

10th March 2025

AGENDA

Dear Councillor

You are summoned to a meeting of the:

Planning Advisory Committee
to be held on
Monday 17th March 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

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 February 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 February 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/2024/10007](#)

Land east of Furnax Lane, Warminster, BA12 8FF

Part retrospective application for the siting of up to 31 storage units on former disused pig farm, creation of new access from Furnax Lane and stopping up previous access through the waste site, placing of site location signs under permitted development. Also, for erecting green wire mesh fencing around the site. Creation of an earth bund to the south of the site where the existing access is stopped up - this will be landscaped with native hedgerow.

[PL/2025/01193](#)

8 Vicarage Street, Warminster, BA12 8JE

Installation of a gas supply comprising a new connection from the mains gas pipe line in the road to the property.

Listed Building Consent.

[PL/2025/01180](#)

37 Market Place, Warminster, BA12 9AZ

Minor external alterations to accommodate the installation of plant and extract equipment, and internal refurbishments works.

[PL/2025/01499](#)

37 Market Place, Warminster, BA12 9AZ

Minor external alterations to accommodate the installation of plant and extract equipment, and internal refurbishments works.

Listed Building Consent.

PL/2024/11569	<p>133 Boreham Field, Warminster, BA12 9EF Proposed two-storey side extension. Amended plans/ additional information.</p>
PL/2025/01617	<p>6 Langholm Close, Warminster, BA12 8EN Construction of a single storey extension to provide Utility Room and third Bedroom and Cladding to Front Gable.</p>
PL/2024/11115	<p>7 Bishopstrow Court, Boreham, Warminster, BA12 9HL Extension to create sitting area and utility room (replacing existing conservatory) off kitchen. Amended plans/ Additional Information.</p>
PL/2025/00931	<p>Warminster Motor Company, Fairfield Road, Warminster, BA12 9DA Conversion of existing garage building to 4No 2 bedroom dwellings.</p>
PL/2025/01739	<p>41 Ludlow Close, Warminster, BA12 8BJ Variation of condition 2 (approved plans) on PL/2024/02274 to increase the size of the porch and add a rooflight over the landing Removal/variation of conditions</p>
PL/2025/01136	<p>5 Broxburn Road, Warminster, BA12 8EX Pharmacy in a proposed unit attached to the existing row of shops</p>
PL/2025/02237	<p>40A Church Street, Warminster, BA12 8PQ Erection of garden room</p>
PL/2025/01523	<p>Bugley Barton Farm, Land South of Victoria Road, Warminster Variation of conditions 2 (approved plans), 8 (construction traffic management plan), 9 (construction environmental management plan), 10 (junction details), 11 (tree and hedgerow protection), 12 (contamination), 13 (engineering plans), 14 (phasing plan), 15 (foul drainage), 16 (surface water drainage), 17 (landscape delivery schedule), 18 (lighting strategy) and removal of condition 7 (WSI) relating to 17/01463/FUL (A Comprehensive Development Comprising Demolition of the Existing Farm Buildings, Construction of 227 Residential Dwellings (Use Class C3), a New Vehicular Access, Public Open Space, Landscaping, Sustainable Urban Drainage and other Associated Infrastructure Works). Removal/variation of conditions</p>
PL/2025/02085	<p>10 Martin Crest, Warminster, BA12 8DR Proposed porch, garage conversion, replacement extension, new parking space and elevation treatments.</p>
PL/2022/07120	<p>Land at Bore Hill Farm, Deverill Road, Warminster, BA12 8FB Erection of 80 No. dwellings and associated landscaping, access and drainage works (Resubmission of PL/2022/00473).</p>

9. Tree Applications (for noting)

[PL/2025/01629](#)

Portway House, Portway, Warminster, BA12 8QQ

Oak Tree within the grounds of Portway House, located next to a perimeter wall adjacent to The Gables - remove low overhanging branch that extends into a pergola belonging to The Gables.

[PL/2025/01843](#)

10 The Halve, Warminster, BA12 8FW

T2 Oak reduce by 2-3m in height.

[PL/2025/01788](#)

12A East Street, Warminster, BA12 9BN

T1 (Holly) - Cut back the growth overhanging the boundary wall (east side of tree) to one meter inside the garden. Prune back branches on remaining canopy by two meters.

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 14th April 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
11.02.25	PL/2025/10007	Land east of Furnax Lane, Warminster, BA12 8FF Part retrospective application for the siting of up to 31 storage units on former disused pig farm, creation of new access from Furnax Lane and stopping up previous access through the waste site, placing of site location signs under permitted development. Also, for erecting green wire mesh fencing around the site. Creation of an earth bund to the south of the site where the existing access is stopped up - this will be landscaped with native hedgerow.	17.03.25	(e)	Steven Vellance	
13.02.25	PL/2025/01193	8 Vicarage Street, Warminster, BA12 8JE Installation of a gas supply comprising a new connection from the mains gas pipe line in the road to the property. Listed Building Consent.	14.03.25	(e)	Maureen Pearce	
13.02.25	PL/2025/01499	37 Market Place, Warminster, BA12 9AZ Minor external alterations to accommodate the installation of plant and extract equipment, and internal refurbishments works. Listed Building Consent.	14.03.25	(e)	Julie Mitchell	
13.02.25	PL/2025/01180	37 Market Place, Warminster, BA12 9AZ Minor external alterations to accommodate the installation of plant and extract equipment, and internal refurbishments works.	14.03.25	(e)	Julie Mitchell	

18.02.25	PL/2025/01629	Portway House, Portway, Warminster, BA12 8QQ Oak Tree within the grounds of Portway House, located next to a perimeter wall adjacent to The Gables - remove low overhanging branch that extends into a pergola belonging to The Gables.	12.03.25	(o)	Kate Tate	
20.02.25	PL/2025/01617	6 Langholm Close, Warminster, BA12 8EN Construction of a single storey extension to provide Utility Room and third Bedroom and Cladding to Front Gable.	20.03.25	(m)	Selina (Nina) Parker-Miles	
20.02.25	PL/2024/11115	7 Bishopstrow Court, Boreham, Warminster, BA12 9HL Extension to create sitting area and utility room (replacing existing conservatory) off kitchen. Amended plans/ Additional Information.	13.03.25	(e)	Jemma Ricketts	
24.02.25	PL/2025/01843	10 The Halve, Warminster, BA12 8FW T2 Oak reduce by 2-3m in height.	18.03.25	(o)	Kate Tate	
24.02.25	PL/2025/01788	12A East Street, Warminster, BA12 9BN T1 (Holly) - Cut back the growth overhanging the boundary wall (east side of tree) to one meter inside the garden. Prune back branches on remaining canopy by two meters.	18.03.25	(o)	Julie Kelly	
25.02.25	PL/2025/00931	Warminster Motor Company, Fairfield Road, Warminster, BA12 9DA Conversion of existing garage building to 4No 2 bedroom dwellings.	25.03.25	(m)	Russell Brown	
05.03.25	PL/2025/01739	41 Ludlow Close, Warminster, BA12 8BJ Variation of condition 2 (approved plans) on PL/2024/02274 to increase the size of the porch and add a rooflight over the landing Removal/variation of conditions	27.03.25	(m)	Andrew Thomas	
05.03.25	PL/2025/01136	5 Broxburn Road, Warminster, BA12 8EX Pharmacy in a proposed unit attached to the existing row of shops	27.03.25	(m)	Steven Sims	

05.03.25	PL/2025/02237	40A Church Street, Warminster, BA12 8PQ Erection of garden room	02.04.25	(m)	Steven Vellance	
05.03.25	PL/2025/01523	Bugley Barton Farm, Land South of Victoria Road, Warminster Variation of conditions 2 (approved plans), 8 (construction traffic management plan), 9 (construction environmental management plan), 10 (junction details), 11 (tree and hedgerow protection), 12 (contamination), 13 (engineering plans), 14 (phasing plan), 15 (foul drainage), 16 (surface water drainage), 17 (landscape delivery schedule), 18 (lighting strategy) and removal of condition 7 (WSI) relating to 17/01463/FUL (A Comprehensive Development Comprising Demolition of the Existing Farm Buildings, Construction of 227 Residential Dwellings (Use Class C3), a New Vehicular Access, Public Open Space, Landscaping, Sustainable Urban Drainage and other Associated Infrastructure Works). Removal/variation of conditions.	04.04.25	(m)	Steven Sims	
05.03.25	PL/2025/02085	10 Martin Crest, Warminster, BA12 8DR Proposed porch, garage conversion, replacement extension, new parking space and elevation treatments	02.04.25	(m)	Angela Ellis	
10.03.25	PL/2022/07120	Land at Bore Hill Farm, Deverill Road, Warminster, BA12 8FB Erection of 80 No. dwellings and associated landscaping, access and drainage works (Resubmission of PL/2022/00473).	31.03.25	(m)	Russell Brown	

Date agenda to be sent out: 10th March 2025

Date of Planning Advisory Committee Meeting: 17th March 2025

Notes for Planning Advisory Committee Agenda 17/03/2025

1. [PL/2024/11569](#) **133 Boreham Field, Warminster, BA12 9EF**
Proposed two-storey side extension.

Extract from minutes of Planning Advisory Committee Meeting held on 20 January 2025

Public Participation

Nick Murray, MRICS, spoke to agenda item 8, planning application PL/2024/11569, re 133 Boreham Field, Warminster, BA12 9EF. He explained that following their site visit as part of the pre-application process, the Wiltshire Council Planning Officer had no objections to the side windows on the proposed extension: the windows will not require external access for cleaning and there are no side windows on the neighbouring property. In addition, the proposed brickwork is in keeping with the street scene and the boundary line is the same as the neighbouring property.

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

2. [PL/2024/11115](#) **7 Bishopstrow Court, Boreham, Warminster, BA12 9HL**
Extension to create sitting area and utility room (replacing existing conservatory) off kitchen.
Amended plans/ Additional Information.

Extract from minutes of Planning Advisory Committee Meeting held on 20 January 2025

Members objected to the application as the proposed extension would set a precedent for properties in the area. They also commented that as a covenant was in place, this must be adhered to.

3. [PL/2022/00473](#) **Land at Bore Hill Farm, Deverill Road, Warminster, BA12 8FB**
Erection of 80 No. dwellings and associated landscaping, access and drainage works (Resubmission of [PL/2022/00473](#)).

Extract from minutes of Planning Advisory Committee Meeting held on 22 March 2022

Cllrs voted in objection to the application based on the following points:

The application is in contravention of the Badgers Act 1992. The construction, excavation of land within 20 feet of a badger sett, the noise and vibration will have an adverse impact on the badgers, their setts and internal chambers.

Core Policy 50 of the Wiltshire Core Strategy requires all developments to demonstrate a no net loss of biodiversity and for major applications the expectation is that development will deliver a net gain.

Members object on the grounds that the applicants are unable to deliver a net gain of biodiversity and in fact, their biodiversity report stipulates there will be a net loss of 43%.

The applicants state that they will have to purchase extra land in the vicinity to ensure a net gain of biodiversity or to make a financial contribution to Wiltshire Council to overcome the net loss.

Members urge Wiltshire Council to reject a financial contribution and objects on the grounds that should a contribution be accepted; this would go against Wiltshire Council's commitment to protect the environment and its support for the COP26 agreement. Members also point out that by accepting a contribution would allow the applicant to ignore its net loss and carry out work that would be detrimental to the environment, wildlife, flora and fauna and habitats.

Members recognise that there is an issue surrounding the discharge of unacceptable levels of offensive odours generated by the neighbouring biodigester which already impacts on the lives of residents living in Ashley Place, Ashley Coombe, Ludlow Close, Bell Close, Bradley Road, Heathlands, Frederick Taylor Court, Chestnut Tree Gardens and Bradley Close.

Members are extremely concerned that the residents of any new development will be adversely affected by the odours generated by the Biodigester Plant in Deverill Road. Members therefore object to this application on the grounds listed.

The applicants propose to provide vehicular access into the development site by constructing a new access road directly from Deverill Road near the existing access to the Biodigester site. This is adjacent to the A36T Warminster Bypass roundabout. Members recognise that the speed of traffic using Deverill Road in both directions is high and definitely above the 30mph speed limit near the brow of the hill, close by the entrance roads into Ashley Place and Ludlow Close.

Members therefore object to the construction of an entrance road into the proposed development from Deverill Road on the grounds of highway and pedestrian safety.

Light pollution threatens biodiversity through changed night habits such as reproduction and migration of insects, amphibians, birds, bats and other animals that live on and use this land. Light pollution can also disrupt plants by distorting their natural day-night cycle. Creatures such as bats (a protected species) and birds can become confused by artificial lighting. This council objects to this application on the grounds that the artificial lighting generated by this development will have an adverse impact on wildlife that use the site.

Council objects to this development on the grounds that phosphorus levels will rise having an adverse impact on the nearby River Wylfe and the biodiversity of this important area.

The development will provide two amenity areas where children will play and where people can relax and enjoy life. These amenity areas are to be situated at two locations, the first one near the A36 Warminster By-pass on the southern side of the site, with a second area on the eastern edge of the site near to the Deverill Road, Warminster.

The noise levels at these locations will be above the upper limit.

This council objects to the application on the grounds that the noise levels will be above the permitted upper limit and will have an adverse effect on the amenity areas and people who use them.

The border between the site and Deverill Road includes a row of mature trees which are situated on the grass verge. This is classified as being public highway. These trees form a natural sound barrier. In the applicant's report it states that these trees are to be removed.

The council hereby objects to the removal of the trees which form a natural sound barrier and will benefit the residents of the development especially those using the amenity site. The trees also restrict the amount of pollution that will enter the site from vehicles using Deverill Road.

Monitoring on the site has identified areas where carbon dioxide and methane levels are above legal levels. Should the site be developed, future occupants would be at risk from carbon dioxide and methane emitted from the ground into their homes.

The Council objects to this development on the grounds of public safety, in that the levels of carbon dioxide and methane on the site are above acceptable legal levels and could cause health hazards to future inhabitants.

Should planning permission be granted we ask that the carbon dioxide and methane levels be monitored on a permanent basis by means of monitoring devices placed on the site. This could be included as a condition on any permission granted.

The Council asks that before any on-site works commence that the access road into the site from Deverill Road be constructed so that Bradley Road is not used for construction vehicles of any type. Access via a gated entrance adjacent to a public right of way and near the entrance to Bradley Close should not be used to allow construction vehicles access to the development site.

The Council objects strongly to any use of Bradley Road as the access route to the development site on the grounds of public safety, the loss of public amenity such as an increase in noise, fumes from HGV's, an increase in traffic movement, the potential damage to the road surface of Bradley Road and potential damage to the grass verges and trees near the gated entrance to land not in the ownership of the applicant.

The proposed development would have an adverse impact on the amenities of the residents of Ludlow Close, Chestnut Tree Gardens, Frederick Taylor Court, Bradley Road and Bradley Close.

Warminster Town Council objects on the grounds that there would be a substantial loss of amenity to nearby residential areas such as an increase in noise, dust and a loss of privacy and enjoyment of the open countryside.

The Council recognises that there is only one surgery in Warminster and that the hospital does not provide an emergency service. The schools in Warminster that serve the proposed development are very near to capacity and in the case of Princecroft School any enlargement is impossible owing to a lack of space.

Warminster Town Council objects on the grounds that the existing medical and educational facilities in Warminster will be unable to accommodate the extra residents generated by the 95 proposed new dwellings.

Wiltshire Council, on re-designating this site as being suitable for development, identified it as being suitable for 70 new homes not the 95 proposed in the application. Warminster Town Council objects that the extra number of proposed homes will cause an over development of the site.

Warminster Town Council objects to this development on the grounds that the amenity of the proposed residential properties on the southern edge of the site will be seriously affected by the close proximity of the biodigester by way of aroma and visual impact.

Warminster Town Council objects to any removal of hedgerows, trees, bushes and other natural resources such as an area of brambles sited at the north-eastern corner of the site, as these areas provide important habitats and feeding locations for wildlife.

The council recognises that there may be the need to remove a small number of Ash trees affected by Ash dieback and asks that all felled trees be replaced by ones that are already established and not by saplings.

Warminster Town Council objects to this development on the grounds that the site is within the setting of an International Dark Sky Reserve and no lighting strategy or specification for the overall site has been submitted. The lack of a strategy will adversely impact on the International Dark Sky Reserve.

The Crime and Disorder Act 1998, section 17 stipulates the important need to enhance community safety. The National Planning Policy in paragraphs 8, 10, 124 and 127 plus Section 8 paragraph 95 all include the important need to include measures that will promote public safety and take into account wider security and defense of the site.

Warminster Town Council objects on the grounds that the submitted plans do not provide measures that are required under legislation for community safety.

The Ecology Officer of Wiltshire Council states that much information is missing from the submission, such as a protected species survey, amended plans/drawings for mitigation measures and amended versions of the relevant environmental plans, plus other important information that has not been submitted.

Warminster Town Council are of the opinion that a decision cannot be made and so object that insufficient information prevents members from being able to make a fair and open decision.