

The Guildhall  
Market Place  
Salisbury  
Wilts  
SP1 1JH



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# Minutes

**Meeting of** : Planning Committee  
**Date** : 19 April 2022  
**Meeting held** : The Guildhall  
**Commencing at** : 6:30pm

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Present:

Chair: Cllr T Corbin                      Vice Chair: Cllr A Riddle

Cllrs: A Bayliss, C Hibbert, S Hocking, J Nettle, M Mewse, C Stanway and J Well.

Also present: A Hoque.

Officers: A Child and Y Pustarnakov.

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1918.

**Apologies:**

- 1918.1. J Broom gave her apology and was substituted by Cllr Hocking.
- 1918.2. I Tomes gave his apology and was substituted by Cllr Wells.

1919. **Public Questions/Statement Time:**

There were no questions or statements submitted by the public.

1920. **Councillor Questions/Statement Time:**

There were no questions or statements submitted by the Councillors.

1921. **Minutes of the Previous Meeting:**

The minutes of the previous meeting of the Planning Committee held on 21 March 2022 were approved.

1922. **Declarations of Interest:**

There were no declarations of interest.

1923. **Dispensations:**

1952.1. No dispensations were requested.

1924. **Chairman's Announcements:**

1924.1. The Chairman was pleased to inform that Salisbury City Council was awarded the New Buildings Award certificate from the Salisbury Civic Society for the pavilion at the Avenue Cemetery.

1925. **Salisbury City Planning Applications submitted since 18 March:**

**The Committee considered the following applications and it was:**

Resolved that:

Minute number	Application number	Site Address and Proposal	Comments
<b>Bemerton Heath</b>			
N/A			
<b>St Francis and Stratford</b>			
1969.1.	<a href="#"><u>PL/2022/02284</u></a>	<b>3 Pauls Dene Crescent, Salisbury, SP1 3QU</b> Side extension to facilitate creation of first floor bedroom.	SCC has no comment to make on this application.
1969.2.	<a href="#"><u>PL/2022/02438</u></a>	<b>22 Thistlebarrow Road, Salisbury, SP1 3RT</b> Proposed loft conversion, extension and alterations	SCC has no comment to make on this application.
1969.3.	<a href="#"><u>PL/2022/02526</u></a>	<b>Prebendal House, Stratford Road, Stratford Sub Castle, Salisbury, SP1 3LL</b> To remove the rotten roof structure at the north end of the house and replace with a new timber structure with clay tiles to match the existing roof covering.	SCC supports this application.

1969.4.	<a href="#"><u>PL/2022/02373</u></a>	<b>Five Rivers Leisure Centre, Hulse Road, Salisbury, Wilts, SP1 3NR</b>  Installation of additional PV panels to the roof	SCC supports this application.
1969.5.	<a href="#"><u>PL/2022/02567</u></a>	<b>16 Dorset Road, Salisbury, Wilts, SP1 3BP</b>  Variation of conditions 2 and 3 of PL/2021/03387 - To allow for alterations to proposed materials and thereby alterations to the proposed elevations	SCC has no comment to make on this application.
1969.6.	<a href="#"><u>PL/2022/01447</u></a>	<b>Salisbury Baptist Church, Brown Street, Salisbury, Wilts, SP1 2AS</b>  Non-illuminated lettering and 1 no. non-illuminated fascia sign to front elevation	SCC asks that the applicant adheres to the Shopfront Policy.
1969.7.	<a href="#"><u>PL/2022/02221</u></a>	<b>30-36 Fisherton Street, Salisbury, SP2 7RG</b>  Erection of building for Retail Unit (Town Centre Use Class E), and 96 bedroom hotel.  (Revised scheme based on planning permission 19/07427/FUL comprising replacement of the approved ground floor library and gym use with a more flexible Town Centre/ Retail use (use Class E), provision of a 96 room Hotel (in place of the approved 86 room hotel), Café bar at ground floor as part of the Hotel use and minor revisions to the design)	SCC welcomes the opening of the retail, café and the hotel. However, SCC objects due to the cluttered appearance, the building materials used need to be refined. The boxy design is unattractive. It is juxtaposed to the historic buildings around it.
<b>Milford</b>			
1969.8.	<a href="#"><u>PL/2022/02559</u></a>	<b>4 Fowlers Road, Salisbury, SP1 2QU</b> Single storey rear extension & associated internal alterations	SCC has no comment to make on this application.
1969.9.	<a href="#"><u>PL/2022/02638</u></a>	<b>Next, Dolphin Trading Estate, Southampton Road, Salisbury, SP1 2LB</b> Proposed internally illuminated letters and LED strip surround to existing non-illuminated flex faced box and individual internally illuminated letters to glazing panel	SCC has no comment to make on this application.

<b>Fisherton and Bemerton Village</b>			
1969.10.	<a href="#"><u>PL/2021/11252</u></a>	<p><b>Salisbury Golf Centre, Wilton Road, Salisbury SP2 9NY</b></p> <p>Variation of condition 2 of S/1998/0286</p>	SCC reaffirms previous objections due to current excessive light pollution into Lower Road properties, increased hours would be of further detriment.
<b>St Pauls</b>			
N/A			
<b>St Edmund's</b>			
1969.11.	<a href="#"><u>PL/2022/02233</u></a>	<p><b>Peartree Apartments, 17-19 Mill Road, Salisbury, SP2 7RT</b></p> <p>Construction of detached glazed pergola on paved terrace east of premises</p>	SCC has no comment to make on this application.
1969.12.	<a href="#"><u>PL/2022/02309</u></a>	<p><b>31-33 Old George Mall, Salisbury, SP1 2AF</b></p> <p><b>Proposed new shop front and advertisement to retail store.</b></p>	SCC asks that the applicant adheres to the Shopfront Policy.
1969.13.	<a href="#"><u>PL/2022/02528</u></a>	<p><b>The Guildhall, Market Place, Wiltshire, SP1 1JH</b></p> <p>G1 and G2 - 12 x Lime trees - re-pollard</p>	SCC has no comment to make on this application.
1969.14.	<a href="#"><u>PL/2022/02337</u></a>	<p><b>Warner House, Castle Street, Salisbury, SP1 3TB</b></p> <p>Insertion of 2 pairs of external doors within adapted window openings @ ground floor level</p> <p>Change of use to classes for suite 101 (258sqm) to</p> <p>E(a) Display or retail sale of goods, other than hot food</p> <p>E(c)(i) Financial services</p> <p>E(c)(ii) Professional services (other than health or medical services)</p> <p>E(c)(iii) Other appropriate services in a commercial, business or service locality</p> <p>E(g)(i) Offices to carry out any operational or administrative function</p> <p>E(g)(ii) Research and development of product or processes</p> <p>F1(a) Provision of education</p>	SCC has no comment to make on this application.

		F1(b) Display of works of art (otherwise than for sale or hire) F1(c) Museums F1(d) Public libraries or public reading rooms F1(e) Public halls or exhibition halls F1(f) Public worship or religious instruction (or in connection with such use)	
1969.15.	<a href="#"><u>PL/2022/02028</u></a>	<b>3 Mill Race Close, Mill Road, Salisbury, SP2 7RX</b> Replace existing windows with timber slimline double glazed units	SCC has no comment to make on this application.
1969.16.	<a href="#"><u>PL/2022/02590</u></a>	<b>3 Clifton Row, West Street, Salisbury, SP2 7SJ</b> Olive tree - 40% reduction and remove 3 lowest branches	SCC has no comment to make on this application.
1969.17.	<a href="#"><u>PL/2022/00705</u></a>	<b>42 Winchester Street, Salisbury, SP1 1HG</b> Reinstate street level shops & convert rear store building into 2No. Two bedroom dwellings.	SCC has no comment to make on this application.
1969.18.	<a href="#"><u>PL/2022/02640</u></a>	<b>42 Winchester Street, Salisbury, SP1 1HG</b> Reinstate street level shops & convert rear store building into 2No. two bedroom dwellings.	SCC has no comment to make on this application.
1969.19.	<a href="#"><u>PL/2022/02743</u></a>	<b>12 Churchfields Road, Salisbury, SP2 7NH</b> Ash tree - thin canopy and reduce one overhanging limb by 3m Norway Maple tree - fell	SCC has no comment to make on this application.
1969.20.	<a href="#"><u>PL/2022/02924</u></a>	<b>The Harcourt Medical Centre, Cranebridge Road, Salisbury, SP2 7TD</b> Ash tree - fell	SCC has no comment to make on this application.
<b>Harnham West</b>			
1969.21.	<a href="#"><u>PL/2022/02424</u></a>	<b>60 Watersmeet House, Harnham Road, Harnham, Salisbury SP2 8JJ</b> Single story side kitchen extension	SCC has no comment to make on this application.
1969.22.	<a href="#"><u>PL/2022/02395</u></a>	<b>9 Norfolk Road, Harnham, Salisbury, SP2 8HF</b> Single storey rear extension	SCC has no comment to make on this application.
1969.23.	<a href="#"><u>PL/2022/02708</u></a>	<b>2 Richards Way, Harnham, Salisbury, SP2 8NT</b> Enlargement of existing single storey rear/side extension including new pitched roof, and installation of new	SCC has no comment to make on this application.

		garage door.	
<b>Harnham East</b>			
1969.24.	<a href="#"><u>PL/2022/02732</u></a>	<b>The Works Yard, The Close, Salisbury, SP1 2ER</b> 2 x Lime trees - reduce to 20 ft	SCC has no comment to make on this application.
1969.25.	<a href="#"><u>PL/2022/02637</u></a>	<b>The Coach House, 58 The Close, Salisbury, SP1 2EX</b> Replacement of 6 timber framed panels with 2 timber bi-fold doors, each with 3 panels	SCC has no comment to make on this application.
1969.26.	<a href="#"><u>20/00337/FUL</u></a>	<b>Land to the east of Odstock Road and to the south of Rowbarrow, Salisbury, Wiltshire</b> Erect 86 dwellings together with garages, car barns, and refuse/cycle stores. Lay out gardens and erect means of enclosure. Creation of new vehicular access to Odstock Road. Lay out internal roads, including drives and pavements. Provision of associated public open space, play areas and landscape planting.	SCC appreciates the developer's efforts to accommodate Council's concerns. However, SCC asks that the developers include Swift boxes/bricks installed throughout the development.
1969.27.	<a href="#"><u>PL/2022/02691</u></a>	<b>Bishop Wordsworth's School Playing Fields, Britford Lane Salisbury, SP2 8AL</b> Proposed preconstructed toilet building to be provided by Portakabin Limited and hired for 5 years.	SCC objects to this application because this development is not in keep with the environment and not appropriate for the location.
1969.28.	<a href="#"><u>PL/2022/02363</u></a>	<b>12 North Walk, The Close, Salisbury, SP1 2EB</b> Single storey extension on the side of the house to provide new garage and garden room	SCC has no comment to make on this application.
1969.29.	<a href="#"><u>PL/2022/02886</u></a>	<b>12 North Walk, The Close, Salisbury, SP1 2EB</b> Single storey extension on the side of the house to provide new garage and garden room	SCC has no comment to make on this application.

1926. **Late Business:**

The Committee considered late business and it was:

Minute number	Application no.	Ward	Development	Comment
1970.1.	<a href="#"><u>PL/2022/03034</u></a>	Milford ED	<b>CHURCHILL GARDENS, SOUTHAMPTON ROAD,</b>	SCC has no comment to make on this application.

			<b>SALISBURY</b> T1 - Grey Poplar - Monolith to reduce load on fork T2 & T3 Lombardy Poplars - Monolith both to a safe level	
1970.2.	<a href="#"><u>PL/2022/03041</u></a>	Milford ED	<b>2 THE CRESCENT, HILL  VIEW ROAD,  SALISBURY, SP1 1HY</b> Proposed 2 storey front & side extensions, including removal of existing adjoining garage	SCC objects to this application because of overdevelopment and lack of parking.

1927. **Highway adjacent to 58-68A Hulse Road, Salisbury:**

The Committee considered matters relating to highway adjacent to 58-68A Hulse Road, Salisbury, and it was:

**Resolved to:**

1927.1. SCC objects to this application because the grass adds to the positive nature of the street scene.

1928. **Salisbury Station Forecourt and Fisherton Gateway Consultation:**

The Committee considered Wiltshire Council's consultation on the Salisbury Station Forecourt and Fisherton Gateway project, and it was:

**Resolved to:**

1928.1. Officers were instructed to draft a response which can be viewed at Annex A.

1929. **Matters, if any, which by reason of special circumstances the Chairman decides should be considered as a matter of urgency:**

Nil

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

The meeting closed at 20:58.

## Annex A

### Salisbury Station Forecourt and Fisherton Gateway Consultation

Below is the Salisbury City Council's (SCC) agreed response to the Salisbury Station Forecourt and Fisherton Gateway Consultation, as agreed by SCC's Planning Committee on Tue 19 Apr 2022.

1. The covered area for Stonehenge bus users should be able to keep 20 people moderately sheltered and clear of pavements, cars and buses.
2. The Churchfield's Road crossing point needs to be a safe crossing point or if this is deemed unachievable completely do away with it and erect two crossing points, one near the west end of the car park, and the other by the mini roundabout.
3. SCC would like to propose that the North entrance is reopened allowing better access to pedestrians and bus users both travelling to and from the city. This will dramatically improve disabled access and reduce congestion during peak times as well as improving the poor sense of arrival.
4. SCC asks that the South Western Road crossing point at Fisherton Street end should stay, so SCC supports Option 1A.

The pedestrian crossing South Western Road near the Railway bridge and Fisherton Street currently serves two different types of pedestrian. Those pedestrians walking to and from Salisbury City centre to St Pauls roundabout, and these pedestrians walking to and from the station. This pedestrian crossing, therefore, should remain in its current location.

5. SCC supports raised table at the junctions (as shown on page 10 of the consultation document). This will act to slow traffic movement and signal priority for pedestrians (under new Highway Code).
6. Parking along South Western Road - this is a very narrow footway and with the high wall gives the feeling of being very narrow especially at peak times, for example when the school pupils are leaving or going to the Railway station. This would be relieved by reopening the Northern entrance. SCC also supports Option 2B, restricting parking to night time use only. The road and pavement should be same height to support better disabled access.
7. SCC supports retaining a bus stop at Water Lane (3B).
8. SCC notes that pavements are narrowest along Fisherton Street outside the main retailers due to short-term parking. SCC asks for temporary parking during business hours with this area of road raised to the level of the pavement.



