

The Guildhall
Market Place
Salisbury
Wilts
SP1 1JH



Contact: J Whitty
Direct Line: 01722 342860
Email: planning@salisburycitycouncil.gov.uk
Web: www.salisburycitycouncil.gov.uk

Minutes

Meeting of : Planning Committee
Date : 25 October 2021
Meeting held : The Guildhall
Commencing at : 6:30pm

In absence of the Chairman, Cllr Tom Corbin, the Mayor of Salisbury, Cllr Caroline Corbin, chaired the meeting.

Present:

Chair: Cllr C Corbin Vice Chair: Cllr A Riddle

Cllrs: A Bayliss, J Broom, C Hibbert, M Mews, J Nettle, C Stanway and I Tomes.

Also Present: Cllr S Hocking.

Officers: A Child, T Simpkins and Y Pustarnakov.

1871. **Election of the Vice Chairman:**

Following the resignation of Cllr Broom as the Vice Chairman, the Chairman asked for nominations for the Vice Chairman. Cllr Tomes proposed that Cllr Riddle be elected as the Vice Chairman of the Planning Committee for the ensuing municipal year 2021/22. This was seconded by Cllr Stanway. In the absence of any other nominations, it was:

Resolved that:

1871.1. Cllr Riddle was elected as the Vice Chairman of the Planning Committee for 2021/22.

The newly elected Vice Chairman then moved to the Vice Chairman's seat.

1872. **Apologies:**

1872.1. Cllr T Corbin gave his apologies and was substituted by Cllr C Corbin.

1873. **Public Questions/Statement Time:**

1873.1. Mr Brian Sainsbury submitted a comment in relation to planning application PL/2021/09095. Mr Sainsbury's comments are attached to these minutes.

1874. **Councillor Questions/Statement Time:**

1874.1. There were no questions or statements submitted by the Councillors.

1875. **Minutes of the Previous Meeting:**

1875.1. The minutes of the previous meeting of the Planning Committee held on 27 September 2021 were approved.

1876. **Declarations of Interest:**

1876.1. There were no declarations of interest.

1877. **Dispensations:**

1817.1. No dispensations were requested.

1878. **Chairman's Announcements:**

1878.1. There were no chairman's announcements.

1879. **Salisbury City Planning Applications submitted since 24 September:**

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			
1879.1.	<u>PL/2021/09291</u>	32 PAULS DENE CRESCENT, SALISBURY, SP1 3QX Proposed Single storey rear extension and alterations and Proposed	SCC has no comment to make on this application.

		Outbuilding	
1879.2.	<u>PL/2021/08779</u>	42 Wordsworth Road Salisbury SP1 3BH Add bay windows to the front elevation on the upper and lower storeys	SCC has no comment to make on this application.
1879.3.	<u>PL/2021/09095</u>	28 ASSISI ROAD, SALISBURY, SP1 3QZ One storey outbuilding to the rear of house (retrospective).	SCC objects to this application because of overdevelopment, loss of privacy and overlooking. SCC also asks Wiltshire Council to note Mr Sainsbury's comments. Furthermore, SCC asks Wiltshire Council's Planning Enforcement Officer to investigate this development.
1879.4.	<u>PL/2021/09446</u>	12 JUNIPER DRIVE SALISBURY SP1 3RA Construction of a first floor side extension, the addition of a flat roof rear dormer and the conversion of the loft space into accommodation	SCC has no comment to make on this application.
1879.5.	<u>PL/2021/09651</u>	15 DORSET ROAD, SALISBURY, SP1 3BP Single storey rear extension raised patio and associated works.	SCC has no comment to make on this application.
1879.6.	<u>PL/2021/09669</u>	36 DEVONSHIRE ROAD, SALISBURY, SP1 3NW Proposed Two and Single Storey extensions and alterations	SCC has no comment to make on this application.
Milford			
1879.7.	<u>PL/2021/09543</u>	10 BINGHAM ROAD SALISBURY SP1 3DY Proposed Rear Extension, Loft conversion, raised decking and Alterations (Amendment to approved application 20/10111/FUL)	SCC has no comment to make on this application.

1879.8.	<u>PL/2021/06590</u>	67 Wain-A-Long Road, Salisbury, Wilts, SP1 1LW Second storey extension	SCC has no comment to make on this application.
Fisherton and Bemerton Village			
N/A			
St Pauls			
1879.9.	<u>PL/2021/09483</u>	Wessex Water, Telford Road, Salisbury, SP2 7PH Retrospective application for two shipping containers / workshops measuring 2.74m x 4.88m x 2.44m (high) and a toilet block measuring 2.74m x 4.88m x 2.44m.	SCC has no comment to make on this application.
1879.10.	<u>PL/2021/06334</u>	10 The Hardings, Salisbury, Wilts, SP2 9LZ Proposed hard standing for shed to store a manual wheelchair whilst not in use and other disability equipment not used on a daily basis.	SCC has no comment to make on this application.
1879.11.	<u>PL/2021/09100</u>	Hendy Group Brunel Road Salisbury SP2 7PL Change of use of the site from Class E(g)/B8 (Old B1/B8) to B2 General Industrial for vehicle servicing and repair including MOT and the installation of new freestanding repair qube.	SCC has no comment to make on this application.
1879.12.	<u>PL/2021/09409</u>	Electricity Substation, Road Off Hulse Road To Leisure Centre, Salisbury, SP1 3NA Erection of two apartments, car parking, landscaping and associated works.	SCC asks that WC notes Conservation Officer's comments. Furthermore, SCC requests that the development includes space for recycling waste and bicycle storage.
1879.13.	<u>PL/2021/09439</u>	51 HULSE ROAD, SALISBURY, SP1 3LU Ash trees x 2 (T1&2) - Fell - Ash dieback. Twin stemmed	SCC asks that the applicant plants a replacement tree for the one being felled.
St Edmund's			
1879.14.	<u>PL/2021/07944</u>	141 Castle Street Salisbury SP1 3TB Conversion and external alterations to a building on the southern element of the	SCC has no comment to make on this application.

		site to form two apartments (net increase of one flat)	
1879.15.	<u>21/00879/FUL</u>	<p>Fisherton Warehouse & Cactus Jacks 71/73 Fisherton Street & 26/27 Water Lane Salisbury Wiltshire SP2 7ST</p> <p>“Partial change of use from mixed commercial use including retail (1st floor of 'Fisherton Antiques Warehouse') to create x 4 market C3 flats. Change of use of the beer garden to private landscaped communal gardens. Erect bicycle/storage sheds for proposed flats and bin area. External alterations to the rear.</p> <p>Retain 2 existing C3 flats unaltered with same accesses. Retain ground floor of no. 71 Fisherton St as a smaller Fisherton Antiques retail unit. Demolition of c.280 m3 modern additions to rear of property. Retain 16m Antiques Warehouse shopfront to Fisherton St (and extend Antiques sales into former Cactus Jack’s unit).”</p>	SCC has no comment to make on this application.
1879.16.	<u>PL/2021/09408</u>	<p>Summerlock Approach , Salsbury , SP2 7UT</p> <p>To cut back Ash tree by 2m as tree is growing adjacent to Steyning\'s House Building. .</p>	SCC has no comment to make on this application.
1879.17.	<u>PL/2021/09133</u>	<p>48-49 Blue Boar Row Salisbury SP1 1DF</p> <p>Advertisements relating to services provided by NatWest bank.</p>	SCC has no comment to make on this application.
1879.18.	<u>PL/2021/09092</u>	<p>48-49 Blue Boar Row Salisbury SP1 1DF</p> <p>The proposed scope of work aims to upgrade selected interior finishes within the banking hall and back office of this branch. The works include removal of redundant furniture, re-upholstery of existing furniture, updating of selected wall and floor finishes.</p>	SCC has no comment to make on this application.
1879.19.	<u>PL/2021/07326</u>	<p>19 BROWN STREET, SALISBURY, SP1 2AS</p> <p>Notification for Prior Approval under Class O for a Proposed Change of Use from Offices to Residential (Use Class C3) to Form Two 2-bed Apartments and 1 Studio Apartment.</p>	SCC has no comment to make on this application.

Harnham West			
1879.20.	<u>PL/2021/09321</u>	95 NETHERHAMPTON ROAD, SALISBURY, SP2 8NA Proposed Single Storey Rear Extension and Alterations	SCC has no comment to make on this application.
1879.21.	<u>PL/2021/08735</u>	Land South of Netherhampton Road, Salisbury Approval of reserved matters in respect of the appearance, landscape, layout and scale, pursuant to planning permission reference (19/05824/OUT) for the erection of 234 dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation area, public open space, access provision for the school, re-positioned attenuation basin and drainage with associated infrastructure and engineering works.	<p>SCC objects to this application because it is not in-line with WC's Core Policy 57. This poorly designed development lacks uniqueness and distinguishable character. There is also no reference to renewable energy, electric charging points, water catchment and water recycling methods, support for working from home, and transport strategy.</p> <p>If the application is approved, SCC asks that WC considers the following conditions for the development:</p> <ul style="list-style-type: none"> i. Working from home is supported by high speed fibre-optic internet. ii. Electric charging points provided for each dwelling. iii. Renewable energy is used throughout the development. iv. Water catchment and water recycling is considered for the development. v. Improved transport

			<p>infrastructure strategy that supports walking and cycling routes, links to the city centre and the train station.</p> <p>vi. Trees are reinstated in favour of the wildflowers meadow.</p> <p>vii. 20 mph driving zone in enforced throughout the development.</p> <p>viii. The development uses swift bricks to support swift population.</p>
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Harnham East

1879.22.	<u>PL/2021/09771</u>	<p>78 ST ANN STREET SALISBURY SP1 2DX Single storey extension to family home. Removal of modern dilapidated conservatory and store, retaining brick WC and historic element of garden wall.</p>	SCC asks that WC notes the Conservation Officer's comments.
1879.23.	<u>PL/2021/09450</u>	<p>78 ST ANN STREET SALISBURY SP1 2DX Single storey extension to family home. Removal of modern dilapidated conservatory and store, retaining brick WC and historic element of garden wall.</p>	SCC asks that WC notes the archaeological comments.
1879.24.	<u>PL/2021/09273</u>	<p>Arundells, 59 West Walk, The Close, Salisbury, SP1 2EN LBC Partial removal of wall within former stable building to allow the use of room previously housing an electricity sub-station as part of adjoining exhibition space.</p>	SCC supports Historic England's and the Conservation Officer's comments.
1879.25.	<u>PL/2021/08965</u>	<p>Arundells, 59 West Walk, The Close, Salisbury, SP1 2EN LBC Partial removal of wall within former stable building to allow the use of</p>	SCC supports Historic England's and the Conservation Officer's

		room previously housing an electricity sub-station as part of adjoining exhibition space.	comments.
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1880. **Late Business:**

The Committee considered late business and it was:

Minute number	Application no.	Ward	Development	Comment
1880.1	<u>PL/2021/09718</u>	St. Francis & Stratford ED	MANOR HOUSE, STRATFORD ROAD, STRATFORD SUB CASTLE, SALISBURY, SP1 3YP T1: To dismantle and Fell a mature Lime tree. T2: To dismantle and Fell a mature Lime tree. T3: To dismantle and Fell the small Yew tree which is close to the house. T4: To dismantle and Fell semi mature Horse Chestnut which looks like it is dying back and a lot of deadwood..	SCC asks that the applicant plants a replacement tree for the ones being felled.
1880.2	<u>PL/2021/09827</u>	Harnham West ED	110 BOUVERIE AVENUE SOUTH, SALISBURY, SP2 8DZ Renew flat roof, install roof lights and internal alterations to increase size of dining room.	SCC has no comment to make on this application.
1880.3	<u>PL/2021/09648</u>	St. Edmund's ED	13 CATHERINE STREET SALISBURY SP1 2DF To replace the first and second floor windows like for like	SCC has no comment to make on this application.
1880.4	<u>PL/2021/09337</u>	St. Paul's ED	157 FISHERTON STREET, SALISBURY, SP2 7RP Replacement of advertisement signage in existing lighting box	SCC has no comment to make on this application.
1880.5	<u>PL/2021/09617</u>	St. Edmund's ED	29 BUTCHER ROW SALISBURY SP1 1EP Fascia signage, window	SCC has no comment to make on this application.

			vinyls and rear delivery sign.	
1880.6	<u>PL/2021/09793</u>	Harnham West ED	115 BOUVERIE AVENUE SOUTH, SALISBURY, SP2 8EA proposed car port to front of dwelling	SCC has no comment to make on this application.
1880.7	<u>PL/2021/09787</u>	Harnham East ED	64 CHICHESTER CLOSE, HARNHAM, SALISBURY, SP2 8AQ Demolish existing extension and erect rear single storey extension	SCC has no comment to make on this application.

1881. **Highways Improvement Form –St Michaels Road:**

The Committee considered Highways Improvement Form for St Michaels Road, and it was:

Resolved that:

1881.1.1. SCC supports this application.

1882. **Highways Improvement Form – Harnham East::**

The Committee considered Highways Improvement Form for the junction with Heronswood and Linnetsdene at Ridings Mead., and it was:

Resolved that:

1882.1.1. SCC supports this application.

1883. **New Premises Licence Application - Sonder Coffee:**

The Committee considered New Premises Licence Application for Sonder Coffee, and it was:

Resolved that:

1883.1. SCC supports this application.

1884. **Variation Application - Naked Bagel:**

The Committee considered Variation Application for Naked Bagel, and it was:

Resolved that:

1884.1. SCC supports this application.

1885. **New Premises Application: 4 The Maltings**

The Committee considered Variation Application for Naked Bagel, and it was:

Resolved that:

1885.1. SCC supports the opening of a new business. However, SCC requests that the owner of the business ensures to keep the shopfront area clean of waste and uses compostable or recyclable packaging where possible.

1886. **Matters, if any, which by reason of special circumstances the Chairman decides should be considered as a matter of urgency:**

Nil

There were 2 members of the public and 1 member of the press present.

The meeting closed at 7.45pm.

Public Statement

Mr Sainsbury's Statement relating to planning application PL/2021/09095.

I would like to make a representation at the planning committee meeting on Monday evening regarding my objection to the following Planning Application:- PL/2021/09095. Please can you advise on the date, venue and time of the meeting.

Please see my objections and concerns below regarding this application.

I would like to inform the planning committee that the householder at Number 28 did not consult or discuss his intentions with myself at any stage during the construction of the one storey outbuilding to the rear of their property.

The building is constructed 1.5 m from the dividing northeast boundary of my property and within 9 m of the rear of my property. It has been built outside the limits of Permitted Development Rights in accordance with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Due to the sloping ground of the rear garden the building has been erected on a plinth some seven bricks high (0.5 m from ground level). The entrance to the building is via a veranda which consequently allows line of sight across the rear of my garden and rear side patio. This now compromises my privacy as previously the existing 1.8 m dividing fence prevented any overseeing from ground level.

I am also concerned of possible noise disturbance if the building is to be used as a music rehearsal room or recording studio.

Yours faithfully

B. Sainsbury (Mr)