly object to the complete lack of consultation between the applicant and the local neighbourhood. I consider this to be undemocratic, unprofessional and shows a complete disregard for the views and feelings of the community.

As residents an aspect we have always enjoyed is the rural landscape on approaching the town. This planned development (which is outside the town boundary) threatens to destroy that.

Over centuries this farmland has (and still is) producing cereal crops essential for the UK food supply.

Research by CPRE (formerly Council for the protection of Rural England) has found that nearly 14,500 hectares of the best agricultural land have been permanently lost to development since 2010.

Over 300,000 homes have been built on prime farmland since 2010.

The "UK Food Security Outlook to 2050" reports that up to 23% of currently farmed land could be lost by 2050 due to competing demands such as housing.

The resulting loss of cereal production leads to greater reliance on imports and price volatility.

My other great concern is that if the applicant is successful with this proposal it would in all probability result in further development all the way up to the A350 resulting in the loss of even more agricultural land.

Are we going to be seen as the generation responsible for the irreversible damage to rural Wiltshire and the environment?

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## **Objection to the Barratts proposal to build a 205 housing estate west of Westbury Rd**

I am John Tulloch, a resident of the Woodlands.

My objection to the Barratts proposal, is on the **major increase** in surface water runoff caused by a 205 new housing estate and the **off-site impact** it creates on either side of the railway embankment.

The culvert, which was built in 1851, takes the surface water from the greenfield site east of the railway embankment, under the railway embankment and into the unnamed stream.

Greenfield sites have a 95% absorption of rainwater or 5% surface water. Whereas, a new build will **increase the surface water runoff by 95%**. The culvert, when built, was not designed to take this enormous increase of surface water that would be generated by a new build.

Based on typical UK planning data, 205 new build houses can be expected to create roughly 10,000 to 30,000 cubic metres of surface water runoff annually. This approximately equates to 13 or more Olympic-sized swimming pools of water annually generated by the estate.

Applying urban creep at 10% plus climate change at 40% to the annual water runoff, drastically increases the runoff. The projected estimates therefore, can roughly produce annually 30,000 to 45,000 cubic metres of surface water runoff. This amount of water will overwhelm the current culvert.

### **So where does this extra volume of water go?**

This massive amount of water eventually goes into the areas of Arn View, Broadwood Close, Portway Lane, and Hollybush Road, an increased off-site flood risk to those residences. This additional volume of water will only increase the probability of greater flooding.

By 2040, the flood risk in Warminster is projected to intensify, primarily driven by increased surface water runoff and ground water fluctuations. The projected flood warning map for 2040 indicates surface water runoff from the Barratts proposed site to the culvert plus flowing down the eastern side of the railway embankment towards Warminster.

This immediately threatens the properties of Nos 4, 5 and 6 The Woodlands. And in addition, the Sewage Treatment Plant (STP), between Nos 4 and 5, which services a total of 11 houses, creating a potential **sewage over spill** thereby causing a **significant public health hazard**.

**In conclusion.** The off-site risk of increased surplus water runoff, passing through the culvert, will greatly increase the flood risk to Arn View, Broadwood Close, Portway Lane, and Hollybush Road. There is also the additional flood risk to The Woodlands, including a great risk of the STP flooding, causing sewage over spill and a major public health hazard. And finally, the applicant's flood map shows the bottom of the Woodlands flooding but does **not** indicate the presence or is unaware of the Woodlands STP.

**Causes, all created solely by the applicant's proposed site, which I vehemently object to.**

Bridget Greig

## Objection to Planning Application PL/2026/00195

I wish to oppose the application on the planning grounds that the development contradicts the proposed updated Warminster Neighbourhood Plan and lies outside the town's settlement boundary.

The recently published draft neighbour plan aims to **avoid** quote: *The wrong type of development being forced upon the town at the whim of large developers.*

It promotes sustainable development, defining it as “meeting the needs of the present without compromising the ability of future generations to meet their own needs.”

The application does not meet the **meet the needs of the present**” **For an extra 205 new homes**, especially of the type being offered are **not** required as Section b.18 states:

- Over the next 5 years, it is estimated that there will be a shortfall of 90 affordable homes for Warminster taking account of Affordable Housing delivery at the Western Urban Extension (only 40 using the Wiltshire Local Plan figures).

- The WNP has identified a *surplus supply of larger four bed family homes.*

### Under Section b Housing and communities

- Subsection b.2 states: *Residents want an appropriate range of dwellings in terms of size and price, as well as homes that meet the needs of elderly and vulnerable people.*

- The proposed Westbury Road site would **NOT** meet these needs.

### Looking ahead to 2038 in Wiltshire

- section 2.9 states: *The community wishes to see any new development integrated with the existing town (not as an isolated community).*

- The development **would** be isolated from the community by the railway embankment with the town accessible following a 1 mile walk deterring many elderly or vulnerable residents from making the journey.

- The only footpath across the railway line (WARM 16)

is **inaccessible** to anyone with reduced mobility or with a pushchair

requiring these people to face an even longer walk into town increasing any sense of isolation.

- **Section b.15 supports the definition of the current settlement boundary with strict control of development beyond it.**

- The proposed development is **OUTSIDE** the settlement boundary and the application should **NOT** be supported.

Copy for Council's minutes.

Start

① I am Lawrence McCormack (Mac) a Warminster resident.

Councillor Keeble and members of the Planning Advisory Committee. Before the town clerk/secretary starts the stopwatch, may, I ask that you locate within your documents' folder: Objection letter from residents of Area 15. You may find it useful to refer to that document as we speak.

There are many here tonight – and many more who are unable to attend – half term, etc – who have a common purpose. They, and I, OBJECT to the outline planning application for Ashley Coombe.

At this point I must stress I am talking about our Ashley Coombe in Warminster – not the plethora of Ashley Coombes cited by the applicant. Indeed, the application is poorly written in that there are factual inaccuracies and glaring omissions. Approval of such an application could well be considered unsafe. No surprise that some agencies have deferred their comment until the applicant either withdraws or concentrates on OUR Ashley Coombe and the relevant surroundings.

You are about to hear material objections from four other speakers. The summary will mention concerns that we know are outside of this committees and the Town Council's remit – but do need to be mentioned.

Whilst listening to my fellow speakers, I ask that you consider:

One - Warminster Town Council will meet allocated house build targets without Ashley Coombe.

Two – this application for our Ashley Coombe (formally Area 15) was rejected by the Neighbourhood Plan Working Group for **GOOD** reasons.

Three – An appropriate decision has already been made by Warminster Town Council that voted for a Neighbourhood Plan (to go to Regulation 14) that excluded Ashley Coombe (Area 15) - please stay with that decision and don't now contradict a full council unanimous vote!

The applicant's sole interest is approval for one access point to the site; all rights reserved. If this outline plan is approved in principle, the rights reserved component will be changed – in other words what the developer will want to build is not what's on this application.

Furthermore, if this application is permitted now, it follows that there will be more attempts to build outside the settlement boundary. Then development will spread across more green field sites to south of the town, as it has in the west of our town.

I wish to enjoy the council's boast of "delivering a brighter greener future" for Warminster.

With what you have just heard and what you are about to hear, the Planning Advisory Committee is asked again to strongly advise the Wiltshire Council Planning Officer to

~~REFUSE~~ this application.

~~OBJECT to~~

With the chair's permission, I shall hand over to Nick Breen. Nick will address the absurdity of two-way single access for all traffic, and the paucity of material fact relating to this single access into the proposed **medium size, not small size**, site. Nick....



Thank you,

By way of introduction, my name is Nick and I am a Warminster resident.

I want to focus specifically on **access and transport safety**, which residents consider to be critical issues with this proposal.

This development relies entirely on a single access point through Ashley Coombe. Because of that, **the key question is whether that access is genuinely safe.**

All residents, visitors, delivery vehicles, construction traffic and emergency vehicles would be funnelled through that one route. There is no resilience, no alternative access, and no margin for error.

Vehicles joining from the A36 face a blind right-hand turn on the crest of a hill, while traffic approaching from the town side encounters a blind left-hand turn over a crest.

In everyday conditions — and especially at night — visibility is limited and the risk of collision is heightened. This development would only increase that risk.

Both junctions from Deverill Road feed into the same narrow, winding route serving Ashley Coombe. **Residents already experience near misses due to blind bends and parallel-parked cars,**

**Any additional traffic would increase this risk.**

With only one way in and out. Residents have already seen emergency access constrained during the field fire last summer.

**This is what the lived experience is like now!**

It is worth noting that Wiltshire Council's own Highways Development Management team has recommended a holding objection at this stage, citing errors, omissions and insufficient detail in their transport submission.

From a wider transport perspective, the site is some distance from town amenities. Public transport options are limited and there are no clearly defined safe cycling routes. For most everyday journeys, residents would have little realistic choice but to drive, placing further pressure on this constrained access route.

Finally, because this is an outline application, the County Council is being asked to accept the principle of development without sufficient certainty over layout, scale or long-term impact.

In summary, residents consider access safety and transport links to be the gatekeeper issues. They have not been convincingly addressed, and until they are, this development should not proceed.

I respectfully ask the Town Council to object to this proposal and ensure these concerns are clearly represented to the County Council panel.

③

**VERY STRONG OBJECTION to outline planning application – Land off Ashley Coombe, Warminster, BA12 9QU – PL/2025/10007**

**Environmental issues**

Thank you for the opportunity to speak. My name is Chris Westcott, and I am a resident of Ashley Coombe and an environmental <sup>scientist by</sup> professional. I strongly object to this outline application because it will cause serious and lasting harm to both the environment and the wellbeing of residents.

*I am covering 3 main environmental ~~issue~~ impacts:*

Firstly, there are odour issues and amenity impacts. The proposed site sits directly in the prevailing wind path from Malaby Biogas. There have been 66 odour complaints in 2025 alone, with 182 in the past three years with no sign of the situation improving. Odour exposure causes both mental and physical distress and loss of residents' amenity. The developer's assessment ignores this completely, focusing only on the sewage works, which also produce odours and fly infestations that continue to regularly affect our homes. The proposed development off Ludlow Close behind Malaby Gas Ltd site has been stopped by Wiltshire Council due to odour concerns. The buffer zone proposed for this development is laughable, as offensive odours and flies don't suddenly disappear once they reach an arbitrary (convenient) buffer zone. They are quoting a 250 metre buffer zone when it's in fact only 200 metres from both the sewage works and the biogas plant. This will make their dwellings the closest properties in Warminster to the sewage works.

Typical odour and amenity buffers used by planning authorities seek a buffer of between 250 and 500 metres. A 250-metre buffer is a bio-safety benchmark for bioaerosol health risks like gastrointestinal disorders and respiratory issues. However, this distance is considered insufficient for amenity protection (the right to enjoy one's property without nuisance). Emergency buffers for explosion risk of the biogas plant recommend distances of 500 metres to 1 kilometer. It is simply wrong to expose new residents to this unhealthy environment.

Secondly, the proposal threatens the River Wylfe, a globally rare chalk stream that is already in unfavourable condition due to nutrient pollution. The River Wylfe is designated as a Site of Specific Scientific interest and a Special Area of Conservation to protect its unique ecology. All wastewater from this development will flow to Warminster Sewage Treatment Works, which already operates with one of the tightest phosphate limits in the country and there are no planned upgrades of the works proposed to mitigate any future impacts/loadings. Adding new housing will only worsen nutrient loading, discharge volumes and will increase the risk of storm overflows further harming this internationally protected habitat. They are relying on buying credits to offset some of their nutrient loading, but this will not protect the stretch they will impact.

Thirdly, there are groundwater, silt, and flood risks. The site sits above a high-vulnerability principal aquifer which will be put at risk from inevitable water pollutants from the proposed development. Construction will create sediment runoff, just as we saw with Jubilee Gardens, where significant pollution events occurred despite developers' mitigation plans causing impacts on the River Wylye. Urban drainage from the site flows toward a Flood Zone 2, which will increase flood risk downstream.

In summary, this is an opportunistic and damaging proposal motivated by profit, not good planning. It harms a nationally important chalk stream, exposes future residents to unacceptable odour conditions, places development on sensitive ground, and causes substantial harm to the amenity of existing residents. Warminster may need new homes, but not here, and not at this environmental cost.

Thank you.

Wiltshire Council Planning Application PL/2025/10007

Thank you.

**My name is Sarah, and I am also a Warminster resident.**

**I would like to focus on three areas of concern: biodiversity, noise and light impact, and archaeology.**

### **Firstly, biodiversity**

This site is currently open countryside and forms part of the wider ecological network around Warminster. It supports wildlife including badgers, newts and bats. It lies close to the River Wylde — an internationally protected chalk stream, designated as both a Site of Special Scientific Interest, and a Special Area of Conservation.

The application proposes biodiversity net gain, but this depends on the loss of existing habitats now in return for future habitat creation and long-term management. These gains are uncertain, and it is unclear who would be responsible for ensuring they are actually delivered and maintained over time. Once these habitats are gone, they cannot be recreated in any meaningful way.

### **Secondly, noise and light**

This development would introduce new sources of noise and artificial light into what is currently a dark and relatively quiet edge-of-town environment, close to an internationally recognised dark sky reserve.

Increased lighting and activity are well known to disturb nocturnal species such as badgers and bats, and disrupt ecological movement corridors. Fragmenting these habitats undermines ecological connectivity, and directly conflicts with local and national policy.

For nearby residents, these changes would also be felt directly — through increased night-time light spill, loss of darkness, greater noise, and reduced privacy. Two and three-storey dwellings are proposed close to existing bungalows. These are everyday impacts affecting how people live in their homes, and should carry significant weight.

Once introduced, these impacts are difficult to reverse and rely on long-term management rather than physical mitigation.

### **Finally, archaeology**

As acknowledged in the application, archaeological remains have been identified on the site, yet their significance is not fully understood and how they would be protected remains unclear. This means decisions may be made before the value of what lies beneath the site is properly known — and once development begins, any damage to heritage assets would be permanent.

**In summary, this proposal introduces risks to biodiversity, dark landscapes, residential amenity and archaeological heritage that rely heavily on mitigation which may not be delivered in practice.**

For these reasons, I respectfully ask the committee to take a cautious approach and refuse this application.

Thank you.

I shall now hand over to Barry.

# Planning Committee Speech – Objection to PL/2025/10007 dated 16<sup>th</sup> February 2026

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**Good evening, Chair, Members of the Planning Advisory Committee, I am Barry Pirie and I am the Wiltshire Council Elected Member representing Warminster Broadway**

You have already heard compelling material objections from four other speakers highlighting why this committee should object to this speculative outline planning application where all matters are reserved except access

I urge the Committee to refuse this application for the following clear and policy-based reasons.

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## 1. It Conflicts with the Wiltshire Core Spatial Strategy

This site lies **outside the Warminster settlement boundary**. The Wiltshire Core Strategy is explicit: growth must be directed to sustainable locations **within defined boundaries** under **Core Policies 1 and 2**.

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## 2. The Access Arrangement is Unsuitable and Unsafe

The development proposes access solely via **Ashley Coombe**, a narrow residential road already experiencing peak-time pressure.

Under **Core Policies 60 and 61**, and the National Planning Policy Framework **NPPF (paras 110–112)**, development must not create severe traffic impacts or safety risks. Yet no evidence has been provided to convincingly demonstrate that 77 new dwellings can be accommodated without significantly worsening congestion or compromising road safety.

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## 3. The Proposal Would Erode Local Landscape Character

This land forms a valued **semi-rural buffer**, providing important landscape transition space between the built edge of Warminster and the countryside.

**Core Policy 51** requires us to protect that character, while the **NPPF (para 174)** reinforces the need to conserve valued landscapes. A dense residential estate of this scale would permanently urbanize this area and weaken the visual setting of Warminster.

# Planning Committee Speech – Objection to PL/2025/10007 dated 16<sup>th</sup> February 2026

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## 4. Biodiversity Impacts Have Not Been Adequately Assessed

As a greenfield site, the land contains existing habitats. However, we do not have the necessary ecological surveys or clear plans demonstrating measurable biodiversity net gain, as required by **Core Policy 50** and the **NPPF (paras 179–180)**.

Without this evidence, the Council cannot be assured that wildlife and ecological networks will be protected.

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## 5. Drainage and Flood-Risk Concerns Remain Unresolved

The proposal relies on Sustainable Urban Drainage Systems, indicating local drainage sensitivities. Warminster already experiences localized surface water issues during heavy rainfall.

**Core Policy 67** and **NPPF 167** require proof that flood risk will not be increased elsewhere. We simply do not have that assurance.

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## 6. Poor Connectivity and Increased Car Dependency

There is no high-quality pedestrian or cycling infrastructure linking this site to Warminster's services. This means new residents would be largely car-dependent, which is the opposite of what **Core Policies 60 and 62**, and **NPPF paragraphs 92 and 104**, require for sustainable development.

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## 7. Local Services Are Already Under Pressure

Health provision, schools, and community facilities in Warminster are stretched. The proposal includes no convincing infrastructure delivery plan to mitigate these impacts, contrary to **Core Policy 3** and **NPPF paragraph 93**.

## Conclusion

Members, this is a development **in the wrong place, at the wrong time**, and **without the evidence required** to justify such a significant departure from the adopted plan.

## **Planning Committee Speech – Objection to PL/2025/10007 dated 16<sup>th</sup> February 2026**

It conflicts with multiple Core Strategy policies, fails to meet national planning requirements, and does not deliver sustainable development for Warminster.

For these reasons, I respectfully urge the Committee to **refuse** application **PL/2025/10007**.

**Thank you.**

# St Lawrence Chapel, High Street, Warminster

## Response to 3 High Street Planning Applications

### Warminster Town Council Advisory Planning Meeting

The Warminster Town Council Advisory Planning Meeting, Monday, 16th February at 19:00, The Civic Centre, Warminster. The meeting will address the proposed demolition of the existing building and the construction of a new structure comprising a shop, ten flats, and associated external works. The relevant planning applications are PL/2024/04784 and PL/2024/04333.

### Feoffees and Trustees' Formal Response

As Chair of the Feoffees and Trustees of St Lawrence Chapel, Warminster, I provide the following formal response to the planning and listed building applications for 3 High Street. The site lies within the historic centre of Warminster, and the building that previously occupied it was a Grade II-listed property of considerable importance.

### Conservation Concerns and Recommendations

In August 2025, Jocelyn Sage, the Conservation Officer, highlighted significant concerns regarding the June 2024 design proposal, describing it as substantially "dumbed down" compared to earlier applications. The revised plans were ultimately rejected, and Ms Sage issued a series of detailed recommendations. These addressed the choice of materials, specific design features, and the overall size of the proposed development. She emphasised the need for any new structure on this prominent site to be built to a suitable standard, incorporating original style elements and superior building materials, especially given its proximity to other Grade 2-listed buildings such as the Chapel and The Jewellers. Notably, the Chapel's tower dates to the late 13th century.

### Support for Redevelopment and Building Conditions

The Feoffees and Trustees support the redevelopment of the 3 High Street site. We acknowledge that the Architect has incorporated many of Jocelyn Sage's previous recommendations, though not all have been addressed. Ms Sage has now provided further detailed feedback on the updated application, with particular emphasis on the use of appropriate materials that respect both the original Grade 2 listing and the character of the surrounding buildings. We fully endorse her comments and request that these considerations be formally included as conditions for the build.

### Historic Graveyard Considerations

It is important to recognise that there is a historic graveyard beneath the path of the Chapel, which is believed to extend into part of the 3 High Street site. Should human remains be discovered during excavation, they must be treated with dignity and handled in accordance with recommended best practices.

### Chapel Bells and Soundproofing Requirements

The Chapel has served the town by providing its main clock and chiming bells since the early 17th century. In 2025, the clock underwent a substantial overhaul, including the installation of a nighttime bell-disabling mechanism to future-proof the system. Presently, the bells are silenced between 22:05 and 06:55 each day.

The smaller quarter bells chime every fifteen minutes, while the main town bell sounds on the hour. Additionally, a separate curfew chime of ten strikes occurs nightly at 20:10. Over a 24-hour period, the quarter bells chime 320 times and the main bell 122 times, amounting to 432 individual chimes.

Because the new building will be very close to the Chapel tower, we urge that proper soundproofing be included in the flats to reduce any possible noise from the town's historic bells.

Ian Frostick

(Chair of the Feoffees and Trustees, St Lawrence Chapel)

### 3 High St, Warminster. Objection by Maggy Daniell, 16/2/2026

When your attention is focused on an eyesore, it's impossible to imagine how it would look once removed. That's probably why most objections in 2024 were about design.

**Things are different now.** Since no.3's demolition the town has seen what was hidden for centuries. The Chapel of St Lawrence is revealed as a beautiful historical gem we can be proud of. Suddenly the Conservation Area has gone up-market and we have a real tourist attraction which can be seen in its rightful setting.

I am objecting now because the planned building would be too big, too dominant, and would ruin that new setting and again block the view. It would be better put further back so the tower could be seen, as now, from the west. Previously, only the tip of the spire was visible above no.3, and the proposed building is just as massive at street level.

Although no longer Listed, its neighbours are, and it is in a Conservation Area. Jocelyn Sage withdrew her previous objections because - on paper - the design had been improved. This revised application is better, but still not best. And this area deserves the best.

Historic England's Good Practice Advice is for heritage assets to be **enhanced** and **relationships between them** to be strengthened.

National planning policy states that '**Significance** derives...from its setting' and that it can evolve, as this one has. Its **definition of harmful** is if '**the asset's significance is reduced**'. That would be the case now.

Heritage assets like this make a positive contribution to sustainable communities and **economic vitality** and it is desirable to **enhance** them. (210)

Account should be taken of setting when considering the impact a proposal has on heritage assets (208), and new development should make a **positive contribution** to them (210). This one doesn't.

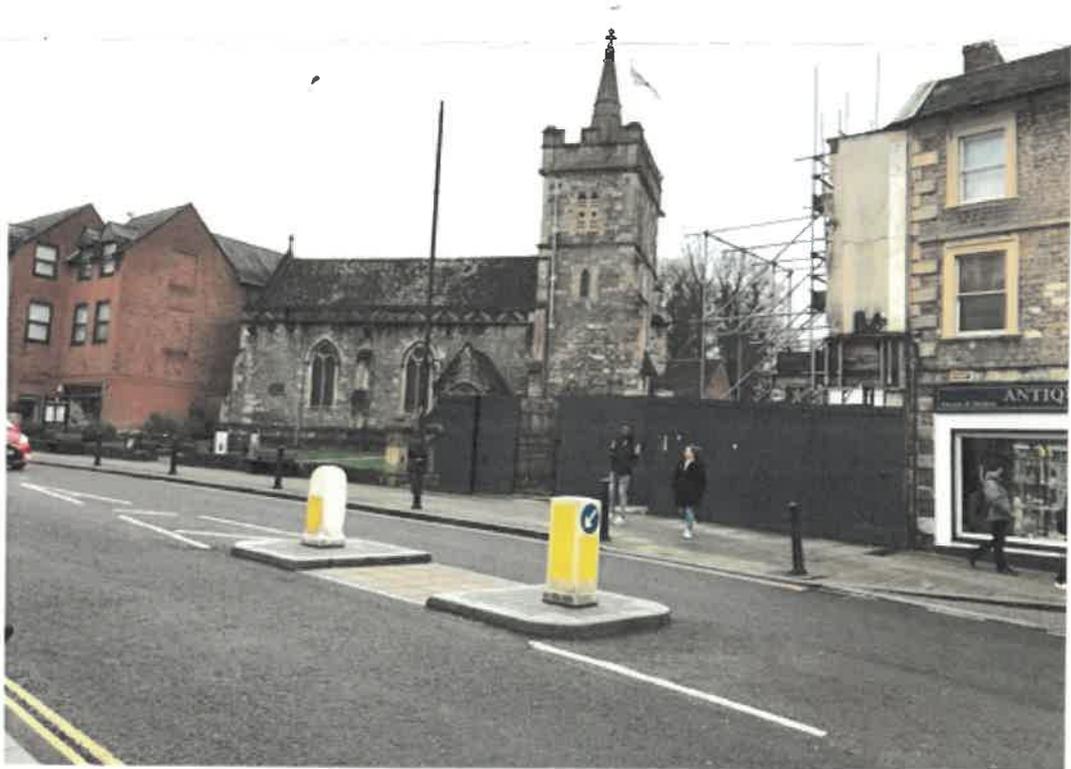
Considering impact, 212 emphasises that '**great weight**' should be given to the asset's **significance**. The C13th tower - described in Elaine Milton's report as of 'particular importance' should remain visible, a good reason to build further back.

**Sufficient consideration** had not yet been given to setting because it wasn't so significant before. But **appropriate setting** for one of the town's best heritage assets is vital. We need to preserve it; so this is a **NEW reason for objection**.

214 specifically says: 'Where a proposed development will lead to a substantial **harm** to (or loss of significance of) a designated heritage asset, LPAs should **REFUSE** consent, unless it...is necessary to achieve public benefits...' This isn't.

There could be better plans for this site, which would enhance it - but not if this application goes forward. The negligible advantage of a surplus shop and a block of flats without parking on a busy High Street is clearly outweighed by the **present public good**.

Hidden... once again?



OR

An asset or show.