

The Guildhall
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Minutes

Meeting of : Planning and Development Committee
Date : 20 March 2023
Meeting held : The Guildhall
Commencing at : 6:30pm

Present:

Chair: T Corbin Vice Chair: A Riddle

Cllrs: A Bayliss, J Nettle, J King, C Stanway, J Wells, and E Wills.

Officers: A Child and Y Pustarnakov.

2122. **Apologies:**

- 2122.1. Cllrs Hibbert her apologies.
- 2122.2. Cllr Mewse gave apology and was substituted by Cllr Nettle.
- 2122.3. Cllr Tomes gave apology and was substituted by Cllr Wells.

2123. **Public Questions/Statement Time:**

There were no questions or statements submitted by the public.

2124. **Councillor Questions/Statement Time:**

There were no questions or statements submitted by the Councillors.

2125. **Minutes of the Previous Meeting:**

The minutes of the previous meeting of the Planning Committee held on 20 February 2023 were approved.

2126. **Declarations of Interest:**

Cllr Nettle declared non-pecuniary interest in planning application [PL/2023/01470](#).

2127. **Dispensations:**

No dispensations were requested.

2128. **Chairman's Announcements:**

There were no Chairman's announcements.

2129. **Salisbury City Planning Applications submitted since 20 February:**

The Committee considered the following applications, and it was:

Resolved that:

Minute number	Application number	Site Address and Proposal	Comments
Bemerton Heath			
2129.1	PL/2022/02661	Phase A2, Land To The North West Of Fugglestone Red And Bemerton Heath, Salisbury Reserved matters application for Phase A2 of outline application relating to access, layout, scale, appearance and landscaping for the erection of 180 dwellings and associated works.	SCC objects to this application because three storey buildings will have a detrimental impact on the street scene. SCC is also concerned that the development does not reflect the emerging Salisbury Neighbourhood Development Pan, and lack of connection to the neighbouring estates. Furthermore, SCC asks that WC takes note of neighbours' concerns. SCC supports the concerns from the Wiltshire Council Housing enabling team. SCC is also concerned at the possible overlooking into the school.

St Francis and Stratford			
2129.2	PL/2023/01688	Deans Farm House, Stratford Road, Stratford Sub Castle, Salisbury, SP1 3YP Proposed infill single storey extension on east side, with internal and external alterations	SCC has no comment to make on this application.
2129.3	PL/2023/01283	Five Rivers Leisure Centre, Hulse Road, Salisbury, Wilts, SP1 3NR Installation of additional solar P.V canopy and placement of mobile electric charging station	SCC has no comment to make on this application.
2129.4	PL/2023/00963	45 DOWNSWAY, SALISBURY, SP1 3QL 3.75m deep rear extension to Bungalow.	SCC has no comment to make on this application.
2129.5	PL/2023/01470	18-20 Breamar Lodge, Stratford Road, Salisbury, SP1 3JH Internal and external alterations, and refurbishment	SCC has no comment to make on this application.
Milford			
2129.6	PL/2023/01665	ALABARE HOUSE, 15 TOLLGATE ROAD, SALISBURY, SP1 2JA Conversion of old coach house into a 1 bedroom dwelling as ancillary accommodation.	SCC objects to this application because of overlooking and loss of privacy.
2129.7	PL/2023/01516	SALISBURY CREMATORIUM, LONDON ROAD, SALISBURY, SP1 3JB Additional railing to be added to the edge of the roof and over the canopy and painting metal windows.	SCC supports this application.
2129.8	PL/2023/01529	BOLDRE HOUSE, 35 MANOR ROAD, SALISBURY, SP1 1JT Various Works As per Schedule Attached	SCC has no comment to make on this application.
2129.9	PL/2022/04875	Land at Salisbury Retail Park, London Road, Salisbury, SP1 3YX Proposed commercial development comprising a Use Class E foodstore (including the sale of non-food goods) and drive thru coffee shop unit (use class e); petrol filling station; provision of open space / landscaping including a	In view of the evidence on the severe negative environmental impact on the ecology on this site with its expanded developed footprint, SCC objects to this application

		<p>new pedestrian and cycle link between London Road and Green Lane; access, parking, and associated infrastructure and development.</p>	<p>because of a significant loss of a biodiverse site and biodiversity. SCC does not believe there is a need for another petrol station at this site given the close proximity to an existing provision and especially as petrol and diesel cars are to stop being sold in 2030. SCC is also concerned that points in our previous comments, which were submitted on 11 Aug 22, have not been addressed as outlined below.</p> <ul style="list-style-type: none"> • Reduce operating hours to 7am-10pm to protect the amenity of nearby residents. 24-hour operation not suitable in a residential area. • Concern about extra impact of traffic cutting through to access the supermarket via the narrow road through Ford and potential increased problems due to HGVs at St Thomas's bridge. • EV charging - at least 10 units required. • Request raised banking or other measures to shield nearby houses from light pollution. • Ecology surveys need updating and there is no detail of mitigation measures on or off-site or of net biodiversity gain. One site that could potentially benefit from this is the proposed solar farm at Petersfinger. • Presence
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			of bee orchids on road verge - this verge should be protected. • Request installation of solar panels and water recycling. • Coin-operated trolleys requested. • Request a reduced speed limit on London Road from Aldi to St Thomas's bridge, to protect children crossing amid extra traffic. • Due to considerable public interest, SCC requests that this application is decided in Salisbury rather than Trowbridge.
Fisherton and Bemerton Village			
N/A			
St Pauls			
N/A			
St Edmund's			
2129.10	PL/2023/00639	The Church of St Thomas, St.Thomas' Square, Salisbury, SP1 1BA New flue to serve urgently-required new heating boilers	SCC has no comment to make on this application.
2129.11	PL/2023/00779	5 Pennyfarthing Street, Salisbury, Wilts, SP1 1HJ Change of use from office/storage to 2 bedroom dwelling with alterations to existing entrance	SCC has no comment to make on this application.
2129.12	PL/2023/01498	THE GUILDHALL, MARKET PLACE, SALISBURY, SP1 1JH New conservation sheltercoating to front elevation	SCC has no comment to make on this application.
2129.13	PL/2023/01474	141 Castle Street, Salisbury, SP1 3TB Conversion and external alterations to part of the northern elevation of the building to form one apartment and	SCC has no comment to make on this application.

		extension to the car parking area	
2129.14	PL/2023/01473	9 MINSTER STREET, SALISBURY, SP1 1TB White acrylic lettering to shopfront fascia. Projecting signage to match main shopfront fascia lettering.	SCC asks that the developer refers to the Shopfront policy.
2129.15	PL/2023/01416	7-9 Fish Row, Salisbury, Wilts, SP1 1EX Conversion, alteration and repair of upper second and third floors to residential to provide three self contained flats (Resubmission of PL/2022/01915)	SCC is concerned with the lack of refuse storage.
2129.16	PL/2023/01172	7-9 Fish Row, Salisbury, Wilts, SP1 1EX Conversion, alteration and repair of upper second and third floors to residential to provide three self contained flats (Resubmission of PL/2022/01915)	SCC is concerned with the lack of refuse storage.
Harnham West			
N/A			
Harnham East			
2129.17	PL/2022/05753	St Marys Chambers, 51 New Street, Salisbury, Wilts, SP1 2PH Installation of a non-illuminated 13-inch blue enamelled circular commemorative plaque on the exterior wall	SCC has no comment to make on this application.
2129.18	PL/2023/01875	1-10 SARUM GARDENS, EYRES WAY, SALISBURY, SP1 2FD T1 - Sycamore tree - crown raise to 5m & remove deadwood T2 T5 & T6 - 3 x Elder trees - fell T3 - Prunus spp tree - fell T4 - Sycamore tree - crown raise to 3m T7 - Ash tree - remove one branch T8 - Bay Laurel tree - reduce 2.5m from building & reduce height G1 - dead stems - remove G2 - Sycamore saplings - remove	SCC requests that replacement trees of a suitable nature are planted.
2129.19	PL/2023/01555	86 EXETER STREET, SALISBURY, SP1 2SE Re-structuring of roof over single storey kitchen extension & insertion of sliding doors to East Elevation.	SCC has no comment to make on this application.

		Replacement of timber windows to first & second floors on East Elevation, together with associated works (retrospective)	
2129.20	PL/2023/01510	18 AYLESWADE ROAD, HARNHAM, SALISBURY, SP2 8DR Proposed Loft conversion, Extension and Alterations	SCC is concerned about overlooking on the neighbouring properties.
2129.21	PL/2023/01290	Myrfield House, De Vaux Place, Salisbury, Wilts, SP1 2SJ Addition of trellis on top of exterior wall	SCC has no comment to make on this application.
2129.22	PL/2023/01078	Myrfield House, De Vaux Place, Salisbury, Wilts, SP1 2SJ Addition of trellis on top of exterior wall	SCC has no comment to make on this application.

2130. **Late Business:**

The Committee considered late business and it was:

Minute number	Application no.	Ward	Development	Comment
2130.1	PL/2023/01849	Fisherton & Bemerton Village ED	76 Lower Road, Salisbury, Wilts, SP2 9NQ Proposed internal alterations and window replacement to existing cottage	SCC has no comment to make on this application.
2130.2	PL/2023/01750		27 SHEEN CLOSE, SALISBURY, SP2 9PJ Proposed Log Cabin / Summer house built at the rear garden for leisurely use & the option to have guests stay over. It will be around 7m x 6m within 2m of the boundary, The eaves will be 2.5 high. Electric will run to it, there are currently no plans to have any other services attached. It will be built by family members, with all the relevant building controls in mind.	SCC objects to this application, noting the inconsistencies and due to the sense of this property being used as a possible air BnB or permanent residence. Also the development is within 1m of the boundary lines.

2130.3	PL/2023/00848	St. Edmund's ED	57 ESTCOURT ROAD, SALISBURY, SP1 3AS Upgrade of existing 48 sheet advert to support digital poster	SCC takes note of the Highways comments. However, SCC objects to this application due to reasons previously explained, including highway and pedestrian safety.
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2131. **Highways Improvement Form - Hilltop Way:**

The Committee considered Highways Improvement Form for Hilltop Way, and it was:

Resolved that:

2131.1. SCC supports this application.

2132. **Highways Improvement Form - Glyndebourne Close:**

The Committee considered Highways Improvement Form for Glyndebourne Close, and it was:

Resolved that:

2132.1. SCC supports this application.

2133. **New Premises Licence: Victoria Park, Salisbury:**

The Committee considered New Premises Licence for Victoria Park, Salisbury, and it was:

Resolved that:

2133.1. SCC supports this application.

2134. **Full Variation Application: George and Dragon:**

The Committee considered a Full Variation Application for George and Dragon, and it was:

Resolved that:

2134.1. SCC supports this application.

2135. **Matters, if any, which by reason of special circumstances the Chairman decides should be considered as a matter of urgency:**

There were 3 members of the public and no member of the press present.

The meeting closed at 9:23pm.