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Minutes

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

Present:

Chair: Cllr J Farquhar

Vice Chair: Cllr T Corbin

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

Officers: A Child, C Williams and Y Pustarnakov.

1643. **Apologies:**

1643.1. No apologies were received.

1644. **Public Questions/Statement Time:**

1644.1. Ms Catherine Thomas, Mr Alex Raws and Ms Margaret Willmot submitted written statements regarding agenda item 12, Highways Improvement Request Form for the Coldharbour Lane and Meadow Road. These statements are enclosed at the end of these minutes.

1645. **Councillor Questions/Statement Time:**

There were no questions or statements submitted by Councillors.

1646. **Minutes of the Previous Meeting:**

The minutes of the previous meeting of the Planning Committee held on 16 March 2020 were approved and signed by the Chairman.

1647. **Declarations of Interest:**

There were no declarations of interest.

1648. **Dispensations:**

No dispensations have been requested.

1649. **Chairman's Announcements:**

The Chairman made the following announcements:

- 1649.1. The government is looking to change the National Planning Policy Framework (NPPF). Three major amendments will permit property developers to: i) expedite the change of use planning application process; ii) demolish and rebuild vacant residential and commercial buildings if they are rebuilt as homes; and, iii) allow property owners to build additional space above their properties via a fast-track approval process, which will be subject to neighbour consultation. Changes to the NPPF will likely lessen SCC's involvement in the planning process for residential areas, i.e. reviewing applications for building's change of use.
- 1649.2. Wiltshire Council (WC) will allow local businesses to apply for temporary pavement licences (TPL). Subject to approval by WC in consultation with SCC, the TPL's will permit businesses to put tables and chairs on the footpath outside of their property.

The Chairman noted that WC's fast-track process does not fit in with the SCC's scheduled PC meetings. Therefore, the City Clerk recommended that the PC delegate responsibility for reviewing and commenting on TPL applications to officers.

The Committee considered the proposal, and it was:

Resolved to:

- 1649.2.1. Agree to delegate responsibility for reviewing and commenting on TPL applications to officers.
- 1649.2.2. Instruct officers to report back to the PC on TPL applications considered since the last Committee meeting.

1650. **Salisbury City Planning Applications submitted since 5 June;**

The Committee considered the following applications and it was:

Resolved that:

| Minute number | Application number | Site Address and Proposal | Comments |
|---------------|--------------------|---------------------------|----------|
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| Fisherton and Bemerton Village | | | |
|---------------------------------------|------------------------------|---|---|
| 1650.1 | 20/04885/FUL | 6 Roberts Road Salisbury SP2 9BT Proposed two storey and first floor extension and alterations. | SCC has no comment to make on this application. |
| Harnham | | | |
| N/A | | | |
| St Edmund and Milford | | | |
| 1650.2. | 20/03146/FUL | Inwood House 10 Bellamy Lane Salisbury SP1 2SP Alterations to layout of fire escape staircase, previously approved under application ref: 18/07415/FUL (Construction of disabled toilet/shower/bath facilities with storage space at rear, new external fire escape stairs, conversion of existing first and second floor windows to fire escape doors). | SCC has no comment to make on this application. |
| 1650.3. | 20/04616/FUL | 37 Wyndham Road Salisbury SP1 3AB Proposed two storey side extension, single storey extension to rear. | SCC objects to this application because of overdevelopment and it being overbearing on the adjacent property. Furthermore, SCC asks that WC notes neighbours comments. |
| St Francis and Stratford | | | |
| 1650.4. | 20/04415/FUL | 28 Beatrice Road Salisbury SP1 3PW Loft conversion and two storey side extension with additional alterations. | SCC objects to this application because of overdevelopment and it being overbearing on the adjacent property. |
| 1650.5. | 20/04140/TCA | The White House Stratford Road Stratford Sub Castle SP1 3LG T1 - Beech tree - reduce to the same height as the beech hedge T2 - Conifer tree - fell | SCC has no comment to make on this application. |
| Bemerton | | | |

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| 1650.6. | 20/04671/FUL | 83 Heath Road Salisbury SP2 9JU Single storey rear and side extension, removal/replacement of existing extensions. Loft conversion. | SCC has no comment to make on this application. |
| St Martins and Cathedral | | | |
| 1650.7. | 20/04620/TCA | 72 St Ann Street Salisbury SP1 2DX Pollarding of maple tree to 7ft as recommended by Shane Verrion | SCC has no comment to make on this application. |
| 1637.8. | 20/04629/TCA | 57 Choristers Square The Close Salisbury SP1 2EL 1. Removal of dying fir tree. (1) 2. Pruning of dangerous dead limbs for aged Ash tree (2) | SCC has no comment to make on this application. |
| 1637.9. | 20/04875/PNC OU | The Fishing Lodge West Walk The Close Salisbury Wiltshire SP1 2EY Application under Cass O to Determine if Prior Approval is Required for a Proposed Change of Use from Office to Residential to form 1 Dwellinghouse (C3 Use) | SCC objects to this application because this location is prone to flooding and is unsuitable for a residential dwelling. Therefore, SCC asks the WC Councillor, Sven Hocking, to call in this application. Furthermore, SCC asks that WC notes letters of objection for this application. |
| 1637.10. | 20/04448/FUL | Site of existing traffic kiosk Choristers Square The Close Salisbury SP1 2EL Erection of replacement traffic kiosk | SCC has no comment to make on this application. |
| 1637.11. | 20/04523/FUL | White Gates Netherhampton Road Salisbury SP2 8NG Construction of new dwelling with widening existing access and associated works. | SCC objects to this application because of overdevelopment and it being overbearing on the adjacent property. |
| 1637.12. | 20/04559/FUL | Bishop Wordsworths School Exeter Street Salisbury SP1 2ED Erection of covered canopy within 'Paddock Yard' | SCC has no comment to make on this application. |
| 1637.13. | 20/04558/FUL | Bishop Wordsworths School Exeter Street Salisbury SP1 2ED Erection of covered canopy within 'DT Yard' | SCC has no comment to make on this application. |
| St Marks and Bishopdown | | | |

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| 1637.14. | 20/04546/PNT EL | Telecommunications Site 74527 Land South East of London Road Salisbury Bishopdown SP1 3HB Installation of a telecommunications base station. The installation of 1no 17.5 metre monopole including 2no 300mm dishes and 3no equipment cabinets, and associated ancillary works thereto. | SCC has no comment to make on this application. |
| St Pauls | | | |
| 1637.15. | 20/04159/FUL | Former Scaffolding Yard Adjacent 71 Hulse Road Salisbury SP1 3NA Amendment to planning permission 20/01353/FUL to retain the existing fencing and provide low perimeter hoop to frontage and relocation of office cabin | SCC has no comment to make on this application. |
| 1637.16. | 20/04477/FUL | 33 Longland Salisbury SP2 7ET Two storey front extension, first floor side extension over existing ground floor accommodation. | SCC notes that this is a narrow road, and that limitations should be placed on the time of deliveries of buildings supplies to the site. |
| 1637.17. | 20/04043/FUL | The Old Manor Hospital Wilton Road Salisbury Wiltshire SP2 7EP Erect sub-station to facilitate the Old Manor Hospital re-development scheme (Phase 4) | SCC asks that WC notes neighbours' concerns. |
| 1637.20. | 20/04035/FUL | The Old Manor Hospital Wilton Road Salisbury Wiltshire SP2 7EP Standalone application for an amended building design to Block A/E, incorporating various minor alterations to the building exterior and internal layout. Block A/E forms part of phase 3 of the consented Old Manor Hospital scheme and was originally approved under 16/12244/FUL 17/00107/LBC | SCC objects to this application because removal of solar panels is against the SCC's policy on the Climate Change. |
| 1637.21. | 20/05030/TPO | 59 Hulse Road Salisbury Wiltshire SP1 3NA 4 Hornbeam - crown reduction of 3 metres, reduce lateral growth by 1.5 metres Crown thinning by 25% to T1/T3 & T4 Crown lift to 3 metres clear of river. T2 - Remove | SCC has no comment to make on this application. |
| 1637.22. | 20/05042/TPO | 61 Hulse Road Salisbury Wiltshire SP1 3NA Hornbeam -Crown reduction of 3 metres, reduce lateral growth by 2 metres. Crown | SCC has no comment to make on this application. |

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| | | thinning of 25% Crown lift/raise 3 metres clear of river | |
| 1637.23. | 20/05054/TPO | 57 Hulse Road Salisbury Wiltshire SP1 3NA Various works to 4 Hornbeam Trees | SCC has no comment to make on this application. |

1651. **Late Business:**

The Committee considered late business and it was:

| Minute Number | Planning App | Ward | Development | Comments |
|---------------|------------------------------|----------|---|--|
| 1651.1. | 20/04836/FUL | HARNHAM | 14 Norfolk Road Salisbury SP2 8HG Single 2 bedroom dwelling | SCC has no comment to make on this application. |
| 1651.2. | 20/04730/VAR | ST PAULS | Unit 3 Churchill Way West Salisbury SP2 7TS Variation of condition 29 of planning permission S/93/1019 to allow the sale of sports goods including footwear and clothes | SCC objects to this development because of its potential adverse effect on the economic vitality of the Salisbury City centre. |
| 1651.3. | 20/04710/FUL | ST PAULS | 27 Wilton Road Salisbury Wilts SP2 7ED Replacement of glazed facade at ground floor level with facing brickwork to include 2 windows and new entrance door. | SCC supports this application. |
| 1651.4. | 20/05416/TCA | ST PAULS | Hardy House , rectory Road Salisbury Wilts SP2 7SD Lime Tree - Pollard back to original points , tree to be left as 12 foot pollard | SCC has no comment to make on this application. |

1652. **SCC Tree Replacement Policy:**

The Committee considered the potential for an SCC Tree Replacement Policy, and it was:

Resolved to:

- 1652.1. Ask Salisbury Neighbourhood Development Plan Steering Group to discuss this topic at their next meeting.
- 1652.2. Delegate responsibility for developing a tree replacement policy to SCC Officers, to report back to the Committee at the next meeting.

1653. **Call for House Sites**

The Committee considered a call for house sites, and it was:

Resolved to:

- 1653.1. Note that the Salisbury Neighbourhood Development Plan Steering Group is conducting a call for housing sites.

1654. **Highways Improvement Form – Coldharbour Lane and Meadow Road:**

The Committee considered a Highways Improvement Form for Coldharbour Lane and Meadow Road. The Chairman read out three statements received in support of the HIR, and it was:

Resolved that:

- 1654.1. SCC supports this application.

1655. **Highways Improvement Form – York Road:**

The Committee considered a Highways Improvement Form for York Road, and it was:

Resolved that:

- 1655.1. SCC objects to this application because of insufficient traffic and speeding issues on this road to justify installation of speed-bumps. It was also noted that WC has not installed speed bumps as a matter of policy for a number of years and that they contribute to air pollution.

1656. **New Premises Licence application for Peartree Serviced Apartments:**

The Committee considered new premises licence application for Peartree Serviced Apartments at 19 Mill Road, Salisbury, SP2 7RT, and it was

Resolved that:

1656.1. SCC supports this application.

1657. **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 public and no members of the press present.

The meeting closed at 8.36pm.

Public Questions (see minute 1644 above)

Submitted by A Raws

I look after room hire at the Quaker Meeting House on Wilton Road and I have an allotment on the Fisherton Farm site. I cycle fairly often between the two, in both directions. I tried the route up Devizes Road turning right into Ashley Road once and only once. It was horrendous. Devizes Road is busy and the bottom part is narrow. Traffic includes HGVs and double decker buses. Many motorists do not understand the distance that should be allowed for overtaking a cyclist and speed past with what feels like inches to spare. The only alternative is to cycle through the residential area at the bottom of Devizes Road where you come up with the problem of the one way system. However I do use York Road and Meadow Road/Coldharbour Lane in preference to Devizes Road because even in the absence of a legal cycle lane it feels very much safer. Traffic is light and slow moving and easy to avoid. There are no HGVs, no double decker buses, visibility is good.

I was very disappointed when the Council put a stop to putting in a cycle contraflow several years ago. I made a submission to Salisbury City Council's public consultation which I don't remember ever being acknowledged. I was not informed of the results.

Making a cycle contraflow in Meadow Road/Coldharbour Lane a legal route for cyclists is not likely to vastly increase the amount of cycling in the city but it would be a small concrete indication that the Council is serious when it says it wants to support cycling in the city.

A Raws

Submitted by C Thomas

I live in Clifton Road SP2 7BS. I regularly cycle from home to my allotment in Fisherton Farm. I invariably break the law by cycling along Coldharbour Lane against the forthcoming traffic because it is too dangerous to take the legal alternative. This is cycling up hill on the Devizes Road then turning right down Ashley Road. As a cyclist turning right on a busy main road is dangerous in itself but on a hill is even more risky. The road is also relatively narrow and motorists squeeze past far too close. Coldharbour Lane, by contrast, is the only safe, if not legal, alternative. The traffic is much slower and less frequent and there is safe space for a motor vehicle to pass a cyclist. I would like the Council to create a contraflow for cyclists along Meadow Road and Coldharbour Lane in the interests of safety. This will also fulfil Salisbury Council's commitment to encourage cycling in the city, whilst making our roads safer and our air cleaner.

C Thomas

Submitted by M Wilmot

Coldharbour Lane/Meadow Road: Highways Improvement Request Form

I am a member of COGS (the Cycling Opportunities Group for Salisbury) and sit on Salisbury's Cycle Liaison Panel, a Wiltshire Council body which meets regularly involving COGS and other stakeholders.

I submitted the Highways Improvement Request form which is before you this evening, asking members to consider further steps to evaluate a northbound cycle contraflow on Meadow Road/Coldharbour Lane, and there are a few points I would like to add:

- This proposal for a cycle contraflow has the full support of Wiltshire Council's Highways officers. Alternative routes have been investigated and this was deemed the only solution which might be feasible in a reasonable timescale.
- As things are currently, cyclists have to cycle up Devizes Road and then take a right turn, while going uphill, to access the Ashley Road area. This is a dangerous manoeuvre for cyclists on this busy road.
- There are existing cycle contraflows in Salisbury on Avon Approach, South Street and Rollestone Street. All of these are designed to allow cyclists a quicker route than might be possible for motorists, to encourage cycling generally, and all operate satisfactorily and safely.
- Support by your committee this evening would allow this request to progress to the next step of a further evaluation by Highways engineers to look at levels of traffic, speed and potential dangers at junctions etc. They would seek to establish whether it might be possible to design a safe cycle contraflow lane at this location, and it would not be progressed further unless it met the relevant safety criteria.
- Heather Blake, a Senior Transport Planner at Wiltshire Council has recommended as follows: "My strong advice is that we look at a contraflow on Coldharbour Lane. I cannot guarantee that it is deliverable, but we should do the survey work there to determine if it is."

In the current climate Councils are being urged to do all they can to encourage cyclists, so I hope the City Council will be minded to support the request for this contraflow to be further investigated.

M Wilmot

