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Minutes

Meeting of : Planning Committee
Date : 22 November 2021
Meeting held : The Guildhall
Commencing at : 6:30pm

Present:

Chair: Cllr T Corbin Vice Chair: Cllr A Riddle

Cllrs: J Broom, V Charleston, C Hibbert, M Mewse, C Stanway and Cllr Tomes.

Also Present: Cllr C McGrath

Officers: T Simpkins and J Whitty.

1887. **Apologies:**

- 1887.1. Cllr J Nettle gave his apologies and was substituted by Cllr S Hocking.
- 1887.2. Cllr A Bayliss gave his apologies and was substituted by Cllr V Charleston.

1888. **Public Questions/Statement Time:**

- 1888.1. No public questions or statements have been received.

1889. **Councillor Questions/Statement Time:**

- 1889.1. There were no questions or statements submitted by the Councillors.

1890. **Minutes of the Previous Meeting:**

1890.1. The minutes of the previous meeting of the Planning Committee held on 25 October 2021 were approved.

1891. **Declarations of Interest:**

1891.1. There were no declarations of interest.

1892. **Dispensations:**

1892.1. No dispensations were requested.

1893. **Chairman's Announcements:**

1893.1. Cllr T Corbin raised the Neighbourhood Development Plan Steering Group draft shop front policy will be emailed to members in the coming days and an item placed on the agenda for the Planning Committee meeting on 20 December 2021 for discussion and possible comment. Cllr Corbin reminded members that they are able to independently comment on any of the draft NDP policies.

1894. **Asda in Salisbury Consultation:**

Mr Andrew Lester from Pagoda provided a verbal presentation regarding the proposed Asda store development in the Bishopdown area of Salisbury off Hampton Park roundabout. Councillors asked further questions and thanked Mr Lester for his presentation.

1895. **Salisbury City Planning Applications submitted since 22 October:**

The Committee considered the following applications and it was:

Resolved that:

Minute Number	Application number	Site address and proposal	Routine Application Planning Protocol Applies
Bemerton Heath			
1895.1	PL/2021/10195	Land adjacent to Salisbury Substation, Salisbury, SP2 0BL Variation of conditions 2 and 3 of 19/05443/FUL - Proposed minor material amendments and amended landscape proposals	SCC has no comment to make on this application.
St Francis and Stratford			

1895.2	PL/2021/09660	<p>Land north of Hilltop Way, Salisbury, Wilts, SP1 3QX</p> <p>Reserved Matters approval sought for appearance, landscaping and scale pursuant to 18/07328/VAR for the erection of 10 semi-detached bungalows, new footpath link, and creation of public open space, incorporating off-street parking spaces and 5x laybys to Hilltop Way.</p>	SCC has no comment to make on this application.
1895.3	PL/2021/10580	<p>Prebendal House, Stratford Road, Stratford Sub Castle, Salisbury, SP1 3LL</p> <p>To lengthen the two storey extension approved under 20/11286/LBC to incorporate a well found during construction into the extension.</p>	SCC has no comment to make on this application.
1895.4	PL/2021/10113	<p>Prebendal House, Stratford Road, Stratford Sub Castle, Salisbury, SP1 3LL</p> <p>Variation of condition 2 (Approved plans) on 20/10375/FUL to allow for the well to be incorporated into the extension.</p>	SCC has no comment to make on this application.
1895.5	PL/2021/10045	<p>PREBENDAL HOUSE, STRATFORD ROAD, STRATFORD SUB CASTLE, SALISBURY, SP1 3LL</p> <p>To remove and replace the main roof of the house due to the poor condition of a number of</p>	SCC has no comment to make on this application.

		principal timbers and the sub standard rafters which have caused the structure to fail. This will enable the works approved under Planning and Listed Building Consent numbers 20/10375/FUL and 20/11286/LBC to be properly carried out.	
1895.6	PL/2021/09935	61 Coberly Drive, Salisbury, Wilts, SP2 9FD Extend garage to connect to house and change orientation of roof from existing front to back ridge; to higher ridge parallel to road.	SCC has no comment to make on this application.
1895.7	PL/2021/09890	GOLDEN ACRE, STRATFORD ROAD, STRATFORD SUB CASTLE, SALISBURY, SP1 3LB Proposed Loft Conversion and Alterations	SCC has no comment to make on this application.
Milford			
1895.8	PL/2021/10412	10 WESTBOURNE CLOSE, SALISBURY, SP1 2RU Single storey side and rear extensions	SCC has no comment to make on this application.
1895.9	PL/2021/10461	METHUEN HOUSE, METHUEN DRIVE, SALISBURY, SP1 2QH 1 - Holm Oak tree - one-third crown reduction 2 - Yew tree - one-third crown reduction 3 - Prunus tree - one-third crown reduction	SCC has no comment to make on this application.

1895.10	PL/2021/09950	71 WAIN-A-LONG ROAD, SALISBURY, SP1 1LW Single storey rear extension, proposed parking to front garden area and associated works.	SCC has no comment to make on this application.
Fisherton and Bemerton Village			
	N/A		
St Pauls			
	N/A		
St Edmunds			
1895.11	PL/2021/10651	10 QUEEN STREET SALISBURY SP1 1EY Alteration of shop front to add pedestrian door to far left of main facade. Internal alterations to facilitate change of use of first floor to one bed flat, works include, creation of access corridor and new stairs to first floor and removal of existing modern stairs and addition of lobby divisions on flat stair. Creation of ensuite to 3rd floor rear bedroom.	SCC has no comment to make on this application.
1895.12	PL/2021/10307	10 QUEEN STREET SALISBURY SP1 1EY Alteration of shop front to add pedestrian door to far left of main facade. Internal alterations to facilitate change of use of first floor to one bed flat, works include, creation of access corridor and new stairs to first floor and removal of existing	SCC has no comment to make on this application.

		modern stairs and addition of lobby divisions on flat stair. Creation of ensuite to 3rd floor rear bedroom.	
1895.13	PL/2021/10064	18 COLLEGE STREET, SALISBURY, SP1 3AL Notification for Prior Approval under Class MA for a Proposed Change of Use of Class E Space to Form 6 Apartments (Use Class C3)	SCC objects to this application, expressing concerns regarding overdevelopment and lack of manoeuvring space for car parking.
1895.14	PL/2021/09510	42-44 Chipper Lane, Salisbury, SP1 1BG The installation of 2 no. windows to the Rear/South Elevation at First Floor and Second Floor levels. Provision of Replacement Shopfront unit to Chipper Lane/ North Elevation at Ground Floor Level	SCC has no comment to make on this application.
1895.15	PL/2021/09954	140 FISHERTON STREET SALISBURY SP2 7QT Retrospective replacement flue for the extraction of smoke from an internally located pizza oven.	SCC objects to this application and notes the neighbour's comments. SCC asks for that a better solution is found to suit the neighbour's needs.
1895.16	PL/2021/09905	1 CATHERINE STREET SALISBURY SP1 2DF Proposed 2 new externally illuminated fascia signs & 2 new externally illuminated projecting signs and Proposed minor internal refurbishment works.	SCC comment, request that the Shopfront Policy is followed and supports the comments made by the Conservation officer.
1895.17	PL/2021/09904	1 CATHERINE STREET SALISBURY SP1 2DF Proposed 2 new externally illuminated	SCC comment, request that the Shopfront Policy is followed and supports the comments made by the Conservation

		fascia signs & 2 new externally illuminated projecting signs.	officer.
Harnham East			
1895.18	20/00337/FUL	<p>Land to the east of Odstock Road and to the south of Rowbarrow, Salisbury, Wiltshire.</p> <p>Erect 95 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> <p>Not being compliant with SCC's climate change objectives and asks for the following planning conditions to be considered:</p> <ol style="list-style-type: none"> 1. Full Fibre Broadband to be installed in all houses. 2. All houses with driveways to have Electric Vehicle charging points installed. 3. All houses to have solar panels installed 4. All houses to be air/heat pumps retro fitable. 5. S106 monies to include amount for schooling. 6. Space for Community facilities. <p>SCC also objects to this application for the following reasons:</p> <ol style="list-style-type: none"> 7. Bland design, lack of character. 8. Drainage concerns. 9. Ecological impact. 10. Lack of and the need to create more space for community facilities. 11. A gap along the treeline is required to protect the orchids. 12. Failing to adequately protect the connecting the green spaces 13. Protect the views on higher ground 14. Objects to the planting scheme and asks for the expert comments on appropriate

			<p>planting to be taken into consideration.</p> <p>15. Lack of housing for Swifts, Bats and Hedgehogs</p> <p>16. Adverse additional traffic impact on Harnham with no strategy to address this issue. This includes having the entrance into the development from Rowbarrow Road as opposed to Odstock Road which will better benefit pedestrians, cyclists and emergency response vehicles travelling along Odstock Road.</p> <p>17. Furthermore, SCC fully supports Salisbury Area Greenspace Partnership's comments which are noted on WC's website and asks that Wiltshire Council Ecologists comments are fully adhered too in full.</p> <p>18. Site entrance onto Rowbarrow would be preferable.</p>
1895.19	PL/2021/10117	<p>1, Bishops Walk, The Close, Salisbury, SP1 2EQ Remove windows x3 and alterations to immediately surrounding blockwork and insertion of x3 external French Doors. Erect 3m x 18m open-sided covered area under a curved canopy with levelled ground and permeable hard finish.</p>	<p>SCC has no comment to make on this application.</p>
1895.20	PL/2021/10639	<p>FRIARS VINEYARD, 76 ST ANN STREET, SALISBURY, SP1 2DX Remove 2 Sycamores, 2 Walnut, 1 Leylandii & 1 Lauris Nobilis. Also few coppiced Hazel to go</p>	<p>SCC objects to this application and requests for the Wiltshire Council Tree Officer to inspect the 2 Walnut trees and asks for these two trees to be preserved.</p>

1894.21	PL/2021/08769	87 Exeter Street, Salisbury, Wilts, SP1 2SE Repairs and alterations to rear extension	SCC has no comment to make on this application.
1894.22	PL/2021/10228	NEW BRIDGE ROAD, HARNHAM, SALISBURY, WILTSHIRE SP2 8AA T1, T2, T3 - All Willows (Crack) with historical pollards. All trees have decay at base and are subject to strain from extended growth. Re- pollard all three trees.	SCC has no comment to make on this application.

1896. **Late Business:**

The Committee considered late business and it was:

Resolved that:

Minute number	Application no.	Ward	Development	Comment
1896.1.	PL/2021/10693	Milford ED	B AND Q SOUTHAMPTON ROAD SALISBURY SP1 2LE Folded aluminium panel with vinyl graphics in place of existing Folded aluminium panel with vinyl graphics Folded aluminium panel with vinyl graphics Folded aluminium panel with vinyl graphics in place of existing.	SCC has no comment to make on this application.
1896.2	PL/2021/10742	St. Francis & Stratford ED	Land at St Osmunds Close Salisbury SP1 3RB Construction of two houses with associated parking, access and landscaping.	SCC comments at the Wiltshire Council ecology officer is to ensure the preservation of the slow worms. As well as asking for bat, swift and hedgehog boxes to be installed on both houses.
1896.3	PL/2021/10567	Milford ED	37 SOMERSET ROAD, SALISBURY, SP1 3BN	SCC has no comment to make on this application.

			Proposed Two Storey and First Floor extensions and alterations	
1896.4	PL/2021/10526	Fisherton & Bemerton Village ED	5 ROBERTS ROAD, SALISBURY, SP2 9BT Proposed new dwelling, extension, alterations and all associated works	SCC objects to this application due to the impact on light and amenity for the neighbours at No.3 Roberts Road
1896.5	PL/2021/10490	Harnham West ED	55 WILTSHIRE ROAD, HARNHAM, SALISBURY, SP2 8HT Proposed Two-Storey Side Extension	SCC has no comment to make on this application.

1897. **Highways Improvement Request Form – Steps from Bishopdown Road to Linkway:**

The Committee considered a highways improvement form for Steps from Bishopdown Road to Linkway and it was:

Resolved that:

1897.1. SCC supports this application.

1898. **Traffic Survey Request Form:**

To consider a traffic survey request form for Devonshire Road, and it was:

Resolved that:

1898.1. SCC supports this application.

1899. **Waiting Restriction Form- 5 Assisi Road:**

To consider a waiting restriction form for 5 Assisi Road, and it was:

Resolved that:

1899.1. SCC supports this application.

1900. **Waiting Restriction Form- 64 Hulse Road:**

To consider a waiting restriction form for 64 Hulse Road, and it was:

Resolved that:

1900.1. SCC supports this application.

1901. **Street Trading Application - Central Car Park:**

To consider a street trading application for central car park, and it was:

Resolved that:

1901.1. SCC supports this application.

1902. **Renewal of Licencing Application: My Amazing Fantasy:**

To consider renewal of licencing application for My Amazing Fantasy, and it was:

Resolved that:

1902.1. SCC supports this application.

1903. **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 8.29pm.