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## Minutes

**Meeting of** : Planning Committee  
**Date** : 26 October 2020  
**Meeting held** : via Microsoft Teams  
**Commencing at** : 6:30pm

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Present:

Chair: Cllr J Farquhar

Vice Chair: Cllr T Corbin

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

Also present: Cllr A Hoque and S Hocking.

Officers: A Child and Y Pustarnakov.

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1696. **Apologies:**

1696.1. Cllr Walsh gave his apologies, and was substituted by Cllr C Corbin.

1697. **Public Questions/Statement Time:**

1697.1. There were no questions or statements submitted by the public.

1698. **Councillor Questions/Statement Time:**

1698.1. There were no questions or statements submitted by the Councillors.

1699. **Minutes of the Previous Meeting:**

The minutes of the previous meeting of the Planning Committee held on 28 September 2020 were approved and signed by the Chairman.

1700. **Declarations of Interest:**

There were no declarations of interest.

1701. **Dispensations:**

No dispensations were requested.

1702. **Chairman's Announcements:**

1702.1. The Chairman informed the Committee that Natural England served Wiltshire Council a regulatory order that prevents it from granting consent to planning applications that do not guarantee phosphate neutrality. This regulation order should not impact on the workings of SCC's Planning Committee (PC).

1703. **Planning for the Future:**

The Committee discussed SCC's drafted response for Planning for the Future, and it was:

**Resolved that:**

1703.1. The Committee agreed the response and instructed officers to submit this response.

1704. **Salisbury City Planning Applications submitted since 25 September:**

The Committee considered the following applications and it was:

**Resolved that:**

Minute number	Application number	Site Address and Proposal	Comments
<b>Fisherton and Bemerton Village</b>			
1704.1.	<a href="#">20/08541/FUL</a>	<b>6 Roman Road Salisbury SP2 9BH</b> Construction of a brick two storey extension to the rear of the property to create a new Kitchen / Breakfast room. larger bedrooms on first floor and loft conversion.	SCC asks that WC notes neighbours' concerns.
1704.2.	<a href="#">20/08761/FUL</a>	<b>19 Roberts Road Salisbury Wiltshire SP2 9BT</b> Proposed single storey lean to extension	SCC has no comment to make on this application.
<b>Harnham</b>			
1704.3.	<a href="#">20/07417/FUL</a>	<b>100 Netherhampton Road Salisbury</b>	SCC objects to this

		<b>SP2 8LZ</b> Proposed single storey rear extension & loft conversion	application because of overdevelopment and it being overbearing on the adjacent property.
1704.4.	<a href="#">20/08409/FUL</a>	<b>32 Harnwood Road Harnham Salisbury SP2 8DB</b> Proposed single storey extensions and alterations	SCC objects to this application because of overdevelopment and it being overbearing on the adjacent property.
1704.5.	<a href="#">20/08671/TPO</a>	<b>7 Harnwood Road Harnham Salisbury Wiltshire SP2 8DD</b> 30% Reduction to Maple Tree	SCC has no comment to make on this application.
1704.6.	<a href="#">20/08530/FUL</a>	<b>43 Netherhampton Road Salisbury SP2 8HD</b> Single storey extension to rear of building	SCC has no comment to make on this application.
1704.7.	<a href="#">20/08267/FUL</a>	<b>13 Bishops Drive East Harnham Salisbury SP2 8NZ</b> Single storey rear extension.	SCC has no comment to make on this application.
<b>St Edmund and Milford</b>			
1704.8.	<a href="#">20/07809/FUL</a>	<b>2 The Avenue Salisbury SP1 1NF</b> Proposed alteration of Garage Roof from Pitched to Flat including Parapet wall (Retrospective)	SCC has no comment to make on this application.
1704.9.	<a href="#">20/04337/OUT</a>	<b>18 College Street Salisbury SP1 3AL</b> Demolition of the existing building. Construction of a new dwelling.	SCC supports this application.
1704.10.	<a href="#">20/08492/FUL</a>	<b>17 Estcourt Road Salisbury Wiltshire SP1 3AP</b> Proposed flat roof side dormer.	SCC has no comment to make on this application.
1704.11.	<a href="#">20/08694/TPO</a>	<b>7 Wain-A-Long Road Salisbury Wiltshire SP1 1LJ</b> Lime Tree - T3 - Remove suckers from lower part of the tree	SCC has no comment to make on this application.
1704.12.	<a href="#">20/08625/TPO</a>	<b>United Kingdom House Castle Street Salisbury SP1 3SH</b> Ash tree - overall prune up to 5m	SCC has no comment to make on this application.
1704.13.	<a href="#">20/08835/FUL</a>	<b>58 St Marks Road Salisbury SP1 3AZ</b> Alterations to front elevation, proposed loft conversion and replacement single storey rear extension.	SCC has no comment to make on this application.
1704.14.	<a href="#">20/08165/FUL</a>	<b>73-75 Estcourt Road Salisbury SP1 3AX</b> Change of Use of part of the D1 (Orthodontic Practice) to C3 (Residential Flat) including alterations to existing Flat.	SCC has no comment to make on this application.

1704.15.	<a href="#">20/08531/TCA</a>	<b>Kelsey House 1 Kelsey Road Salisbury SP1 1JR</b> Fell 4 Sycamore Trees and 1 Group of Leylandii	SCC has no comment to make on this application.
<b>St Francis and Stratford</b>			
1704.16.	<a href="#">20/08721/LBC</a>	<b>Prebendal House Stratford Road Stratford Sub Castle Salisbury Wiltshire SP1 3LL</b> Replace entrance gates with oak gates and install another entrance gate.	SCC has no comment to make on this application.
1704.17.	<a href="#">20/08302/FUL</a>	<b>Prebendal House Stratford Road Stratford Sub Castle Salisbury Wiltshire SP1 3LL</b> Replace entrance gates with oak gates and install another entrance gate.	SCC has no comment to make on this application.
1704.18.	<a href="#">20/08107/FUL</a>	<b>139 Castle Road Salisbury Wiltshire SP1 3RR</b> Proposed rear extension.	SCC has no comment to make on this application.
1704.19.	<a href="#">20/08147/FUL</a>	<b>2 Chancellors Farm Stratford Road Stratford Sub Castle SP1 3LG</b> Single Storey Side and Rear Extension	SCC has no comment to make on this application.
<b>Bemerton</b>			
1704.20.	<a href="#">20/07750/FUL</a>	<b>18 Heath Road Salisbury Wilts SP2 9JS</b> Erection of rear extension and removal supporting wall between house and extension. Convert loft with full length dormer. Erection of garage/shed.	SCC has no comment to make on this application.
1704.21.	<a href="#">20/08364/FUL</a>	<b>Land to the rear of 57 Pembroke Road Bemerton Heath Salisbury Wiltshire SP2 9DJ</b> Construction of one detached property and associated works to form access and parking to existing and new dwelling (amendment of 20/06063/REM)	SCC has no comment to make on this application.
<b>St Martins and Cathedral</b>			
1704.22.	<a href="#">20/07953/FUL</a>	<b>9 New Street Salisbury SP1 2PH</b> Proposed internal alterations and replacement doors to the rear flat roof extension	SCC has no comment to make on this application.

1704.23.	<a href="#">20/08432/LBC</a>	<b>9 New Street Salisbury SP1 2PH</b> Proposed internal alterations and replacement doors to the rear flat roof extension	SCC has no comment to make on this application.
1704.24.	<a href="#">20/08305/TCA</a>	<b>57 Choristers Square The Close Salisbury SP1 2EL</b> Copper Beech - crown raise to highest point in canopy	SCC has no comment to make on this application.
1704.25.	<a href="#">20/08633/FUL</a>	<b>8 Old Meadows Walk Harnham Salisbury Wiltshire SP2 8PA</b> Front and Rear Extensions and Alterations	SCC objects to this application because of overdevelopment and poor design at the rear of the building.
1704.26.	<a href="#">20/08651/TCA</a>	<b>8 St Margarets Close Salisbury Wiltshire SP1 2RY</b> Fell 1 Gledista and 1 Conifer	SCC has no comment to make on this application.
1704.27.	<a href="#">20/08469/FUL</a>	<b>45 Milton Road Harnham Salisbury SP2 8AY</b> Proposed single storey extension and alterations.	SCC objects to this application because it is overbearing on the adjacent property.
1704.28.	<a href="#">20/08861/FUL</a>	<b>15 Munks Close Harnham Salisbury SP2 8PB</b> Garage conversion.	SCC has no comment to make on this application.
<b>St Marks and Bishopdown</b>			
N/A			
<b>St Pauls</b>			
1704.29.	<a href="#">20/08381/LBC</a>	<b>The Old Manor Hospital Wilton Road Salisbury SP2 7EP</b> Standalone application for Avon House to revise internal apartment layouts following approval under 17/00107/LBC. Structural repairs and remedial works (partial dismantle and re-build) to the 2No. failed/dilapidated bays on the north elevation, in accordance with structural engineers recommendations.	SCC has no comment to make on this application.
1704.30.	<a href="#">20/08653/TCA</a>	<b>2 Shapland Close Wilton Road Salisbury Wiltshire SP2 7EJ</b> Fell 1 Holly Tree	SCC has no comment to make on this application.
1704.31.	<a href="#">20/08464/ADV</a>	<b>24 Devizes Road Salisbury SP2 7AD</b> Upgrade of existing 48 sheet advert to support digital poster.	SCC objects to this application because of light pollution, inappropriate and unattractive signage in a

			residential area, and distracting for drivers on a narrow, busy A-road with narrow footpaths. Furthermore, SCC asks that WC notes letters of objection.
1704.32.	<a href="#">20/07747/FUL</a>	<b>The Old Manor Hospital Wilton Road Salisbury SP2 7EP</b> Standalone application for Avon House to revise internal apartment layouts following approval under 16/12244/FUL. Structural repairs and remedial works (partial dismantle and re-build) to the 2No. failed/dilapidated bays on the north elevation, in accordance with structural engineers recommendations.	SCC has no comment to make on this application.
1704.33.	<a href="#">20/08149/FUL</a>	<b>Leaside 40 Longland Salisbury Wiltshire SP2 7ET</b> Proposed side extension	SCC has no comment to make on this application.

1705. **Late Business:**

The Committee considered late business and it was:

Minute Number	Planning App	Ward	Development	Comments
1705.1.	<a href="#">20/08976/REM</a>	BEMERTON	<b>Land to the North West of Fugglestone Red and Bemerton Heath Salisbury Wiltshire</b> Phase A3 for S/2012/0814, relating to layout, scale, appearance and landscaping.	SCC objects to this application for the following reasons: The designs of the buildings are desperately bland and uninspiring, mediocre.  The St. Peter's Place development requires proper pavement access along Devizes Road to join up with existing pavements from Fugglestone Red

				<p>roundabout to Salisbury.</p> <p>Question the suitability of the drainage and attenuation ponds following the near breaching of the first phase attenuation ponds putting the neighbouring Fugglestone Red properties at risk after what was not an unusual level of rainfall with the ground still relatively porous on Sunday 4th October 2020. Please review the impacts of this site and the level of drainage required across the site.</p> <p>Question the placement of the LEAP so close to an attenuation pond. Suggest making a change from the indicative masterplan, could space be found for this LEAP further to the north west of the development within phase A3? It would also be strongly welcomed by existing</p>
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				<p>residents with young children if a park could be done as a priority rather than at the end of Phase A3.</p> <p>Both attenuation ponds should be fenced and lifebuoys at each put in place. Request that this is requested by WC Officers and subsequently incorporated and agreed in these plans as Persimmon have been very slow to act on the first phase where a lifebuoy is still not in place but keenly requested by residents as these attenuation ponds have very steep banks and obviously do fill with deep water.</p> <p>It would enhance the area if the brickwork design features on the buildings actually covered all four elevations rather than the front and quarter of the side elevations to increase the attractiveness of the estate.</p> <p>Would like to see biodiversity</p>
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				<p>further encouraged with built-in features to encourage birds such as swifts, house Martins, and House Sparrows and bats incorporated into the housing.</p> <p>Swept-path analysis appears okay, but would like to see overall plans included to show how updated phase A3 interacts with the wider development with regard to residents accessing:</p> <ol style="list-style-type: none"> <li>1. the bus routes and bus stops.</li> <li>2. footpath /cycleways to/from St. Peter's Place including towards Wilton Hill.</li> </ol> <p>Phase A3 seems to avoid having tandem parking bays which is very much welcomed.</p> <p>Hard to see the impact of gradients within these plans, from what can be seen so far the site appears to</p>
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				work well.
1705.2.	<a href="#">20/08844/FUL</a>	<b>BEMERTON</b>	<b>55 Ramleaze Drive Salisbury SP2 9PA</b> Proposed 1st floor extension over existing garage to form additional bedrooms	SCC has no comment to make on this application.
1705.3.	<a href="#">20/08668/ADV</a>	<b>ST EDMUND AND MILFORD</b>	<b>5 Winchester Street Salisbury SP1 1HB</b> Replacement signage scheme.	SCC asks that the applicant adheres to the Shop Front Policy.
1705.4.	<a href="#">20/09014/TCA</a>	<b>ST MARTINS AND CATHEDRAL</b>	<b>103 West Walk The Close Salisbury Wiltshire SP1 2EY</b> Reduce Yew Tree to Previous Pruning Points and Crown Clean T1	SCC has no comment to make on this application.
1705.5.	<a href="#">20/08619/FUL</a>	<b>ST EDMUND AND MILFORD</b>	<b>4A &amp; 4B Endless Street Salisbury Wiltshire SP1 1DL</b> <b>1. Conversion</b> of ground and first floor from Class E (former A 3 (vacant)) to form 4 apartments (Class C3) <b>2. External alterations</b> to building including formation of roof terrace	SCC has no comment to make on this application.
1705.6.	<a href="#">20/09013/TCA</a>	<b>ST EDMUND AND MILFORD</b>	<b>36 Elm Grove Road Salisbury Wiltshire SP1 1JW</b>	SCC has no comment to make on this application.

			T1 Reduce Horse Chestnut Tree Back to Previous Pruning Points	
1705.7.	<a href="#">20/09194/TCA</a>	<b>ST MARTINS AND CATHEDRAL</b>	<b>1 St Margarets Close Salisbury Wiltshire SP1 2RY</b> Maple Repollard	SCC has no comment to make on this application.
1705.8.	<a href="#">20/09206/TPO</a>	<b>ST MARKS AND BISHOPDOWN</b>	<b>8 &amp; 10 Ventry Close Salisbury Wiltshire SP1 3ES</b> T1 - Raise canopy to 6m , reduction of branches extending over 9 Ventry Close T2 remove large branch overhanging No 9 T3 reduce overhanging branches by 3m	SCC has no comment to make on this application.
1705.9.	<a href="#">20/09162/TPO</a>	<b>HARNHAM</b>	<b>16 Bishops Drive East Harnham Salisbury SP2 8NZ</b> Crown Lift Sycamore Tree to 8 Metres from Ground Level	SCC has no comment to make on this application.
1705.10.	<a href="#">20/09165/TCA</a>	<b>ST PAULS</b>	<b>4 &amp; 5 Fisherton Island Salisbury Wiltshire SP2 7TG</b> 5 x Willow trees - re-pollard	SCC has no comment to make on this application.
1705.11.	<a href="#">20/08690/FUL</a>	<b>ST EDMUND AND MILFORD</b>	<b>Land rear of 43 &amp; 45 Estcourt Road Salisbury SP1 3AS</b> Erection of new 1.5 storey	SCC objects to the application due to overdevelopment and lack of parking.

			building to create 2 x 1 bed apartments	
1705.12.	<a href="#">20/08577/FUL</a>	<b>FISHERTON AND BEMERTON VILLAGE</b>	<p><b>129-133 (Shell Bemerton) Wilton Road Salisbury SP2 7JB</b></p> <p>Application for Full Planning Permission for the redevelopment of the existing petrol filling station; including the demolition of the existing sales building, jet wash and forecourt including removal of the underground fuel tanks; and erection of new sales building, forecourt and canopy; provision of new underground tanks and associate pipe work; provision of electric vehicle charging hub and associated plant; provision of car parking and bin storage area; and associated works.</p>	SCC has no comment to make on this application.
1705.13.	<a href="#">20/09325/LBC</a>	<b>ST EDMUND AND MILFORD</b>	<p><b>53 Winchester Street Salisbury Wiltshire SP1 1HL</b></p>	SCC has no comment to make on this application.

			Internal alterations to facilitate change of use from ground floor hairdresser salon to self contained flat.	
1705.14.	<a href="#">20/08994/FUL</a>	<b>ST EDMUND AND MILFORD</b>	<b>53 Winchester Street Salisbury Wiltshire SP1 1HL</b> Internal alterations to facilitate change of use from ground floor hairdresser salon to self contained flat.	SCC has no comment to make on this application.

1706. **Salisbury Transport Strategy:**

The Committee discussed a meeting between councillor and officers Salisbury City Council (SCC) and Wiltshire Council (WC) regarding Salisbury transport strategy, and it was:

**Resolved that:**

- 1706.1. SCC will continue collaborating with WC on improving Salisbury's transport strategy.

1707. **Highways Improvement Form –High Street:**

The Committee considered a Highways Improvement form for the High Street, and it was:

**Resolved that:**

- 1707.1. SCC objects to this application because the indicated zone is not a street crossing. But, rather it is meant to be used for jaywalking. Furthermore, People Friendly Street initiative negates the need for such a sign.

1708. **Highways Improvement Form –Silver Street:**

The Committee considered a Highways Improvement form for the Silver Street, and it was:

**Resolved that:**

- 1708.1. SCC objects to this application because the indicated zone is not a street crossing. But, rather it is meant to be used for jaywalking. Furthermore, People Friendly Street initiative negates the need for such a sign.

1709. **Highways Improvement Form –Milford Street:**

The Committee received a briefing from Cllr Hocking regarding a considered a Highways Improvement form for the Milford Street. After considering this application, it was:

**Resolved that:**

- 1709.10. SCC supports this application.

1710. **Matters, if any, which by reason of special circumstances the Chairman decides should be considered as a matter of urgency:**

The Committee raised an enquiry regarding the outside development at the YOYO Bar, and it was noted that this matter will be discussed at the next Planning Committee meeting on 23 November 2020.

There were 2 member of the public and no members of the press present.

The meeting closed at 8.30pm.