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# Minutes

**Meeting of** : Planning Committee  
**Date** : 24 January 2022  
**Meeting held** : The Guildhall  
**Commencing at** : 6:30pm

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Present:

Chair: Cllr T Corbin                      Vice Chair: Cllr A Riddle

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

Also present: Cllr S Hocking and C McGrath.

Officers: J Whitty, Y Pustarnakov and A Child.

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1918. **Apologies:**

1918.1. All members were present.

1919. **Public Questions/Statement Time:**

There were no questions or statements submitted by the public.

1920. **Councillor Questions/Statement Time:**

There were no questions or statements submitted by the Councillors.

1921. **Minutes of the Previous Meeting:**

1921.1. The minutes of the previous meeting of the Planning Committee held on 20 December 2021 were approved.

1922. **Declarations of Interest:**

1922.1. Cllr Nettle declared a non-pecuniary interest in application [PL/2021/11768](#) because he knows the applicant, and late business application [PL/2022/00370](#) .

1922.2. Cllr Riddle declared an interest in application [PL/2021/11911](#).

1923. **Dispensations:**

1817.1. No dispensations were requested.

1924. **Chairman's Announcements:**

1924.1. There were no chairman's announcements.

1925. **Salisbury City Planning Applications submitted since 17 December:**

The Committee considered the following applications and it was:

**Resolved that:**

Minute number	Application number	Site Address and Proposal	Comments
<b>Bemerton Heath</b>			
N/A			
<b>St Francis and Stratford</b>			
1925.1.	<a href="#">PL/2021/11911</a>	<b>8 Castle View Rest Home Old Castle Road Salisbury SP1 3SF</b> Variation of condition 2 for application 19/08150/FUL - Demolition of the Existing Care Home and Construction of a Replacement 28 Bedspace Care Home with Facilities Specifically Designed for People Living with Dementia, with Associated Landscaping and Car Parking.	SCC objects to this application because of overdevelopment and it being overbearing on the adjacent properties.
1925.2.	<a href="#">PL/2021/11912</a>	<b>2 PAULS DENE CRESCENT, SALISBURY, SP1 3QU</b> Demolition of existing detached garage and office and the erection of 2 bed detached dwelling with associated parking and garden.	SCC objects to this application because of overdevelopment, overlooking the neighbouring properties and the design and

			materials are not in-keep with the street scene.
1925.3.	<a href="#"><u>PL/2021/11768</u></a>	<b>11 Moberly Road, Salisbury, SP1 3BZ</b> Proposed Two Storey rear extension and alterations	SCC has no comment to make on this application.
1925.4.	<a href="#"><u>PL/2021/11780</u></a>	<b>DEANS FARM HOUSE, STRATFORD ROAD, STRATFORD SUB CASTLE, SALISBURY, SP1 3YP</b> Proposed infill single storey extension on east side, with internal and external alterations	SCC has no comment to make on this application.
1925.5.	<a href="#"><u>PL/2021/11602</u></a>	<b>DEANS FARM HOUSE, STRATFORD ROAD, STRATFORD SUB CASTLE, SALISBURY, SP1 3YP</b> Proposed infill single storey extension on east side, with internal and external alterations	SCC has no comment to make on this application.
<b>Milford</b>			
1925.6.	<a href="#"><u>PL/2022/00102</u></a>	<b>4 ROUGEMONT CLOSE, SALISBURY, SP1 3LY</b> Single storey extension to north elevation to extend dining room and west elevation to extend hall forming entrance area	SCC has no comment to make on this application.
1925.7.	<a href="#"><u>PL/2021/11528</u></a>	<b>Godolphin School, Milford Hill, Salisbury, Wilts, SP1 2RA</b> Demolish classroom	SCC has no comment to make on this application.
<b>Fisherton and Bemerton Village</b>			
N/A			
<b>St Pauls</b>			
1925.8	<a href="#"><u>PL/2022/00071</u></a>	<b>Corner of Brunel Road &amp; Mitchell Road, Salisbury, SP2 7PY</b> Change of Use to Permit the Display & Sale of Motor Vehicles	SCC has no comment to make on this application.
1925.9	<a href="#"><u>PL/2021/11256</u></a>	<b>UNIT B SMEATON ROAD SALISBURY SP2 7NQ</b> Demolition of Existing Storage Warehouse and Construction of Apartment Building	SCC supports the change of business to residential use, included in Wiltshire Core Policy 20.

			<p>However, SCC comments with its concerns regarding:</p> <ul style="list-style-type: none"> <li>- Possible overdevelopment;</li> <li>- Design not sensitive to the nature environment which should be capitalised on;</li> <li>- No amenity space;</li> <li>- Unattractive design that looks similar to barracks.</li> </ul>
1925.10.	<a href="#"><u>PL/2021/11739</u></a>	<p><b>Bramley, Kingsland Road, Salisbury, SP2 7DQ</b>  Create bedroom accommodation at second floor level within new roof with side dormer</p>	SCC has no comment to make on this application.
<b>St Edmund's</b>			
1925.11.	<a href="#"><u>PL/2022/00101</u></a>	<p><b>5 FISHERTON ISLAND, SALISBURY, SP2 7TG</b>  Annual pollard of 5 small Willows on River bank</p>	SCC has no comment to make on this application.
1925.12.	<a href="#"><u>PL/2021/11935</u></a>	<p><b>1 FISHERTON ISLAND, SALISBURY, SP2 7TG</b>  Garage conversion into accommodation, general windows and doors changes and associated works.</p>	SCC has no comment to make on this application.
1925.13.	<a href="#"><u>PL/2021/11096</u></a>	<p><b>SALISBURY CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU</b>  Installation of PV Panels</p>	SCC supports this application.
<b>Harnham West</b>			
1925.14.	<a href="#"><u>PL/2021/11740</u></a>	<p><b>131 Bouverie Avenue South, Salisbury, SP2 8EA</b>  First Floor Extension and Alterations</p>	SCC has no comment to make on this application.
<b>Harnham East</b>			
1925.15.	<a href="#"><u>PL/2022/00264</u></a>	<p><b>WINSTONE PORTLAND AVENUE SALISBURY SP2 8BS</b>  Proposed two storey front extension and alterations</p>	SCC has no comment to make on this application.

1926. **Late Business:**

The Committee considered late business and it was:

Minute number	Application no.	Ward	Development	Comment
1926.1.	<a href="#"><u>20/00337/FUL</u></a>	Harnham East ED	<p><b>Land to the east of Odstock Road and to the south of Rowbarrow, Salisbury, Wiltshire.</b>            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 would like reaffirm its previous comments that have been submitted to WC on 22 November 2021, as follows;</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"> <li>1. Full Fibre Broadband to be installed in all houses.</li> <li>2. All houses with driveways to have Electric Vehicle charging points installed.</li> <li>3. All houses to have solar panels installed</li> <li>4. All houses to be air/heat pumps retro fitable.</li> <li>5. S106 monies to include amount for schooling.</li> <li>6. Space for Community facilities.</li> </ol> <p>SCC also objects to this</p>

				<p>application for the following reasons:</p> <ol style="list-style-type: none"> <li>7. Bland design, lack of character.</li> <li>8. Drainage concerns.</li> <li>9. Ecological impact.</li> <li>10. Lack of and the need to create more space for community facilities.</li> <li>11. A gap along the treeline is required to protect the orchids.</li> <li>12. Failing to adequately protect the connecting the green spaces</li> <li>13. Protect the views on higher ground</li> <li>14. Objects to the planting scheme and asks for the expert comments on appropriate planting to be taken into consideration.</li> <li>15. Lack of housing for Swifts, Bats and Hedgehogs</li> <li>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</li> </ol>
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				<p>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> <p>And in addition to the previous comments,</p> <p>SCC also notes that the proposed development is;</p> <p>19. Too close to the southern tree line and;</p> <p>20. Cycle/pedestrian paths along Odstock Road should be prioritised over vehicular access to and from the estate.</p>
1926.2.	<a href="#"><u>PL/2021/11197</u></a>	Harnham East ED	<b>20 FRIARS ORCHARD, SALISBURY, SP1 2SY</b> Conversion of Garage into Dining Room and Single Storey Rear Extension	SCC comments on the loss of one parking space.
1926.3.	<a href="#"><u>PL/2022/00370</u></a>	Fisherton & Bemerton Village ED	<b>MYRTLE COTTAGE, CHURCH LANE, SALISBURY, SP2 9NR</b> Extension of existing porch and replacement double glazed windows	SCC has no comment to make on this application.

			and front door	
1926.4.	<a href="#"><u>PL/2022/00452</u></a>	Milford ED	<b>69 TOLLGATE ROAD, SALISBURY, SP1 2JP</b> New townhouse dwelling	SCC objects to this application because of overdevelopment, loss of parking and amenity space.
1926.5.	<a href="#"><u>PL/2022/00363</u></a>	St. Paul's ED	<b>SCOUT HALL WESTMINSTER ROAD SALISBURY SP2 7DG</b> Construction of a store on the north east side of existing building.	SCC has no comment to make on this application.
1926.6.	<a href="#"><u>PL/2022/00368</u></a>	Harnham East ED	<b>Walton Canonry, 69 West Walk, The Close, Salisbury, SP1 2EN</b> Yew (T1) - Reduce in height by 10' Yew (T2) - Reduce in height by 10' London plane (T3) - Pollard where the main stem forks Yew (T4) - Reduce in height by 10'	SCC has no comment to make on this application.
1926.7.	<a href="#"><u>PL/2022/00432</u></a>	St. Edmund's ED	<b>61 MILFORD STREET SALISBURY SP1 2BP</b> Alteration of internal walls to separate the 2 properties and to change the use of the shop to part of the dwelling in No. 61 Milford Street	Due to the diagrams not being included in the application, SCC is unable to determine whether the front elevation will be out of keeping with the street scene.
1926.8.	<a href="#"><u>PL/2022/00349</u></a>	St. Edmund's ED	<b>61 MILFORD STREET SALISBURY SP1 2BP</b> Alteration of internal walls to separate the 2 properties and to change the use of the shop to part of the dwelling in No. 61 Milford Street	Due to the diagrams not being included in the application, SCC is unable to determine whether the front elevation will be out of keeping with the street scene.
1926.9.	<a href="#"><u>PL/2022/00056</u></a>	Bemerton Heath ED	<b>9 PINWOOD WAY BEMERTON HEATH SALISBURY SP2 9HY</b> Change of use from 2NO flats to a single dwelling	SCC has no comment to make on this application



			house - Works include, removal of second kitchen situated on first floor.	
1926.10.	<a href="#"><u>PL/2021/11778</u></a>	St. Paul's ED	<b>57 Fonthill, Ashley Road, Salisbury, SP2 7DD</b> Proposed extensions to existing bungalow	SCC has no comment to make on this application

1927. **Draft Salisbury Neighbourhood Development Plan Master Design Guide for Salisbury:**

The Committee considered a Draft Salisbury Neighbourhood Development Plan Master Design Guide for Salisbury, and it was:

**Resolved that:**

1927.1. The Committee noted Draft Salisbury Neighbourhood Development Plan Master Design Guide for Salisbury:

1927.2. Cllrs were invited to write comments and propose amendments on the Draft Salisbury Neighbourhood Development Plan Master Design Guide for Salisbury to SNDP Steering Group and planning consultant, Andrea Pellegram.

1928. **Proposed Traffic Regulations Orders For Consultation:**

The Committee considered a proposed Traffic Regulations Orders, and it was:

**Resolved that:**

1928.1. SCC supports the proposed Traffic Regulations Orders.

1929. **Highways Improvement Request Form – Lovett Green:**

The Committee considered Highways Improvement Form for Lovett Green, and it was:

**Resolved that:**

1929.1.1. SCC supports this application.

1930. **Highways Improvement Request Form – Pauls Dene:**

The Committee considered Highways Improvement Form for Pauls Dene, and it was:

**Resolved that:**

1930.1.1. SCC supports this application.

1931. **Waiting Restriction Report:**

The Committee considered the waiting restriction report, and it was:

**Resolved that:**

1931.1. Applications are ranked in the following order of importance.

Application No.	SCC ref:	Location	Request	Safety	Access	Supporting signatures/evidence	Support
1	82632	22 Hathaway Close	Yellow lines	Yes	Yes	Yes	1
2	84354	Hulse Road	Dropped kerbs	No	Yes	Yes	3
3	84355	5 Assisi Road	Junction of Assisi Road	Yes	Yes	Yes	2

1932. **Matters, if any, which by reason of special circumstances the Chairman decides should be considered as a matter of urgency:**

Nil

There were 1 members of the public and 0 member of the press present.

The meeting closed 20:28.