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## Minutes

**Meeting of** : Planning and Development Committee  
**Date** : 24 April 2023  
**Meeting held** : The Guildhall  
**Commencing at** : 6:30pm

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Present:

Chair: Cllr A Riddle Vice Chair: Vacant

Cllrs: L Blackwood, J Bolwell, C Hibbert, J King, M Mewse, C Stanway, I Tomes and E Wills.

Also Present: Cllr J Nettle

Officers: A Child and T Simpkins

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### 2136. **Apologies:**

- 2136.1. Cllr Bayliss gave his apologies and was substituted by Cllr Blackwood.
- 2136.2. Cllr T Corbin gave his apologies and was substituted by Cllr Bolwell.

### 2137. **Public Questions/Statement Time:**

The Committee received a statement from Christine Stock, Katherine Tarring and Emily Griffiths, Residents of Britford Lane regarding current plans by Bishop Wordsworth's School to build a Multi-use Games Area (MUGA) on the Britford Lane Playing fields. The statement is attached to these minutes.

### 2138. **Councillor Questions/Statement Time:**

There were no questions or statements submitted by the Councillors.

2139. **Minutes of the Previous Meeting:**

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

2140. **Declarations of Interest:**

2140.1. Cllr Tomes declared an interest in the Highways Improvement Form which falls in Item 9. Late Business.

2141. **Dispensations:**

No dispensations were requested.

2142. **Chairman's Announcements:**

The Chairman announced that item 10, will be discussed after item 7, to provide the members of the public that were present to discuss these items.

2143. **Land adjacent to High Post Business Park:**

The Committee heard comments and concerns from Cllr Curtis and Cllr Down representing the three parish councils in the Woodford Valley – Durnford Parish Council, Woodford Parish Council, and Lake Parish Council, and also concerns from Salisbury Resident, Mr D Jennings about planning application [PL/2022/09262](#). Following some discussion it was:

**Resolved to:**

2143.1. Invite the Police and Crime Commissioner for Wiltshire and Swindon to an open public meeting to discuss the current plans for the Southern Policing Hub before the application deadline of the 10 May 2023.

2143.2. Note that all members of the Committee can submit individual responses to the application if they wish to do so

2144. **Salisbury City Planning Applications submitted since 18 March 2023:**

The Committee considered the following applications, and it was:

Resolved that:

Minute Number	Application number	Site address and proposal	Comments
<b>Bemerton Heath</b>			
<b>St Francis and Stratford</b>			

2144.1	<a href="#">PL/2023/02244</a>	<b>Lion Heart, Stratford Road, Stratford Sub Castle, Salisbury, SP1 3LQ</b> Demolish existing conservatory and replace with larger conservatory.	SCC has no comment to make on this application.
2144.2	<a href="#">PL/2023/02282</a>	<b>21 DONALDSON ROAD, SALISBURY, SP1 3DB</b> New porch on the front elevation and internal alterations	SCC has no comment to make on this application.
2144.3	<a href="#">PL/2023/02091</a>	<b>Five Rivers Leisure Centre, Hulse Road, Salisbury, Wilts, SP1 3NR</b> Variation of condition 2 to PL/2022/00733 (Installation of car park 161kw solar canopies) - Change from carport canopy at location A to a P.V EV charging hub for temporary trial.	SCC has no comment to make on this application.
2144.4	<a href="#">PL/2023/02661</a>	<b>75 Castle Road, Salisbury, SP1 3RN</b> Proposed Single Storey rear extension and alterations	SCC has no comment to make on this application.
<b>Milford</b>			
2144.5	<a href="#">PL/2023/02348</a>	<b>9 Courtwood Close, Salisbury, SP1 2RX</b> Single storey rear extension to replace existing conservatory	SCC has no comment to make on this application.
<b>Fisherton and Bemerton Village</b>			
2144.6	<a href="#">PL/2023/01905</a>	<b>76 Lower Road, Salisbury, SP2 9NQ</b> Proposed alterations to existing outbuilding.	SCC has no comment to make on this application.
2144.7	<a href="#">PL/2023/02988</a>	<b>326 Devizes Road, Salisbury, SP2 7DP</b> Loft conversion in a gambrel design roof to form additional bedroom	SCC objects to this application on the grounds of overdevelopment and the detrimental impact on the street scene
<b>St Pauls</b>			
2144.8	<a href="#">PL/2023/01999</a>	<b>The Old Manor Hospital, Wilton Road, Salisbury, Wilts, SP2 7EP</b>	SCC supports this application and notes the conservation officer

		Alterations to previously approved layout and creation of mezzanine level within Plot 09 and additional window to Plot 21.	comments.
<b>St Edmund's</b>			
2144.9	<a href="#">PL/2023/02749</a>	<b>QUEEN ELIZABETH GARDENS, CRANEBRIDGE ROAD, SALISBURY, SP2 7TD</b> T1 - Willow tree - reduce by 4m T2 - Willow tree - fell monolith	SCC has no comment to make on this application.
2144.10	<a href="#">PL/2023/02956</a>	<b>5 FULFORD PLACE, SALISBURY, SP1 3BB</b> G1 - Row of Yew trees on rear boundary - Crown reduce by 3m from top and balance lateral growth - reason for works is general tree management to keep trees correct size for available space. Increase of light to rear gardens.	SCC has no comment to make on this application.
2144.11	<a href="#">PL/2023/02955</a>	<b>8 FISHERTON ISLAND, SALISBURY, SP2 7TG</b> G1 - Group of Italia Yew, Crab Apple and two other small trees in the back garden - fell to ground level. G2 - Group of Four previously pollarded Willow on other side of river - Fell three trees and retain one. T1 - Hawthorn - Fell to ground level. T2 - Goat Willow- Fell to ground level.	SCC requests for the Tree Conservation Officer to investigate the site for the potential of applying Tree Preservation Order (TPO) to the trees south of the river.
2144.12	<a href="#">PL/2023/02891</a>	<b>NO.S 15 ENDLESS STREET &amp; 42-44 CHIPPER LANE, SALISBURY, SP1 1BG</b> Prior Notification requirement under Part MA of the GPDO for the change of use of Class E space to form 12 apartments. Site at First, Second & Third floors only (not ground floor) at Nos.15 Endless Street and Nos 42-44 Chipper Lane Salisbury SP1 1BG	SCC has no comment to make on this application.

2144.13	<a href="#">PL/2023/02053</a>	<b>13 Milford Street, Salisbury, Wilts, SP1 2AJ</b> Change of use from retail (Nail salon) with residential use to upper floors, to restaurant (use class E(b)) with residential use to upper floors retained. Associated commercial kitchen extract flue to the rear and lowering of rear window at ground floor to form a doorway.	SCC has no comment to make on this application.
2144.14	<a href="#">PL/2023/02521</a>	<b>13 Milford Street, Salisbury, Wilts, SP1 2AJ</b> Installation of kitchen extract flue to the rear, internal alterations and lowering of rear window at ground floor to form a doorway.	SCC has no comment to make on this application.
2144.15	<a href="#">PL/2023/02725</a>	<b>28 Butcher Row, Salisbury, SP1 1EP</b> New External Signage	SCC asks for this application to be referred to the Shopfront Policy
2144.16	<a href="#">PL/2023/02726</a>	<b>28 Butcher Row, Salisbury, SP1 1EP</b> New External Signage	SCC asks for this application to be referred to the Shopfront Policy
<b>Harnham West</b>			
2144.17	<a href="#">PL/2023/02392</a>	<b>151 BOUVERIE AVENUE SOUTH, SALISBURY, SP2 8EB</b> Demolish the existing garage and erect a detached 3-bedroom dwelling adjacent to 151 Bouverie Avenue South, remove a window on the eastern elevation of No.151 Bouverie Avenue South, create altered access points, hard/soft landscaping and associated works	SCC objects to this application on the grounds of overdevelopment.
2144.18	<a href="#">PL/2023/02727</a>	<b>86 HARNHAM ROAD, HARNHAM, SALISBURY, SP2 8JW</b> T1 - Spruce - fell to ground level.	SCC has no comment to make on this application.
<b>Harnham East</b>			

2144.19	<a href="#">PL/2022/09472</a>	<p><b>3 NEW BRIDGE ROAD, HARNHAM, SALISBURY, SP2 8AA</b></p> <p>First floor extension above garage, Cladding externally all walls with insulation and new finishes, Increase in eaves/ridge height by 150mm New fenestration. New workshop/office in garden. And Increase boundary wall to New Bridge Road in height to 2 meters off pavement level. Altered pedestrian access from New Bridge Road. Revised parking to front of property.</p>	SCC has no comment to make on this application.
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2145. **Late Business:**

The Committee considered late business and it was:

Minute Number	Application number	Ward	Development	Comment
2145.1	<a href="#">PL/2023/02830</a>	Salisbury St. Edmund's ED	<p><b>65 Estcourt Road, Salisbury, SP1 3AX</b></p> <p>Removal of Conservatory alteration &amp; extension to for kitchen/dining with alterations &amp; extension to basement all to provide better accommodation.</p>	SCC has no comment to make on this application.
2145.2	<a href="#">PL/2023/02913</a>	Salisbury Fisherton & Bemerton Village ED	<p><b>Land to the rear of 64 &amp; 66, Queen Alexandra Road, Salisbury, SP2 9LA</b></p> <p>Subdivision of plot, erection of 2 new dwellings, together with hard and soft landscaping</p>	SCC objects to this application due to overdevelopment, and difficulty of access and egress onto Queen Alexandra Road via the new access route
2145.3	<a href="#">PL/2023/02954</a>	Salisbury Harnham East ED	<p><b>21 WILMAN WAY, HARNHAM, SALISBURY, SP2</b></p>	SCC has no comment to make on

			<b>8QS</b> Proposed first floor extension over garage to form bedroom	this application.
2145.4	<a href="#">PL/2023/03025</a>	Salisbury Harnham West ED	<b>45 Bouverie Avenue, Salisbury, Wilts, SP2 8DU</b> Proposed single storey rear extension and alterations	SCC has no comment to make on this application.

2146. The Committee considered a Highways Improvement Request Form for the Town path, Lower Street Harnham, and it was:

**Resolved that:**

2146.1. SCC support this application.

2147. **Street Naming – Netherhampton Road North:**

The Committee considered 8 street names for the new development on Netherhampton Road North. It was:

**Resolved that:**

The following street names be agreed:

- 2147.1. Hale
- 2147.2. Robertson
- 2147.3. Bodenham
- 2147.4. Botly
- 2147.5. Carpenter
- 2147.6. Fawcett
- 2147.7. Wickins
- 2147.8. Lawrence
- 2147.9. Douglas and Bottenham as reserve names if required

2148. **Matters, if any, which by reason of special circumstances the Chairman decides should be considered as a matter of urgency:**

There were 8 members of the public and one member of the press present.

The meeting closed at 8.43pm.

**Statement from Christine Stock, Katherine Tarring and Emily Griffiths, Residents of Britford Lane regarding current plans by Bishop Wordsworth's School to build a Multi-use Games Area (MUGA) on the Britford Lane Playing fields.**

We are residents of Britford Lane in Salisbury and we're here to raise our concerns about plans by Bishop Wordsworth's School to build a Multi Use Games Area, or MUGA, on their Britford Lane playing fields.

To be clear, we do understand the school's desire to improve sports facilities for its pupils. We also know that it has been fundraising for this project for a while. However, recent correspondence from Bishops has revealed that they plan to make the MUGA commercially available with extensive hours of use.

The proposed MUGA will be 40 by 28 metres in size. It will include 5 cricket lanes, a netball court, 1-2 tennis courts, a 5 aside football pitch and a hockey pitch. When not in use by the school, the facility will be available to rent from 7am to 9pm, every day of the year, including at weekends and during the school holidays, with floodlighting when required.

We understand that councillors are not able to comment until a formal planning application has been made. However, we wanted to draw the Council's attention to the plans now, as we believe that the proposed intensive use of this site could have a really negative impact on the lives of residents and the character of the area.

Britford Lane is a quiet, unadopted road. It is part of a green corridor that takes you from the outskirts of the city, past fields with cathedral views and along a footpath into the village of Britford. It is enjoyed by many across Salisbury as a peaceful place to walk, run and cycle. At the moment the use of the playing fields is confined to school hours and occasional Saturday matches. There is no street lighting and in the evenings, Britford Lane is dark and tranquil.

Within that context, you can hopefully appreciate that what the school is proposing is a very significant change in the usage of the playing fields - a change which does not take into account the semi-rural character of the Lane.

Our concerns include:

- 1) The increase in traffic on this narrow, unadopted road, especially in the evenings and at weekends.
- 2) The shortage of parking - inconsiderate and dangerous parking has in the past been a major issue on match days, both on the Lane and in surrounding streets.
- 3) Noise pollution - in this quiet location noise travels very easily, especially in the evening.
- 4) Light pollution - there is no street lighting on Britford Lane. Even occasional use of floodlighting will be intrusive to residents and could harm wildlife - including a bat colony which is known to live on the fields.

In summary, we are concerned that the proposed commercial and extended use of this new facility will lead to the undermining of this tranquil and much-loved green corridor.

Thank you for listening to our concerns.