

The Guildhall
Market Place
Salisbury
Wilts
SP1 1JH



Contact: Janine Whitty
Direct Line: 01722 342860
Email: corporate@salisburycitycouncil.gov.uk
Web: www.salisburycitycouncil.gov.uk

Minutes

Meeting of : Planning Committee
Date : 12 August 2019
Meeting held in : The Guildhall, Salisbury
Commencing at : 6:30pm

Present:

Chair: Cllr J Farquhar

Vice Chair: Vacant

Cllrs: J Baber MBE, S Berry, C Corbin, A Foster, A Hoque, L Sirman, I Tomes and J Walsh

Also present: Cllrs J Nettle, M Osment and S Jackson

Officers: J Whitty and A Child

1475. **Apologies:**

- 1475.1. Cllr C Rogers was substituted by Cllr A Hoque
- 1475.2. Cllr T Corbin was substituted by Cllr C Corbin

1476. **Public Questions/Statement Time:**

One question and one statement was submitted by the public. These were then read out during the item they referred to.

1477. **Councillor Questions/Statement Time:**

There were no questions or statements submitted by Councillors.

1478. **Minutes of the Previous Meeting:**

The minutes of the last meeting of the Planning Committee held on 22 July 2019 were approved and signed by the Chairman.

1479. **Declarations of Interest:**

1479.1. Cllr I Tomes declared an interest in applications 19/07311/TCA and 19/07230/FUL as he knows the residents.

1480. **Dispensations:**

No dispensations were requested.

1481. **Chairman's Announcements:**

The Chairman made no announcements.

1482. **Salisbury City Planning Applications submitted since 22 July 2019:**

The Committee considered the following applications and it was:

Resolved that:

Minute number	Application number	Site address and proposal	Comments
Bemerton			
1482.1.	19/07235/FUL	18 Westwood Road Bemerton Heath Salisbury Wiltshire SP2 9JB Proposed Front Porch.	SCC has no comment to make on this application.
Fisherton and Bemerton Village			
1483.2.	19/07160/FUL	34 Nursery Road Salisbury Wiltshire SP2 7HX Proposed single storey rear flat roof extension	SCC has no comment to make on this application.
1482.3.	19/07224/FUL	43 Empire Road Salisbury Wiltshire SP2 9DE Proposed single storey rear flat roof extension	SCC has no comment to make on this application.
Harnham			
1482.4.	19/07163/FUL	16 Folkestone Road Harnham Salisbury Wiltshire SP2 8JP Proposed conversion of garage and alterations including raising flat roof of garage	SCC has no comment to make on this application.
St Edmund and Milford			

1482.5.	19/06979/FUL	55 Wyndham Road Salisbury SP1 3AH Proposed 3No. New Dormer windows to replace existing rooflights	SCC has no comment to make on this application.
1482.6.	19/06996/TCA	The Kings Head Bridge Street Salisbury SP1 2ND Lime trees x 2 (T1 and T2) Crown reduce by c. 2ms in height and 1m in width leaving trees 5ms high with radial width 2 - 2.5ms -	SCC has no comment to make on this application.
1482.7.	19/07106/LBC	40 Fisherton Street Salisbury SP2 7RB Change of use of ground floor from A1 retail to A2 professional services. Change of use to first floor from A1 retail to C3 residential.	SCC support this application.
1482.8.	19/06827/FUL	40 Fisherton Street Salisbury SP2 7RB Change of use of ground floor from A1 retail to A2 professional services. Change of use to first floor from A1 retail to C3 residential.	SCC support this application.
1482.9.	19/06986/TCA	25 Bourne Avenue Salisbury SP1 1LP T1 Holly- self seeded, fell	SCC has no comment to make on this application.
1482.10.	19/06821/FUL	43 A Catherine Street Salisbury SP1 2DH Retrospective demolition of rear boundary wall. Erection of timber fence and gate to screen rear and provide security. Provision of 2 parking spaces to rear of property.	SCC has no comment to make on this application
1482.11.	19/06962/LBC	65 St Edmund's Church Street Salisbury SP1 1EF General restoration works including re-installment of basement windows, installation of new partition walls on ground and first floors, minor demolition of modern partitions on ground floor	SCC has no comment to make on this application.
1482.12.	19/06288/FUL	108A Fisherton Street Salisbury Wiltshire SP2 7QY Change of Use from B1 to A1. Conversion of a single office unit into No.3 Retail Studios and associated internal alterations. Removal/replacement of windows and doors	SCC has no comment to make on this application.
1482.13.	19/07427/FUL	30 - 36 Fisherton Street Salisbury Wiltshire SP2 7RG Demolition of the existing building at 30-36 Fisherton Street, currently used as retail. Erection of new building for library, gym and 86 room hotel.	SCC support this application.

1482.14.	19/07253/FUL	14 Rollestone Street Salisbury SP1 1DX Conversion of existing building to form 6 one bedroom dwellings with associated internal works to form new wall's, doors and staircase and construction of dormer window to the rear elevation (Alternative scheme to 19/03038/FUL and 19/03370/LBC)	SCC asks that Conservation Officer's comments be sought.
St Francis and Stratford			
1482.15.	19/07164/FUL	80 Castle Road Salisbury Wiltshire SP1 3RX Proposed conversion of outbuilding to annexe	SCC object to this application because it creates a separate dwelling at the property.
1482.16.	19/07380/FUL	14 Devonshire Road Salisbury Wiltshire SP1 3NW Proposed two storey and single storey side extension. Proposed extension of existing dropped kerb, proposed 3 x car spaces	SCC object to this application because it being overdevelopment, overlooking neighbours properties and changing the street scene.
St Martins and Cathedral			
1482.17.	19/06632/FUL	6 Old Meadows Walk Harnham Salisbury SP2 8PA First floor extension and alterations.	SCC has no comment to make on this application.
1482.18.	19/07073/TCA	2 St Georges Close Lower Street Harnham Salisbury Wiltshire SP2 8HA T1 - Yew tree - fell	SCC objects as there is no reason given.
1482.19.	19/07311/TCA	Myrfield House De Vaux Place Salisbury Wiltshire SP1 2SJ 1 - Magnolia tree - fell 2 - Bay shrub - remove	SCC objects to the felling of the Magnolia tree. No comment is made regarding the Bay shrub.
1482.20.	19/07230/FUL	15 Old Meadows Walk Harnham Salisbury SP2 8PA Proposed two storey front and single storey rear extensions and alterations.	SCC object to this application because of overdevelopment.
1482.21.	19/07530/TCA	Winston Churchill Gardens Southampton Road Salisbury SP1 2HW T1 - Poplar tree - reduce 3 remaining stems to monoliths T2 - Poplar tree - reduce one limb by 50%	SCC has no comment to make on this application.

1482.22.	19/07479/FUL	Travellers Rest Carmelite Way Salisbury SP1 2HL Two storey extension and associated alterations.	This application has now been withdrawn.
1482.23.	19/07312/FUL	The Beacons Downton Road Harnham Salisbury SP2 8AR Proposed two storey extension	SCC objects to this application because of overdevelopment, it being up to the property boundary line, and neighbour's comments.
St Pauls			
1482.24.	19/06732/FUL	Westover Brunel Road Salisbury SP2 7PU Replacement signage for car dealership and display area lighting	SCC has no comment to make on this application.
1482.25.	19/07023/ADV	Westover Brunel Road Salisbury SP2 7PU Replacement signage for car dealership and display area lighting	SCC has no comment to make on this application.
1482.26.	19/07085/TCA	Hardy House Rectory Road Salisbury Wiltshire SP2 7SD T1 & T2 - Yew trees - overall reduction of 30% and reshape	SCC has no comment to make on this application.
1482.27	19/06287/FUL	99 Fisherton Street Salisbury SP2 7SP Retrospective application for Pergolas.	This development is currently underway. SCC would like conditions placed upon the work for the quality to be satisfactory and a time limit of 2200 be placed upon its use to minimise disruption to neighbours.

1483. **Late Business:**

The Committee considered the following application and it was:

Resolved that:

Minute number	Application number	Ward	Site address and proposal	Comments
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1483.1.	19/05592/OUT	HARNHAM	Land to the rear of 107 Bouverie Avenue South Salisbury SP2 8EA Erection of x1 dwelling to the rear of 107 Bouverie Avenue South, with associated driveway and parking.	SCC has already commented on this application.
1483.2.	19/07555/FUL	ST PAULS	81A Wilton Road Salisbury Wilts SP2 7ER Proposed two storey rear extension and change of use from shop to two 1 bedroom flats.	SCC has no comment to make on this application.
1483.3.	19/07618/LBC	ST EDMUND AND MILFORD	19 Minster Street Salisbury SP1 1TE Installation of CCTV Camera	SCC has no comment to make on this application.
1483.4.	19/07438/FUL	ST EDMUND AND MILFORD	19 Minster Street Salisbury SP1 1TE Installation of CCTV Camera	SCC has no comment to make on this application.
1483.5.	19/06831/FUL	ST EDMUND AND MILFORD	11 Elm Grove Road, Salisbury SP1 1JW Rebuild defective retaining wall to front garden	SCC has no comment to make on this application.
1483.6.	19/07549/LBC	ST FRANCIS AND STRATFORD	Dairy Cottage Stratford Sub Castle Salisbury SP1 3EH Conversion of existing outbuilding into annexe/ancillary accommodation	SCC has no comment to make on this application.
1483.7	19/07544/FUL	ST FRANCIS AND STRATFORD	Dairy Cottage Stratford Sub Castle Salisbury SP1 3EH Conversion of existing outbuilding into annexe/ancillary accommodation	SCC has no comment to make on this application.
1483.7	19/05443/FUL	BEMERTON	Land Adjacent to Salisbury Substation Salisbury SP2 0BL	SCC object to this application. The application has no community value. Consideration

			Proposed energy storage facility to provide energy balancing services to the National Grid.	is required regarding the planned cycle/footpath between St Peters Place and Wilton Hill. Also consideration is required regarding a potential housing development at Quidhampton Quarry.
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1484. **Planning Application 19/07427/FUL (St Edmund and Milford):**

Haskoll Architects provided a presentation on the design amendments to the new building at 30-36 Fisherton Street, in response to community comments received during the consultation process. The Chairman then invited questions and comments from members of the public and members of the Committee. Following a full discussion, it was:

Resolved that:

Salisbury City Council supports this application.

For: Cllrs S Berry, L Sirman, A Hoque, A Foster and J Baber (5)
Against: Cllrs I Tomes, C Corbin and J Walsh (3)

1485. **Planning Appeal Notification - 19/00220/FUL (St Martins and Cathedral):**

The Committee considered a planning appeal for Travellers Rest Carmelite Way Salisbury SP1 2HL, and it was:

Resolved that:

1485.1. SCC objects to this planning application for the reasons given in the [WC notification of refusal](#) dated 17 June, 2019.

1486. **Planning Appeal Notification - 18/03678/FUL (St Martins and Cathedral):**

The Committee considered a planning appeal for 4A and 4B The Crescent, Salisbury, and it was:

Resolved that:

1486.1. SCC objects to this application for the following reasons;

1. The proposed development by virtue of the size and cramped siting of the proposed extensions and retaining wall and the resultant adverse impact on the bank and trees of importance along the eastern site boundary, would be harmful to the character and appearance of this attractive part of the Milford Hill Conservation Area. Furthermore, notwithstanding the changes made to the

previous proposal, it is considered that the proposed development would not adequately overcome the Inspector's reasons for dismissing the most recent appeal in respect of application 16/01910/FUL (APP/Y3940/W/17/3174421). The proposal would, therefore, be contrary to Core Policies 57 and 58 of the Wiltshire Core Strategy and aims of the NPPF.

2. The proposed development, by reason of its location at the top of a narrow private driveway, with limited parking for motorised vehicles and servicing, would provide insufficient parking and turning space for future occupiers and visitors of the site; likely to result in obstruction and inconvenience for users of the narrow congested private road leading to the site and associated disruption and disturbance during construction. As such the proposal would result in unacceptable harm to the residential amenity of mvmt16 the occupiers of neighbouring properties and would be contrary to Core Policy 57 and 64 of the Wiltshire Core Strategy.

1487. **Area Board Highway Improvement Request - Pavement and cycleway at St. Peter's Place (Bemerton):**

The Committee considered a highway improvement request for pavement and cycleway at St. Peter's Place, and it was:

Resolved that:

1487.1. SCC support this highway improvement request.

1488. **Matters, if any, which by reason of special circumstances the Chairman decides should be considered as a matter of urgency:**

There were 15 members of public and 2 member of the press present.

The meeting closed at 9.12pm.