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Minutes

Meeting of : Planning Committee
Date : 26 April 2021
Meeting held : via Microsoft Teams
Commencing at : 6:30pm

Present:

Chair: Cllr J Farquhar

Vice Chair: T Corbin

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

Officers: A Child and Y Pustarnakov.

1774. **Apologies:**

1774.1. Cllr A Foster gave her apologies.

1774.2. Cllr M McClelland gave his apologies and was substituted by Cllr A Hoque.

1775. **Public Questions/Statement Time:**

1775.1. No public questions or statements have been received.

1776. **Councillor Questions/Statement Time:**

1776.1. There were no questions or statements submitted by the Councillors.

1777. **Minutes of the Previous Meeting:**

1777.1. The minutes of the previous meeting of the Planning Committee held on 22 February 2021 were approved and signed by the Chairman.

1778. **Declarations of Interest:**

- 1778.1. Cllr Sirman declared non-pecuniary interest in planning application [20/10318/FUL](#) because the applicant is her neighbour.
- 1778.2. Cllr Hoque declared non-pecuniary interest in planning application [21/02251/FUL](#) because he owns a business adjacent to this property.
- 1778.3. Cllr Corbin declared non-pecuniary interest in planning application [21/02128/LBC](#) because he works at the property.

1779. **Dispensations:**

No dispensations were requested.

1780. **Chairman's Announcements:**

1780.1. The next Planning Committee meeting has been moved from 17 May to 24 May to allow time for the new Committee to be formed. The meeting will be held at the Guildhall.

1781. **Salisbury City Planning Applications submitted since 19 March:**

The Committee considered the following applications and it was:

Resolved that:

Minute number	Application number	Site Address and Proposal	Comments
Fisherton and Bemerton Village			
N/A			
Harnham			
1781.1.	PL/2021/0334 2	4 HARVARD CLOSE, HARNHAM, SALISBURY, SP2 8QP Householder planning permission	SCC notes that WC has already granted planning consent for this application
1781.2.	PL/2021/0303 5	MORVEN, COOMBE ROAD, SALISBURY, SP2 8BT There are 5 Beech trees and one dead tree. We wish to remove the dead tree and lift canopies 20ft from ground level because of excessive shading..	SCC has no comment to make on this application.
1781.3.	PL/2021/0303 7	148 COOMBE ROAD, SALISBURY, SP2 8BL Proposed Single Storey Side Extension	SCC has no comment to make on this application.

		and alterations	
1781.4.	21/02173/REM	142 Netherhampton Road Salisbury SP2 8LZ Variation of conditions 2 & 5 from application 19/01469/FUL "Refurbish and extend existing house; and erect 2 no 3 bedroom chalet bungalows with parking"	SCC objects to this application and wishes WC to reinstate and enforce condition 5 from planning application 19/01469/FUL.
St Edmund and Milford			
1781.5.	21/00884/FUL	Telecommunications Site 167936, Salisbury ATE Complex, Scotts Lane, Salisbury, Wiltshire, SP1 3TR Installation of 3 no. antennas, relocation of 3 no. antennas, installation of supporting steelwork and associated apparatus and ancillary works	SCC has no comment to make on this application.
1781.6.	PL/2021/03958	29 & 29A BROWN STREET, SALISBURY, SP1 2AS Demolition of existing building, erection of gates and railings as modification to front facade to facilitate use of land as a hospitality area.	SCC has no comment to make on this application.
1781.7.	PL/2021/03543	5 ALBANY ROAD, SALISBURY, SP1 3YQ Single storey rear extension	SCC has no comment to make on this application.
1781.8.	PL/2021/03830	THE MOUNT, 19-21 ELM GROVE ROAD, SALISBURY, SP1 1JW 2 Sycamore Trees reduce back to previous growth points	SCC has no comment to make on this application.
1781.9.	21/02251/FUL	41 Estcourt Road, Salisbury, Wiltshire, SP1 3AS Create a detached one bed residential unit.	SCC objects to this application because of overdevelopment and loss of light in the adjacent property. Furthermore, SCC asks that WC notes neighbours' concerns.
1781.10.	PL/2021/03466	14 ELM GROVE, SALISBURY, SP1 1NQ T1 - Mature Lime - crown reduce by 2m.	SCC has no comment to make on this application.
1781.11.	PL/2021/03601	Ashley Road Open Space and Fisherton Recreation Ground and land at The Maltings and Central Car Park Phase 1 of the Salisbury River Park Scheme. The Scheme comprises the construction of flood defence	SCC supports this application. However, SCC wishes to be involved in all aspects of the design and delivery of this project.

		embankments and walls, flood control measures, new bridges and culverts and river channel modifications, recreational space, habitat creation, improved fish passage, enhanced and new pedestrian and cycle routes and all associated works.	Furthermore, SCC asks WC to update its planning website to a more user friendly format so that Councillors, Officers and the public can easily access documents and comment on the applications.
1781.12.	21/02177/LBC	34 Chipper Lane Salisbury SP1 1BG Proposed Re-roofing Works	SCC has no comment to make on this application.
1781.13.	21/02232/LBC	19 Minster Street Salisbury SP1 1TE Remodelling of an existing customer service space with new partitions fitted into existing ceiling/floor in one area and 3No. new floor boxes to connect data	SCC has no comment to make on this application.
1781.14.	PL/2021/03686	25 High Street Salisbury SP1 2NJ Construction of a staircase from first floor level to the second floor roof terrace, construction of raised brick parapets to the east and centre, Construction of a frameless glass balustrade to the west elevation at roof level and construction of a roof-top pergola.	SCC is concerned about the implications of this application and asks that WC Conservation Officer's comments be sought.
1781.15.	21/02345/FUL	25 High Street Salisbury SP1 2NJ Construction of a staircase from first floor level to the second floor roof terrace, construction of raised brick parapets to the east and centre, Construction of a frameless glass balustrade to the west elevation at roof level and construction of a roof-top pergola.	SCC is concerned about the implications of this application and asks that WC Conservation Officer's comments be sought.
1781.16.	PL/2021/03571	THE GUILDHALL, MARKET PLACE, SALISBURY, SP1 1JH G1 - 10 x London Plane trees - raise lower branches to clear market stalls	SCC has no comment to make on this application.
St Francis and Stratford			
1781.17.	PL/2021/03523	PARSONAGE COTTAGE, STRATFORD ROAD, STRATFORD SUB CASTLE, SALISBURY, SP1 3LH T1 T2 & T3 - 3 x Beech trees - fell	SCC has no comment to make on this application.
1781.18.	PL/2021/0351	14 RADNOR ROAD, SALISBURY, SP1 3PL	SCC has no comment to

	<u>1</u>	Proposed single storey rear lean-to extension.	make on this application.
1781.19.	<u>21/01524/FUL</u>	19 St Francis Road Salisbury SP1 3QP Demolish existing detached garage and erect single storey rear and side extensions with associated landscaping.	SCC objects to this application because the proposed development is up to the property line and it is overbearing on the adjacent property.
1781.20.	<u>21/02197/FUL</u>	Old Castle House Old Castle Road Salisbury SP1 3SF Single storey side extension & associated internal alterations	SCC has no comment to make on this application.
Bemerton			
1781.21.	<u>20/05392/FUL</u>	Land adjacent to Flats, Gainsborough Close, Salisbury Erection of log cabin, gazebo, toddler play area and outdoor gym equipment.	SCC supports this application.
St Martins and Cathedral			
1781.22.	<u>PL/2021/0352</u> <u>2</u>	THE MEADOWS, 94 HARNHAM ROAD, HARNHAM, SALISBURY, SP2 8JW Plum tree - remove 2 stems overhanging river	SCC has no comment to make on this application.
1781.23.	<u>21/02563/FUL</u>	22 Ayleswade Road Harnham Salisbury Wiltshire SP2 8DR Proposed annexe.	SCC has no comment to make on this application.
1781.24.	<u>21/02141/CLE</u>	The Studio, 4B Hadleigh Court, Shady Bower, Salisbury, SP1 2RJ Certificate of Lawfulness for Existing Use as a separate independent dwelling house	SCC has no comment to make on this application.
1781.25.	<u>21/02514/FUL</u>	1 Milford Manor Gardens Salisbury SP1 2RN Proposed demolition of existing Bungalow and construction of 2no. Dwellings	SCC objects to this application because of overdevelopment, loss of neighbour's privacy and the development being overbearing on the adjacent property.
1781.26.	<u>PL/2021/0394</u> <u>5</u>	7 Berkshire Road Harnham Salisbury SP2 8NY Removal of roof over single storey	SCC has been unable to determine by looking at the

		extension to north-west elevation and replace with first floor and single storey extension to south-east elevation.	WC map whether the proposed development is up to the property line. If so, SCC objects to the application on those grounds.
1781.27.	21/02274/FUL	Myrfield House De Vaux Place Salisbury SP1 2SJ Traditional Greenhouse on Brick Plinth	SCC has no comment to make on this application.
1781.28.	21/02177/LBC	34 Chipper Lane Salisbury SP1 1BG Proposed Re-roofing Works	SCC has no comment to make on this application.
St Marks and Bishopdown			
1770.29.	PL/2021/0356 1	ATHERTON COURT, ST MARKS AVENUE, SALISBURY Prunus , Yew & 2 Beech Trees branches overhanging garages and Bin area raise crown by 2 metres off buildings	SCC has no comment to make on this application.
St Pauls			
1770.30.	PL/2021/0350 7	The Old Manor Hospital, Wilton Road, Salisbury, SP2 7EP Installation of car parking management system (ANPR system and associated signage)	SCC has no comment to make on this application.
1770.31.	21/00879/FUL	Fisherton Warehouse & Cactus Jacks 71/73 Fisherton Street & 26/27 Water Lane, Salisbury, Wiltshire SP2 7ST Partial change of use from mixed commercial use including retail (1st floor of 'Fisherton Antiques Warehouse') and all of ground floor restaurant (Cactus Jacks) to create x 8 one- and two-bedroom 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. Minor alterations to principal ground floor elevation to Water Lane. External alterations to the rear. Retain 3 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 but add railings to Cactus Jack's 9m	SCC objects to this application because of overdevelopment and loss of retail space.

		shopfront and remove modern restaurant awnings (nos 26 - 27 Water Lane). Retain 16m Antiques Warehouse shopfront to Fisherton St.	
1770.32.	PL/2021/0365 3	23 CHURCHFIELDS ROAD, SALISBURY, SP2 7NH T1 - Apple tree - reduce height to 4m & spread to 4m - 5m (overall reduction of 30%)	SCC has no comment to make on this application.
1770.33.	PL/2021/0360 2	ST CLEMENTS CHURCHYARD, MILL ROAD, SALISBURY Ash Tree - Advised of Ash Die Back , monolith to 5m	SCC has no comment to make on this application.
1770.34.	PL/2021/0358 5	1 MILL RACE CLOSE, MILL ROAD, SALISBURY, SP2 7RX Proposed single storey side extension.	SCC has no comment to make on this application.

1782. **Late Business:**

The Committee considered late business and it was:

1782.1	21/02128/LBC	St. Paul's ED	Salisbury Railway Station South Western Road Salisbury SP2 7RS Installation of 1 x wireless access point and associated cabling	SCC has no comment to make on this application.
1782.2	PL/2021/03134	St. Francis and Stratford ED	4 Pauls Dene Crescent, Salisbury, SP1 3QU Proposed 1st floor side extension	SCC has no comment to make on this application.
1782.3	PL/2021/03205	St. Edmund and Milford ED	17 Wain-A- Long Road Salisbury SP1 1LJ Hip to gable loft extension with mansard roof extension and new rear	SCC has no comment to make on this application.

			facing dormers.	
1782.4	PL/2021/03084	Fisherton and Bemerton Village	31 Lower Road Salisbury SP2 9NB The alteration and extension of an existing dwelling to create 2x separate dwellings, creation of a new access onto Lower Road and associated parking	SCC objects to this application because of overdevelopment, development being up to the property line, poor access to the lower road, and a lamppost creating an issue.
1782.5	PL/2021/03005 (this application is not registered online)	St Pauls	6 HARCOURT TERRACE, SALISBURY, SP2 7SA Proposed single storey rear extension.	SCC has no comment to make on this application.
1782.6	20/10318/FUL	St. Edmund and Milford ED	Queens House 1 Fish Row Salisbury SP1 1AH Conversion of first floor of existing retail units to create 2 apartments.	SCC has no comment to make on this application.
1782.7	PL/2021/04061	St. Edmund and Milford ED	141 CASTLE STREET, SALISBURY, SP1 3TB Prior Notification under Class O for the change of use of offices (Class B1a) to form 61 apartments	SCC has no comment to make on this application.
1782.8	PL/2021/03145	St. Francis and Stratford ED	59 Sunnyhill Road, Salisbury,	SCC has no comment to make on this

			SP1 3QJ Proposed single storey rear extension and alterations	application.
1782.9	PL/2021/03060	Bemerton ED	69 QUEEN ALEXANDRA ROAD, SALISBURY, SP2 9LA Proposed two storey side extension. Extension of existing porch to front elevation.	SCC objects to this application because of overdevelopment, overlooking, and the development being up to the property line.
1782.10	PL/2021/03189	Bemerton ED	32 Wagstaff Way, Salisbury, SP2 9BF Single storey rear extension to provide additional living space.	SCC objects to this application because the development is up to the property line.
1782.11	PL/2021/03085	St. Martin's and Cathedral ED	12 St Georges Road, Harnham, Salisbury, SP2 8LU Demolition of existing front porch extension and conservatory. New single storey front extension, side access and single storey rear extension. Internal alterations.	SCC has no comment to make on this application.

1783. **Street Trading Consent:**

The Committee considered street trading consent for the Eccentric Group, and it was

Resolved that:

1783.1. The Committee strongly objects to this application for street trading consents for the reasons shown below:

Site Safety

Concerns as to the safety aspect of the horse box (plus towing vehicle) having to mount and cross the pavement twice per day. Note would not want the towing vehicle on site all day due to safety/ascetic reasons, so vehicle movements across the pedestrian area would increase to four times per day. Experience has shown that this movement often leads to cracked pavement slabs, which subsequently become trip hazards.

Although the horse box is at the back of the pavement against the bridge parapet there is already an amount of street furniture on the bridge – benches, topiary displays and annual floral displays (see below) that with the addition of the horse box may present a hazard to pedestrians.

This space (Fisherton Street Bridge) is extensively used for summer floral displays – hanging basket trees and Flower towers. There are safety aspect of getting towing vehicle and horse box across this pavement avoiding both pedestrians and the flower displays.

Possible obstruction to pedestrians using the pavement during busy times of operation with queues possibly forming at the horse box.

Public Order

This area proposed is on a busy intersection during evenings and weekends as 3 large popular pubs are in the vicinity (Bishops Mill, Weatherspoons, Bridge Tap) and a number of people navigate this triangle – concerns over adding in another area for people to congregate, close to a road where people have often consumed alcohol.

Avoidance of nuisance.

Concern re smells from cooked food and litter generated due to take-away nature of the operation. Fumes from the generator – this will be running the entire time (8am – 24) the horse box is in operation, emitting pollution into the city centre and contributing to poorer city centre air quality.

Concerns re noise from customers in this area especially towards the end of the day's trading.

Concerns re noise re the towing vehicles and horse box removal at the end of the trading day.

Concern re pollution of the river from litter and accidentally released fluids.

The bridge is used by pedestrians (community and tourists) as an open space to relax and take in the picturesque setting of the river, bridge, clock tower and church. This operation would compromise the attributes of this central site.

Permitted trading hours.

The long trading hours will compromise the opportunity to cleanse this area by mechanical means.

Proximity to existing consent holders

The immediate area contains many outlets providing food and drink similar to that offered by the applicant. Following the Novichok incident and Covid 19 and the significant consequential retail downturns, it would be unreasonable for the Council to encourage imported competition to operate in this location.

1784. **Matters, if any, which by reason of special circumstances the Chairman decides should be considered as a matter of urgency:**

Nil

There was 1 member of the public and no members of the press present.

The meeting closed at 8:25pm.