

Mere Town Council

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Application No:	PL/2025/08412 - Full planning permission
Site Location:	Elmsleigh. Pettridge Lane. Mere, Warminster, BA12 6DG
Proposal:	Demolish outbuildings and lean-to, form new vehicular access and erect two storey dwelling
Planning Register Link:	https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000HNJL7IAP/pl202508412

At a meeting held on Monday, 1st December 2025, the Town Council considered the above application and has the following response to make:

No comment	
Support	
Support subject to conditions	
Object	Yes
No Objections	

The Town Council wishes to register its objection to this planning application for the following material planning reasons:

1. Highway Safety

The proposal includes the creation of an additional vehicular access onto a particularly narrow section of Pettridge Lane where a footway exists on only one side. The new access would require vehicles to cross this footway, introducing further conflict between vehicles and pedestrians.

The Council is aware that a separate planning application has recently been submitted for the neighbouring property to the north-west, also proposing a second vehicular access across the same footway. If both applications were approved, this short stretch of footway would contain four vehicular crossing points. This

would significantly increase risk to pedestrians, particularly more vulnerable users, and would add further complexity and hazard for drivers travelling along Pettridge Lane.

It is also worth pointing out that the Highway Authority previously purchased land from Elmsleigh to construct the existing footway where none existed previously and constructed the brick boundary wall.

Pettridge Lane has experienced a marked increase in traffic in recent years due to new residential development to the south of the town. Additional development already permitted in outline will further intensify vehicle movements. Given that access to these areas is primarily taken via Pettridge Lane—being the most direct route to the town centre services—or via a single rural lane from Huntingford or via Shaftesbury Road from Gillingham, the cumulative traffic impact on this lane is significant. Creating further access points onto an already constrained and increasingly busy route would exacerbate an existing safety problem.

2. Overlooking, Loss of Privacy, and Loss of Residential Amenity

The proposed dwelling's north-east elevation includes two full-height windows, approximately 2.5 metres tall, serving the Master Bedroom, along with two 1.5-metre-high windows serving Bedroom 1. These windows would directly overlook the private garden of Elmwood House.

While the Design & Access Statement notes that Elmwood House has extensive grounds, this does not diminish the fact that it is private garden space that enjoys established amenity value. The scale, height, and position of the proposed windows would allow significant and intrusive overlooking, resulting in an unacceptable loss of privacy for the occupiers of Elmwood House and a material reduction in their residential amenity.

Lindsey Wood
Town Clerk

Date: 2nd December 2025