



Delivering a brighter, greener future for all

7th April 2025

AGENDA

Dear Councillor

You are summoned to a meeting of the:

Planning Advisory Committee
to be held on
Monday 14th April 2025 at 7.00pm,
at the Civic Centre, Sambourne Road, Warminster, BA12 8LB

Membership:

Cllr Allensby (West)	Cllr Kirkwood (Broadway)
Cllr Fraser (West)	Cllr Lee (Broadway)
Cllr Jeffries (North) Vice Chairman	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, including reason for absence, 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 March 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 March 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/2025/02435](#)

Dresden Cottage, 46 Vicarage Street, Warminster, BA12 8JF
Front roof replacement. Gutters restoration.
Listed Building Consent.

[PL/2024/09870](#)

Land at the proposed West Warminster Urban Extension, North of Victoria Road & to the West of Bath Road, Warminster.
Application for the Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for various Infrastructure comprising the construction of Sports Area A, Sports Area B, Public Open Space, Ecology Area, Allotments and associated works following Outline Planning Permission [15/01800OUT](#).

[PL/2025/02085](#)

10 Martin Crest, Warminster, BA12 8DR
Proposed porch, garage conversion, replacement extension, new parking space and elevation treatments.
Amended plans/ additional information.

[PL/2025/03029](#)

13 West Parade, Warminster, BA12 8LY
Two storey rear extension, single storey rear extension & single storey side extension.

[PL/2025/03144](#)

48 Victoria Road, Warminster, BA12 8HF

Proposed demolition of single storey rear extension and construction of single storey and two storey extension to form kitchen diner, utility room, WC, bathroom, new bedroom.

9. Tree Applications (for noting)

[PL/2025/02713](#)

19A Weymouth Street, Warminster, BA12 9NP

Yew tree – overall crown reduction of 1.5 – 2m.

[PL/2025/02942](#)

18 North Row, Warminster, BA12 9AD

T1 - Hawthorn - Tree is pushing against and causing damage to boundary wall (backing on to carpark) Fell and Remove.

T2 - Hazel - Reduce by 50%.

[PL/2025/02944](#)

5 Boreham Road, Warminster, BA12 9JP

T1 Silver Birch - Fell and remove.

T2 Hazel - Reduce by 50%.

T3 Holly - Reduce by up to 3m.

[PL/2025/03115](#)

2 Tangier Close, Warminster, BA12 0FA

Robinia x 2 – reduce by 3m.

10. 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 19th May 2025.

Date recd 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
13.03.25	PL/2025/02713	19A Weymouth Street, Warminster, BA12 9NP Yew tree – overall crown reduction of 1.5 – 2m.	09.04.25	(o)	Kate Tate	
24.03.25	PL/2025/02942	18 North Row, Warminster, BA12 9AD T1 - Hawthorn - Tree is pushing against and causing damage to boundary wall (backing on to carpark) Fell and Remove. T2 - Hazel - Reduce by 50%.	15.04.25	(m)	Julie Kelly	
24.03.25	PL/2025/02944	5 Boreham Road, Warminster, BA12 9JP T1 Silver Birch - Fell and remove. T2 Hazel - Reduce by 50%. T3 Holly - Reduce by up to 3m.	15.04.25	(m)	Caroline Gamble	
25.03.25	PL/2025/02435	Dresden Cottage, 46 Vicarage Street, Warminster, BA12 8JF Front roof replacement. Gutters restoration. Listed Building Consent.	25.04.25	(m)	Jocelyn Sage	
25.03.25	PL/2024/09870	Land at the proposed West Warminster Urban Extension, North of Victoria Road & to the West of Bath Road, Warminster. Application for the Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for various Infrastructure comprising the construction of Sports Area A, Sports Area B, Public Open Space, Ecology Area, Allotments and associated works following Outline Planning Permission 15/01800OUT .	15.04.25	(m)	Kenny Green	
26.03.25	PL/2025/03115	2 Tangier Close, Warminster, BA12 0FA Robinia x 2 – reduce by 3m.	17.04.25	(o)	Kate Tate	

31.03.25	PL/2025/02085	10 Martin Crest, Warminster, BA12 8DR Proposed porch, garage conversion, replacement extension, new parking space and elevation treatments. Amended plans/ additional information.	21.04.25	(m)	Angela Ellis	
01.04.25	PL/2025/03029	13 West Parade, Warminster, BA12 8LY Two storey rear extension, single storey rear extension & single storey side extension.	29.04.25	(m)	Selina (Nina) Parker-Miles	
02.04.25	PL/2025/03144	48 Victoria Road, Warminster, BA12 8HF Proposed demolition of single storey rear extension and construction of single storey and two storey extension to form kitchen diner, utility room, WC, bathroom, new bedroom.	30.04.25	(m)	Steven Vellance	

Date agenda to be sent out: 7th April 2025

Date of Planning Advisory Committee Meeting: 14th April 2025

Notes for Planning Advisory Committee Agenda 14/04/2025

1. [PL/2024/09870](#) **Land at the proposed West Warminster Urban Extension, North of Victoria Road & to the West of Bath Road, Warminster.**

Application for the Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for various Infrastructure comprising the construction of Sports Area A, Sports Area B, Public Open Space, Ecology Area, Allotments and associated works following Outline Planning Permission [15/01800OUT](#).

Extract from minutes of Planning Advisory Committee Meeting held on 13 April 2015:

- [15/01800/OUT](#) **Land at the proposed West Warminster Urban Extension, North of Victoria Road & to the West of Bath Road, Warminster.**

Councillor Ridout as the Ward member spoke on the application making a request that it should remain on the Warminster Town Council agenda but responded to initially the same as the Redrow bid last autumn by simply registering a “holding objection”. The reasons that given are:

1. This application is not in accordance with the Core Strategy or the emerging Neighbourhood Plan.
2. There is no Master Plan for the whole site – the West Warminster Urban Extension is just one site in totality and will be developed as one from a Master Plan which has not been submitted by either agent Persimmon, Hannick or Redrow and they have been informed that it cannot be assessed until they do so.
3. A full scale drainage system has been requested for the whole site.
4. The Highways Agency has placed a holding directive for 3 months as it is not satisfied with the overall transport assessment and its impact on the A36.
5. Natural England objects to the landscape report.
6. The ecologists need more time to prepare a full report.
7. There are many concerns about provision of education, secondary as well as primary. There are many other objections from residents and statutory consultees which can be reviewed on Wiltshire Council’s planning website.

“I hope this gives the committee enough to submit a holding objection”.

The Members had a lengthy debate about the application all agreeing that it was unacceptable in its current format. Councillor Fraser proposed refusal of this application as Warminster Town Council strongly object to 1200 homes on this site and will hold making discussions until the Master Plan is available, Seconded Councillor Fryer, **Voting unanimous in Favour for Refusal.**

Extract from minutes of Planning Advisory Committee Meeting held on 16 December 2024:

- [PL/2024/09870](#) **Land at the proposed West Warminster Urban Extension, North of Victoria Road & to the West of Bath Road, Warminster.**

Application for the Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for various Infrastructure comprising the construction of Sports Area A, Sports Area B, Public Open Space, Ecology Area, Allotments and associated works following Outline Planning Permission [15/01800OUT](#)

It was resolved that there was no objection to the application subject to clarification over how the sports facility would be managed both operationally and for maintenance in perpetuity.

2. [PL/2025/02085](#) 10 Martin Crest, Warminster, BA12 8DR

Proposed porch, garage conversion, replacement extension, new parking space and elevation treatments.

Amended plans/ additional information.

Extract from minutes of Planning Advisory Committee Meeting held on 17 March 2025:

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