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Minutes

Meeting of : Planning Committee
Date : 1 September 2020
Meeting held : via Microsoft Teams
Commencing at : 6:30pm

Present:

Chair: Cllr T Corbin Vice Chair: Vacant

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

Officers: A Child, C Williams and H Hughes.

1671. **Apologies:**

1671.1. Cllr Farquhar gave his apologies. In his absence, the meeting was chaired by the Vice Chair, Cllr Corbin.

1672. **Public Questions/Statement Time:**

1672.1. Martin Cook submitted a statement regarding planning application 20/06105/FUL. The statement is attached to the end of these minutes.

1673. **Councillor Questions/Statement Time:**

1673.1. There were no questions or statements submitted by Councillors.

1674. **Minutes of the Previous Meeting:**

1674.1. The minutes of the previous meeting of the Planning Committee held on 3 August 2020 were approved and signed by the Chairman.

1675. **Declarations of Interest:**

- 1675.1. Cllr Lindley declared a non-pecuniary interest in planning application 20/06454/FUL, as he lives close to the property.
- 1675.2. Cllr Tomes declared a non-pecuniary interest in planning application 20/06100/FUL, as he owns a nearby property.
- 1675.3. Cllr Walsh declared a non-pecuniary interest in planning application 20/06100/FUL, as he has family living in a nearby property.

1676. **Dispensations:**

- 1676.1. No dispensations were requested.

1677. **Chairman's Announcements:**

- 1677.1. The Chairman made no announcements.

1678. **Salisbury City Planning Applications submitted since 10 August:**

The Committee considered the following applications and it was:

Resolved that:

Minute number	Application number	Site Address and Proposal	Comments
Fisherton and Bemerton Village			
1678.1	<u>20/06100/FUL</u>	10 Highbury Avenue Salisbury SP2 7EX Demolition of existing rear extension and attached shed. The construction of a new two storey side extension, a single storey rear extension and the conversion of the attic.	SCC has no comment to make on this application.
Harnham			
1678.2	<u>20/05864/FUL</u>	The Beechings 6 Folly Close Harnham Salisbury SP2 8BU The demolition of the single storey linked detached garage and rear sun lounge conservatory and the erection of a 2 storey pitched roof extension containing ground floor integral garage, utility room and accessible WC and two bedrooms with ensuite at first floor and airing cupboard, the construction of a single storey rear extension and the insertion of three roof lights within the rear elevation	SCC has no comment to make on this application.

		of the main pitched roof slope.	
1678.3	20/06525/FUL	16 Christopher Close Harnham Salisbury Wiltshire SP2 8QT Proposed single storey rear extension and conversion of garage	SCC objects to this application due to overdevelopment and it being overbearing on the adjacent property.
1678.4	20/06105/FUL	Land to the rear of 107 107 Bouverie Avenue South Salisbury SP2 8EA Erection of a 3-bedroom bungalow to the rear of No. 107 Bouverie Avenue South, associated access and driveway and hard and soft landscaping.	SCC strongly objects to this application due to overdevelopment, the requirement to use acoustic fencing in this residential setting and issues concerning noise, drainage, light pollution.
St Edmund and Milford			
1678.5	20/06678/LBC	8 Rollerstone Street Salisbury Wiltshire SP1 1DY Conversion of existing building into residential accommodation along with internal and external alterations (Resubmission of 20/02021/LBC)	SCC has no comment to make on this application.
1678.6	20/06996/TCA	The Boathouse Mill Stream Approach Salisbury Wiltshire SP1 3TA T1 - Cherry tree - fell	SCC has no comment to make on this application.
1678.7	20/06973/TCA	Wyndham Park Salisbury SP1 3YD T1 - Walnut tree - reduce lower lateral limbs by 5.5m with end weight pruning T2 - Walnut tree - tip prune T3 - Walnut tree - prune lower lateral limb by 2m T4 - Walnut tree - remove one lower limb & tip prune T5 & T6 - 2 x Cherry trees - minor crown lift	SCC has no comment to make on this application.
1678.8	20/06019/FUL	8 Rollerstone Street Salisbury Wiltshire SP1 1DY Conversion of existing building into residential accommodation along with internal and external alterations (Resubmission of 20/02021/LBC)	SCC has no comment to make on this application.
1678.9	20/05628/ADV	23-25 Milford Street Salisbury SP1 2AP Proposed non-illuminated fascia signs, hanging signs and window vinyls	SCC supports the comments of the Conservation Officer, subject to compliance with the shopfront policy

1678.10	20/06868/PNC OU	141 Castle Street Salisbury SP1 3TB Prior Notification for a Proposed Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3) to form 60 Apartments	SCC has no comment to make on this application.
1678.11	20/06297/FUL	17 Estcourt Road Salisbury Wiltshire SP1 3AP Proposed flat roof side dormer.	SCC has no comment to make on this application.
1678.12	20/06823/PNC OU	141 Castle Street Salisbury SP1 3TB Prior Notification for a proposed Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3) to form 57 Apartments.	SCC has no comment to make on this application.
1678.13	20/05762/LBC	15 Catherine Street Salisbury Wiltshire To create two residential units under Class G and carry out minor internal works in conjunction with the change of use	SCC has no comment to make on this application.
1678.14	20/06884/TCA	14 Greencroft Street Salisbury SP1 1JD T1 - Eucalyptus tree - fell	SCC supports this application.
St Francis and Stratford			
1678.15	20/05606/FUL	Parsonage Farm Stratford Road Stratford Sub Castle Salisbury Wiltshire SP1 3LG Construction of horse field shelter to side of existing stables	SCC has no comment to make on this application.
1678.16	20/05412/FUL	67 Castle Road Salisbury Wiltshire SP1 3RN Vehicle access, dropped kerb and hard standing to be laid. Driveway to be built for one car in front garden. The access will lead on to an A road (A345) and engineering works will be involved for the creation of the hard standing.	SCC has no comment to make on this application.
1678.17	20/06459/FUL	30 Shelley Drive Salisbury Wiltshire SP1 3JZ Single storey side extension	SCC has no comment to make on this application.
1678.18	20/07002/TCA	Avon Valley Nature Reserve Salisbury SP1 3NR T1 - Beech tree - reduce to 5m - 6m monolith T2 - Crack Willow tree - reduce north stem to 6m; reduce main (south) stem by 40% (7m - 8m) & raise all	SCC has no comment to make on this application.

		branches overhanging footpath	
Bemerton			
1678.19	20/06063/REM	57 Pembroke Road Bemerton Heath Salisbury SP2 9DJ Reserved Matters application pursuant to Outline Permission 19/05723/OUT (new detached dwelling with access drive and parking) relating to access, landscape, scale, layout and appearance	SCC has no comment to make on this application.
1678.20	20/06296/FUL	383 Devizes Road Salisbury Wiltshire SP2 9JW Proposed detached rear garage and proposed hard surfacing to provide off road parking	SCC has no comment to make on this application.
St Martins and Cathedral			
1678.21	20/06454/FUL	13 St Martins Church Street Salisbury Wiltshire SP1 2HY Proposed single storey flat roof rear extension	SCC has no comment to make on this application.
1678.22	20/06864/FUL	9 Middle Street Harnham Salisbury Wiltshire SP2 8LR Replacement of flat roof with new pitched roof	SCC supports this application.
1678.23	20/06262/FUL	Travellers Rest Carmelite Way Salisbury SP1 2HL Replacement 2 storey dwelling, amended site access & garden walls.	SCC objects to this application due to the property's position on the flood plain. Furthermore, the design is too modern for the area, is in conflict with the street scene, and is 'not aesthetically appealing'.
1678.24	20/06722/LBC	Myrfield House De Vaux Place Salisbury SP1 2SJ Clad existing stone coping to parapet with lead, clad inside face of parapet with lead	SCC has no comment to make on this application.
St Marks and Bishopdown			
1678.25	20/06863/FUL	20 Woodvill Road Salisbury Wiltshire SP1 3JQ Proposed first floor extension.	SCC has no comment to make on this application.
St Pauls			

N/A			
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1679. **Late Business:**

The Committee considered late business and it was:

Minute Number	Planning App	Ward	Development	Comments
1679.1	20/07132/FUL	ST MARTINS AND CATHEDRAL	4 Milford Manor Gardens Salisbury Wiltshire SP1 2RN Single storey ground floor rear extension	SCC has no comment to make on this application.
1679.2	20/07354/TPO	ST MARTINS AND CATHEDRAL	Grove House Shady Bower Salisbury Wiltshire SP1 2RH Eucalyptus - Reduction of 1 metres to lateral limbs over drive	SCC has no comment to make on this application.
1679.3	20/07287/TCA	ST PAULS	Rainbows End 7 Cranebridge Road Salisbury Wiltshire SP2 7TD 2 x Conifer trees-fell	SCC has no comment to make on this application.
1679.4	20/06938/TCA	ST EDMUND AND MILFORD	Chequers Court 37 Brown Street Salisbury SP1 2AS Cherry and whitebeam (G1) - reduce to previous pruning points.	SCC has no comment to make on this application.
1679.5	20/06609/LBC	ST EDMUND AND MILFORD	23-25 Milford Street Salisbury Wiltshire SP1 2AP Installation of various signage	SCC supports the comments of the Conservation Officer, subject to compliance with the shopfront policy

1679.6	20/07093/VAR	ST EDMUND AND MILFORD	Carter House Salt Lane Salisbury Wiltshire SP1 1EE Variation of Condition 2 (approved plans) on planning permission 18/10160/FUL to allow for design changes	SCC has no comment to make on this application.
1679.7	20/06021/FUL	ST EDMUND AND MILFORD	10-12 Rollerstone Street Salisbury Wiltshire SP1 1DY Conversion of Existing Building into Residential Accommodation Along with Internal and External Alterations	SCC has no comment to make on this application.
1679.8	20/07358/LBC	ST EDMUND AND MILFORD	10-12 Rollerstone Street Salisbury Wiltshire SP1 1DY Conversion of Existing Building into Residential Accommodation Along with Internal and External Alterations	SCC has no comment to make on this application.
1679.9	20/06999/TPO	ST EDMUND AND MILFORD	61 Wyndham Road Salisbury SP1 3AH T1 Lime at front of property. Crown lift to give suitable clearance.	SCC has no comment to make on this application.
1679.10	20/05729/FUL	ST FRANCIS AND STRATFORD	26 Moberly Road Salisbury SP1 3BY	SCC objects to this revised application

			Ground floor side and rear extension and first floor rear extension (resubmission of 19/04660/FUL)	because of overdevelopment and because it's not in-keep with the street scene and of very poor design.
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1680. **Waiting Restriction – Francis Way at the junction with Coombe Road:**

The Committee considered a Waiting Restriction for Francis Way at the junction with Coombe Road, and it was:

Resolved that:

- 1680.1. SCC objects to the application as it does not support the proliferation of double yellow lines across the city where existing legislation already prevent parking.

1681. **Waiting Restriction – Rawlence Road:**

The Committee considered a Waiting Restriction for Rawlence Road, and it was:

Resolved that:

- 1681.1. SCC objects to the application as it is not a waiting restriction application but is a request for a dropped kerb/parking space.

1682. **Street Trading Application for Cranbridge Road, outside Queen Elizabeth Gardens:**

The Committee considered an application for Street Trading at Cranbridge Road, and it was:

Resolved that:

The Committee strongly objects to this application for the following reasons:

1. **Site safety.** The Committee considers that the proposed location between the Lush House car park entrance/exit will be distracting for car drivers entering and exiting the car park – in consequence potentially dangerous for pedestrians crossing these roads.
2. **Avoidance of nuisance.** The Committee have concerns regarding fumes, noise and waste management. It is unclear from the application whether the van's engine needs to run for extended periods which may cause nuisance fumes and noise. Disposal of litter – no details are given about how this will be managed. Disposal of coffee and other such items generated in the course of the business – no details of how this

will be managed are given. The Committee notes that SCC may incur additional costs in managing waste disposal because of increased littering at this proposed trading location.

3. **Permitted trading hours.** The Committee considers that 7.30am commencement of trading is too early considering the site is immediately opposite a residential area and noise generation may be an issue.
4. **Proximity to existing consent holders.** Salisbury City Council operates an existing concession in Queen Elizabeth Gardens. This is operated from a static ice cream van which is sited approximately 50 metres from the proposed location of the Coffee van. The Committee notes there may be issues re duplication of offer or even viability of long-standing concession. It should be noted that the concession is tendered annually ([see link](#)) with receipts used to improve park facilities.

1683. **Matters, if any, which by reason of special circumstances the Chairman decides should be considered as a matter of urgency:**

Nil

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

The meeting closed at 8:10pm.

Agenda Item 2

Public Statement

Submitted by Mr M Cook (See also minute 1672 above)

This is the third time our neighbours have submitted a planning application for a backland development. It has been rejected twice by Wiltshire Planning Department and last time it went to appeal and the decision to refuse permission was upheld.

The main reasons for the appeal decision was:

1. The negative impact from the drive upon our amenity in terms of noise and light pollution from the drive. The drive is very close to numerous windows and a door along the side of our house, the kitchen extension, an raised patio area and along the entire length of our boundary.
2. The proposed house / parking space was in close proximity to our garden and notably to the houses in Francis Way.

The new application does very little to address any of the issues raised.

It should be noted that the application continues to use inaccurate block plans of our property, which makes the impact on ourselves appear less severe. We have repeatedly pointed this out, but the applicant has failed to address this. This issue was also highlighted in the appeal report.

We are still very concerned by both the proposed drive and the new house. The drive is very close to numerous windows and a door along the side of our house, the kitchen extension, a raised patio area and then along the entire length of our boundary. The noise impact assessment is based around these incorrect plans and hence the assessment is based on flawed data. Of note, the assessment does not seem to take into account the road surface, nor the impact of delivery vehicles or the engine noise of a car revving up a hill – as discussed in the appeal. The noise assessment of a car slamming only relates to 107 and 109 Bouverie Avenue South and completely ignores the much closer properties in Francis Way. The proposed house and parking area are very close to the lower part of our garden.

There are now two distinct entrances for the new property and for number 107. These are very tight, but despite this they appear to be encroaching on the root structures of the beech trees under TPO. The subsequent drive is very long, down a significant slope and very narrow. There is no passing space along the route. This is important when considering the necessity for service vehicles, deliveries and alike, which would be on top of domestic vehicles.

Despite the fact that this is a full application, there is a paucity of detail, specifically with regards to concerns over rain and foul water drainage.

The claim that application helps to solve South Wiltshire's lack of housing seems unrealistic, it is only one house and it would have a significant negative impact on the nearby neighbours.

In summary, I feel that this application should be rejected. It does not address the concerns raised by the appeal. There would be a loss of amenity to us due to noise, light and environmental pollution amongst many other issues that I have highlighted, there also a loss of amenity to the houses in Francis Way and Bouverie Avenue. There is a paucity of detail and the plans and noise assessment are based on flawed data.