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Minutes

Meeting of : Planning Committee
Date : 2 August 2021
Meeting held : The Guildhall
Commencing at : 6:30pm

Present:

Chair: Cllr T Corbin Vice Chair: Broom

Cllrs: A Bayliss, C Hibbert, J Nettle, M Mewse, A Riddle, C Stanway and I Tomes.

Officers: J Whitty and Y Pustarnakov.

Cllr Hocking, McGrath and Sample were also present.

1828. **Apologies:**

1828.1. All members of the Committee were present at the meeting.

1829. **Public Questions/Statement Time:**

1829.1. No public questions or statements have been received.

1830. **Councillor Questions/Statement Time:**

1830.1. There were no questions or statements submitted by the Councillors.

1831. **Minutes of the Previous Meeting:**

1831.1. The minutes of the previous meeting of the Planning Committee held on 5 July 2021 were approved and signed by the Chairman.

1832. **Declarations of Interest:**

1832.1. There were no declarations of interest.

1833. **Dispensations:**

1817.1. No dispensations were requested.

1834. **Chairman's Announcements:**

1834.1. Chairman informed the Committee that planning application [PL/2021/06594](#) and [20/00337/FUL](#) will be brought forward on the agenda to give members of the public an opportunity to make representation.

1835. **Salisbury City Planning Applications submitted since 2 July:**

The Committee considered the following applications and it was:

Resolved that:

Minute number	Application number	Site Address and Proposal	Comments
Bemerton Heath			
N/A			
St Francis and Stratford			
1835.1.	PL/2021/07124	FIVE RIVERS LEISURE CENTRE, HULSE ROAD, SALISBURY, SP1 3NR T1 - Willow - Raise one branch to clear parking bay/assembly area and clear signage	SCC has no comment to make on this application.
1835.2.	PL/2021/06648	STRATFORD SUB CASTLE C OF E SCHOOL, STRATFORD ROAD, STRATFORD SUB CASTLE, SALISBURY, SP1 3LL All works are based on the findings of a survey carried out on 02/06/2021 by Sharples Tree Services T1 - 0 - Willow. Re-pollard back to original points T2 - 0 - Purple Norway Maple. Reduce away from School buildings, giving	SCC has no comment to make on this application.

		approx. 1.5m clearance T3 - 0 - Silver Birch. Fell to ground level. T4 - 0 - Field Maple. Reduce by 30%.	
1835.3.	PL/2021/06687	Prebendal House Stratford Road Stratford Sub Castle Salisbury SP1 3LL Installation of a circular wine and storage cellar in the kitchen floor	SCC has no comment to make on this application.
Milford			
1835.4.	PL/2021/05723	3A KELSEY ROAD, SALISBURY, SP1 1JP Replacement of old fencing and overgrown hedging along Kelsey Road	SCC Objects and notes that the loss of hedging to be replaced with raised brickwork would be regrettable.
1835.5.	PL/2021/07274	6 - 18 ROUGEMONT CLOSE, SALISBURY, SP1 1LY Whitebeam - raise lower limbs causing obstruction to footpath	SCC has no comment to make on this application.
Fisherton and Bemerton Village			
1835.6.	PL/2021/05911	64 Wellington Way Salisbury SP2 9BX Proposed new 1 bed semi-detached dwelling complete with off street parking and rear garden	SCC has no comment to make on this application
1835.7.	PL/2021/06415	31 LOWER ROAD	SCC has no comment to make on this application.
1835.8.	PL/2021/06609	18 CORONATION ROAD	SCC has no comment to make on this application.
St Pauls			
1835.9.	PL/2021/06107	25 DOUGLAS HAIG ROAD, SALISBURY, SP1 3NB Single storey side and front extensions.	SCC has no comment to make on this application.
St Edmund's			
1835.10.	PL/2021/05902	9-11 Endless Street Salisbury SP1 1DL Variation of condition 2 of application	SCC has no comment to make on this application.

		20/03195/FUL - Alterations and conversion of the first and second floors of the building to form six flats.	
1835.11.	<u>PL/2021/05841</u>	Units 44 & 46-50 Old George Mall Salisbury SP1 2AG Physical works to facilitate amalgamation of units 44 & 46-50, external alterations to units, provision of new plant, and associated development	SCC has no comment to make on this application.
1835.12.	<u>PL/2021/07097</u>	Cathedral Views, Salisbury, SP2 7TW Walnut (T1) - Reduction of 25% (1.5M) and shape	SCC has no comment to make on this application.
1835.13.	<u>PL/2021/06649</u>	41-49 Silver Street Salisbury SP1 2NG Consent to display 3No. Replacement Externally illuminated fascia signs and 2No. Externally illuminated projection signs to front elevation and 2No. Replacement Externally illuminated Fascia signs and 1no. Externally illuminated projection sign to rear elevation.	SCC objects to this application because it is not in line with WC's Shopfront policy.
1835.14.	<u>PL/2021/06829</u>	9 Fish Row Salisbury SP1 1EX External alterations to ground floor joinery; replacing existing modern shopfront mullions and transoms with sash windows, repainting shopfront and fascia signage. Internal removal of modern retail display fittings.	SCC has no comment to make on this application.
1835.15.	<u>PL/2021/05852</u>	9 Fish Row Salisbury SP1 1EX External alterations to ground floor joinery; replacing existing modern shopfront mullions and transoms with sash windows, repainting shopfront and fascia signage. Internal removal of modern retail display fittings.	SCC has no comment to make on this application.
1835.16.	<u>PL/2021/06089</u>	41 ESTCOURT ROAD, SALISBURY, SP1 3AS Variation of condition 2 of 21/02252/FUL	SCC objects to this application because of overdevelopment, it being overbearing on the adjacent properties and SCC supports the neighbours' concerns.
1835.17.	<u>PL/2021/05848</u>	9 Fish Row Salisbury SP1 1EX New fascia signage and non-illuminated hanging sign.	SCC has no comment to make on this application.
1835.18.	<u>PL/2021/05823</u>	41 Estcourt Road, Salisbury, Wiltshire, SP1 3AS Proposed garden room	SCC objects to this application because of

			overdevelopment, it being overbearing on the adjacent properties and SCC supports the neighbours' concerns.
1835.19.	<u>PL/2021/06236</u>	42-44 CHIPPER LANE, SALISBURY, SP1 1BG Notification for Prior Approval under Class O for a Proposed Change of Use from Offices to Residential (Use Class C3) to Form 8 Flats	SCC has no comment to make on this application.
1835.20.	<u>PL/2021/05474</u>	46, Harcourt Terrace, Rectory Road, Salisbury, SP2 7SA Provision of utility room and improved downstairs lavatory/cloakroom facility by sub-dividing existing garage and combining rear section of garage with proposed single-storey extension to rear of garage.	SCC has no comment to make on this application.
1835.21.	<u>PL/2021/06704</u>	141 Castle Street Salisbury SP1 3TB External alterations comprising 8 lightwells in the southern elevation	SCC has no comment to make on this application.
1835.22.	<u>PL/2021/07244</u>	FLAT 2, 4 CHURCHFIELDS ROAD, SALISBURY, SP2 7NH T1 - Pine - Reduce low lateral limb that overhangs roof by 4m, back to suitable growth point. Tree is located in Secret Garden behind boundary of property but limb extends over roof of Flat 2..	SCC has no comment to make on this application.
Harnham West			
1835.23.	<u>PL/2021/05745</u>	Tennis Courts, Old Blandford Road, Salisbury, SP2 8DG Variation of Condition 3 of 15/05334/FUL ((Appeal Ref: APP/Y3940/W/15/3138741) installation of floodlighting poles and luminaires to hard courts 1 and 2) to allow use of floodlights one month earlier in the autumn.	SCC has no comment to make on this application.
1835.24.	<u>PL/2021/05808</u>	46 HARNWOOD ROAD, HARNHAM, SALISBURY, SP2 8DB New pitched roof replacing flat roof of existing first floor side extension, New single storey rear extension, Replacement windows, External	SCC has no comment to make on this application.

		rendering of brickwork walls and Replacement front porch	
1835.25.	<u>PL/2021/06129</u>	45 Montague Road Harnham Salisbury SP2 8NL Erection of single storey side extension and front porch (amendments to approved application 16/00439/FUL)	SCC has no comment to make on this application.
1835.26.	<u>PL/2021/05643</u>	150 Bouverie Avenue South Salisbury SP2 8EB Subdivision of the residential plot and the erection of a dwelling to the southwest of '150 Bouverie Avenue South'. Access and layout are the only matters for which approval is sought at this stage, with all other matters reserved.	SCC objects to this application because of overdevelopment, lack of parking, increased parking pressures on Bouverie Avenue South and detrimental impact on the local ecology. Furthermore, SCC asks that WC notes neighbours' concerns.
1835.27.	<u>PL/2021/05689</u>	17 Harnwood Road, Harnham, Salisbury, Wilts, SP2 8DD Single Storey Side Annexe Extension	SCC has no comment to make on this application.
1835.28.	<u>PL/2021/06712</u>	115 BOUVERIE AVENUE SOUTH, SALISBURY, SP2 8EA Proposed rear and side extensions to property	SCC has no comment to make on this application.
1835.29.	<u>PL/2021/05759</u>	WHITE GATES, NETHERHAMPTON ROAD, SALISBURY, SP2 8NG Construction of new dwelling with widening existing access and associated works.	SCC objects to this application because of overdevelopment, loss of privacy, loss of trees, increased flood risk concerns especially for nearby properties and request an archaeology report be requested for this site.
1835.30.	<u>PL/2021/06594</u>	Land North of Netherhampton Road Salisbury Wiltshire Residential development comprising 106 dwellings including formation of vehicular access and footways, open space, drainage, landscaping and associated works.	SCC objects to this application for the following reasons: <ul style="list-style-type: none"> • Overdevelopment. • Lack of pedestrian and cycle paths provisions to the city centre.

			<ul style="list-style-type: none"> • Poorly designed access to the main road, suggest a mini roundabout to link the estate. • The site floods every winter after moderate rainfall. • The development will have adverse effects on neighbouring properties. • The development is located on a site with a significant archaeological value. • The development will have adverse effects on local ecology. <p>SCC asks that:</p> <ul style="list-style-type: none"> • Environmental Agency, and archaeological reports be sought. • If this application or a variation of thereof be approved it includes a condition to have pedestrian and cycle path connecting this development to the railway station / city centre. • Foul water drainage mitigation should be a planning condition as an engineered solution as part of the development as
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			opposed to a financial contribution.
Harnham East			
1835.31.	<u>20/00337/FUL</u>	<p>Land to the east of Odstock Road and to the south of Rowbarrow, Salisbury, Wiltshire.</p> <p>Erect 101 dwellings together with garages, car barns, and refuse/cycle stores. Lay out gardens and erect means of enclosure. Creation of new vehicular access to Odstock Road. Lay out internal roads, including drives and pavements. Provision of associated public open space, play areas and landscape planting.</p>	<p>SCC objects to this application for the following reasons:</p> <ul style="list-style-type: none"> • Ecological impact. • Lack of community facilities. • Lack of affordable housing and affordable properties to rent. • Lack of properties for key workers. • The development will have adverse effects on local ecology and should be a planning condition as referred in 5.2.2., 5.3.2, 5.4.2 & 5.5 taking into account SAGP comments. • Adverse additional traffic impact on Harnham with no strategy to address this issue. <p>Furthermore, SCC fully supports Salisbury Area Greenspace Partnership's comments which are noted on WC's website. This includes having the entrance into the development from Rowbarrow Road as opposed to Odstock Road which will better benefit</p>

			pedestrians, cyclists and emergency response vehicles travelling along Odstock Road.
1835.32.	<u>PL/2021/03454</u>	26 CHICHESTER CLOSE, HARNHAM, SALISBURY, SP2 8AQ Variation of condition of 19/05291/FUL regarding materials	SCC has no comment to make on this application.
1835.33.	<u>PL/2021/06038</u>	De Vaux House, 6 St Nicholas Road, Salisbury, Wilts, SP1 2SN Construction of a traditional garden shed to replace existing shed	SCC has no comment to make on this application.
1835.34.	<u>PL/2021/07121</u>	CATHEDRAL GROUNDS, , THE CLOSE, SALISBURY Trees mostly Lime to be raised up to 3.5m from car parking areas and roads. Trees overhanging pedestrian areas will be raised to 2.5m Five Crab touching wall of Cloisters will be pruned back 1 Pear Tree to be removed 4 Crab , 1 Thorn.	SCC has no comment to make on this application.

1836. **Late Business:**

The Committee considered late business and it was:

Minute number	Application no.	Ward	Development	Comment
1836.1.	<u>PL/2021/06964</u>	Milford ED	Tannen Group, Bourne Retail Park, Bourne Way Roundabout, Southampton Rd, Salisbury , SP1 2LB Proposed installation of two rapid electric vehicle charging stations. Two existing parking spaces will become EV charging bays, along with associated equipment.	SCC supports this application.
1836.2.	<u>PL/2021/07042</u>	Milford ED	3 ELM GROVE, SALISBURY, SP1 1NQ Single storey rear extension and replacement of existing garage.	SCC has no comment to make on this application.
1836.3.	<u>PL/2021/05784</u>	Harnham	73 The Close Salisbury	SCC has no comment to

		East ED	Wiltshire SP1 2ES Damp treatment works to the ground floor areas.	make on this application.
1836.4.	<u>PL/2021/06875</u>	St. Edmund's ED	23 Catherine Street Salisbury SP1 2DQ New projecting hanging sign and fascia shop signage to the front and back of the building, replacing the existing. Branding of the charity with charity logo and tag line.	SCC asks that the scale and size of signage must be in accordance with the shopfront policy.
1836.5.	<u>PL/2021/06862</u>	St. Edmund's ED	6 WYNDHAM TERRACE SALISBURY WILTSHIRE SP1 3AF Change bay window to pair of external doors.	SCC has no comment to make on this application.
1836.6.	<u>PL/2021/07476</u>	Harnham East ED	9 New Street Salisbury SP1 2PH Change of use from a dwellinghouse (C3) to an 8no. bed HMO (Sui Generis)	SCC objects to this application because of overdevelopment, lack of parking and amenity space.
1836.7.	<u>PL/2021/06722</u>	Harnham East ED	9 New Street Salisbury SP1 2PH Change of use from a dwellinghouse (C3) to an 8no. bed HMO (Sui Generis)	SCC objects to this application because of overdevelopment, lack of parking and amenity space.
1836.8.	<u>PL/2021/07007</u>	Bemerton Heath ED	84 WESTWOOD ROAD, BEMERTON HEATH, SALISBURY, SP2 9HR Proposal Single storey rear extension	SCC has no comment to make on this application.
1836.9.	<u>PL/2021/06700</u>	St. Edmund's ED	32 Market Place Salisbury SP1 1TL Repainting of shopfront and signage with replacement awnings. Repainting of ground, first and second floor windows.	SCC supports application.
1836.10.	<u>PL/2021/06719</u>	Harnham West ED	103 Netherhampton Road Salisbury SP2 8NA Extension of existing	SCC has no comment to make on this application.

			dropped kerb to take full width of the front of the house	
1836.12.	<u>PL/2021/06739</u>	Fisherton & Bemerton Village ED	124, Wilton Road, Salisbury, SP2 7SZ Variation of condition 2 on 19/00211/FUL to reflect the change in levels to the site which lead to the rearrangement of the site plan design. This has also had lead to a change with plot levels	SCC has no comment to make on this application.
1836.13.	<u>PL/2021/07411</u>	Harnham East ED	AVON HOUSE, 95 CRANE STREET, SALISBURY, SP1 2PU Silver Birch - Remove	SCC has no comment to make on this application.
1836.14.	<u>PL/2021/06825</u>	St. Edmund's ED	1 FISHERTON ISLAND, SALISBURY, SP2 7TG Garage conversion into accommodation and general window and door changes and associated works.	SCC has no comment to make on this application.
1836.15.	<u>PL/2021/07541</u>	St. Edmund's ED	18 Milford Street Salisbury SP1 2AP Class change from Office (E) to Dwelling houses (C3) for creation of 2 apartments (retrospective)	SCC has no comment to make on this application.
1836.16.	<u>PL/2021/06982</u>	St. Edmund's ED	18 Milford Street Salisbury SP1 2AP Class change from Office (E) to Dwelling houses (C3) for creation of 2 apartments (retrospective)	SCC has no comment to make on this application.

1837. **Street Naming and Numbering - Fugglestone Red Phase A3:**

The Committee discussed nine names for six new streets at Fugglestone Red Phase A3, and it was:

Resolved that:

1837.1. The Committee agreed to submit the following 10 names as follows:

- 1837.1.1. Fawcett
- 1837.1.2. Finch
- 1837.1.3. Golding
- 1837.1.4. Melchester
- 1837.1.5. Waterman
- 1837.1.6. Lauton (with family members' permission)
- 1837.1.7. Preston (with family members' permission)
- 1837.1.8. Ethelbert
- 1837.1.9. Smith (with family members' permission)
- 1837.1.10. Whistler

1838. **Premise Licence Application - Escape Room, Salisbury:**

The Committee considered premises licence application for Escape Room, Salisbury, and it was:

Resolved that:

- 1838.1. SCC has no comment to make on this application.

1839. **Highways Improvement Request Form –Stratford Road:**

The Committee considered a highways improvement form for Stratford Road, and it was:

Resolved that:

- 1839.1. SCC supports this application.

1840. **Matters, if any, which by reason of special circumstances the Chairman decides should be considered as a matter of urgency:**

- 1827.1. Nil

There were 4 members of the public and 1 member of the press present.

The meeting closed at 8.50pm.