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Minutes

Meeting of : Planning and Development Committee
Date : 1 August 2022
Meeting held : The Guildhall
Commencing at : 6:30pm

Present:

Chair: Vacant Vice Chair: A Riddle

Cllrs: A Bayliss, J Bolwell, C Hibbert, J King, J Nettle, C Stanway, I Tomes and E Wills.

Officers: J Whitty and Y Pustarnakov.

In absence of the Chair, Cllr T Corbin, the Vice Chair, Cllr Riddle, chaired the meeting.

2012. **Apologies:**

2012.1. Cllr T Corbin gave his apology and was substituted by J Bolwell.
2012.2. Cllr M Mews gave his apology and was substituted by E Wills.

2013. **Public Questions/Statement Time:**

There were no questions or statements submitted by the public.

2014. **Councillor Questions/Statement Time:**

There were no questions or statements submitted by the Councillors.

2015. **Minutes of the Previous Meeting:**

The minutes of the previous meeting of the Planning Committee held on 4 July 2022 were approved.

2016. **Declarations of Interest:**

2016.1. Cllr Nettle declared non-pecuniary interest in planning applications [PL/2022/03971](#) and [PL/2022/04159](#).

2017. **Dispensations:**

No dispensations were requested.

2018. **Chairman's Announcements:**

2018.1. The Chairman reminded the committee about Salisbury Neighbourhood Development Plan Regulation 14 [Public Consultation](#).

2018.2. The Chairman informed the committee that this meeting is video recorded because the council is trying out meeting streaming options.

2019. **Salisbury City Planning Applications submitted since 1 July:**

The Committee considered the following applications and it was:

Resolved that:

Minute number	Application number	Site Address and Proposal	Comments
Bemerton Heath			
N/A			
St Francis and Stratford			
2019.1	PL/2022/04898	37 PAULS DENE CRESCENT, SALISBURY, SP1 3QX Single storey rear flat roof extension. Conversion and extension of existing garage to create annexe. New porch and bay window to front elevation.	SCC has no comment to make on this application
2019.2	PL/2022/04908	61 MOBERLY ROAD, SALISBURY, SP1 3BX Single storey rear kitchen extension	SCC has no comment to make on this application
2019.3	PL/2022/04998	35 BALMORAL ROAD, SALISBURY, SP1 3PZ Proposed Extensions, Roof conversion	SCC supports Highways Officer's comments.

		and alterations (Amendment to approved application 21/01446/FUL)	
Milford			
2019.4	PL/2022/05070	1 SOMERSET ROAD, SALISBURY, SP1 3BL Single storey garden room. First floor internal alterations. New parking area and vehicular access	SCC supports Highways Officer's comments.
2019.5	PL/2022/05151	17 WOODVILL ROAD, SALISBURY, SP1 3JQ Proposed front porch, 1st floor side extension with balcony & Internal Alterations	SCC asks WC to note neighbours' concerns.
2019.6	PL/2022/05268	57 WAIN-A-LONG ROAD, SALISBURY, SP1 1LW Single-storey wrap-around rear extension	SCC has no comment to make on this application
2019.7	PL/2022/04875	Land at Salisbury Retail Park, London Road, Salisbury, SP1 3YX Proposed commercial development comprising a Use Class E foodstore (including the sale of non-food goods) and drive thru coffee shop unit (use class e); petrol filling station; provision of open space / landscaping including a new pedestrian and cycle link between London Road and Green Lane; access, parking, and associated infrastructure and development. Please note that following the pre-application consultation there have been two major amendments to the proposals: <ul style="list-style-type: none"> • Drive thru – the restaurant drive thru unit has been removed from the current application • Service yard – to minimise any potential disruption the service yard will be fully enclosed. 	SCC supports this application subject to: <ul style="list-style-type: none"> • Reduce operating hours to 7am-10pm to protect amenity of nearby residents. 24-hour operation not suitable in a residential area. • Concern about extra impact of traffic cutting through to access the supermarket via the narrow road through Ford and potential increased problems due to HGVs at St Thomas's bridge. • EV charging - at least 10 units required. • Request raised banking or other

			<p>measures to shield nearby houses from light pollution.</p> <ul style="list-style-type: none">• Ecology surveys need updating and there is no detail of mitigation measures on or off-site or of net biodiversity gain. One site that could potentially benefit from this is the proposed solar farm at Petersfinger.• Presence of bee orchids on road verge - this verge should be protected.• Request installation of solar panels and water recycling.• Coin-operated trolleys requested.• Request a reduced speed limit on London Road from Aldi to St Thomas's bridge, to protect children crossing amid extra traffic.• Due to considerable public interest, SCC requests that this application is decided in Salisbury rather than Trowbridge.
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Fisherton and Bemerton Village			
2019.8	PL/2022/04988	41 NEW ZEALAND AVENUE, SALISBURY, SP2 7JX Retrospective application for off road parking in front garden area.	SCC has no comment to make on this application
2019.9	PL/2022/04853	26 Stanley Little Road, Bemerton Heath, Salisbury, Wilts, SP2 9DT Retrospective planning permission for drive and dropped kerb	SCC has no comment to make on this application
St Pauls			
2019.10	PL/2022/04583	Former Gasworks Site, Cold Harbour Lane, Salisbury, SP2 7PD Temporary welfare compound; alterations and repair of existing boundary wall; and engineering, excavation and infilling works to facilitate the decontamination of the site for continued commercial use.	SCC asks WC to undertake an archaeological assessment for this site.
St Edmund's			
2019.11	PL/2022/05086	4-6 Minster Street, Salisbury, Wiltshire, SP1 1TF 3 No. Fascia Signs and 2 No. Projecting Signs	SCC asks that the applicant adheres to the shop front policy.
2019.12	PL/2022/05074	4 - 6 Minster Street, Salisbury, SP1 1TF External Shopfront Alterations	SCC asks that the applicant adheres to the shop front policy.
2019.13	PL/2022/05342	35 BEDWIN STREET, SALISBURY, SP1 3UT Sycamore tree - reduce height by 50%	SCC has no comment to make on this application
2019.14	PL/2022/04849	46-50 Old George Mall, Salisbury, Wilts, SP1 2AG Illuminated fascia sign above the store entrance and two projecting illuminated signs on the Old George Mall frontage of the Primark store. Two non-illuminated fascia signs and one projecting non-illuminated sign on the New Street frontage of the Primark store	SCC asks that Conservation Officer's comments be sought.
2019.15	PL/2022/05144	2 WOODSTOCK ROAD, SALISBURY, SP1 3TJ Proposed single storey rear extension and associated works.	SCC has no comment to make on this application

2019.16	PL/2022/05075	4-6 Minster Street, Salisbury, SP1 1TF External Shopfront Alterations and Minor Internal Alterations to Non-Original Features	SCC has no comment to make on this application
Harnham West			
N/A			
Harnham East			
2019.17	PL/2022/05098	14 AYLESWADE ROAD, HARNHAM, SALISBURY, SP2 8DR Erection of greenhouse and garden studio (home office).	SCC has no comment to make on this application
2019.18	PL/2022/05399	EXETER STREET /Churchill Way Junction Ash Tree - Monolith to safe level	SCC has no comment to make on this application
2019.19	PL/2022/05289	57, THE CLOSE, SALISBURY, SP1 2EL (4) - 2 x small Ash trees - fell (on riverbank opposite Braybrooke House) (1) - (3) - subject to PL/04959 currently under consultation)	SCC has no comment to make on this application
2019.20	PL/2022/03971	Walton Canonry, 69 West Walk, The Close, Salisbury, SP1 2EN Extension and alteration of the garage and restoration and increase in the roof height of the store outbuilding	SCC supports Conservation Officer's comments
2019.21	PL/2022/04159	Walton Canonry, 69 West Walk, The Close, Salisbury, SP1 2EN Extension and alteration of the garage and restoration and increase in the roof height of the store outbuilding	SCC supports Conservation Officer's comments
2019.22	PL/2022/04216	3 Maeve House, New Street, Salisbury, SP1 2PH The erection of a pent wooden shed in the rear garden	SCC has no comment to make on this application

2020. **Late Business:**

The Committee considered late business and it was:

Minute number	Application no.	Ward	Development	Comment
2020.1	PL/2022/05512	Milford ED	3 ELM GROVE, SALISBURY, SP1 1NQ Replacement of existing garage with new garage and enlargement of rear raised terrace along with	SCC has no comment to make on this application

			associated alterations.	
2020.2	PL/2022/05348	Harnham West ED	2 Montague Road, Harnham, Salisbury, Wilts, SP2 8NJ Demolition of existing garage and conservatory, construct new single storey kitchen and hall side extension, installation of solar panels	SCC objects to this application because part of the development is up to the boundary line.
2020.3	PL/2022/05392	Harnham East ED	Bishop Wordsworth School, Exeter Street, Salisbury, Wilts, SP1 2ED Retention of modular building used for classroom/laboratory space and associated works.	SCC objects to this development becoming a permanent building. SCC requests that this application is resubmitted and reviewed after 5 years.
2020.4	PL/2022/05473	Fisherton & Bemerton Village ED	27 EMPIRE ROAD, SALISBURY, SP2 9DE SINGLE STOREY GARDEN ROOM TO REAR ELEVATION	SCC has no comment to make on this application
2020.5	PL/2022/05365	St. Francis & Stratford ED	Stratford Court, Stratford Road, Salisbury, SP1 3JH Erection of a replacement, self-contained, semi-detached Class C2 care facility with associated access, car parking and landscape works.	SCC supports this application and endorses SWIFT comments.

2021. **Highways Improvement Request Form -Milford Mill Road:**

The Committee considered Highways Improvement Request Form for Milford Mill Road, and it was:

Resolved to:

2021.1. SCC supports this application.

2022. **Full Variation Licence application for: The Chapel:**

The Committee considered matters relating to Full Variation Licence application for The Chapel, and it was:

Resolved that:

2022.1. SCC supports this application.

2023. **New Premises Licence Application: Five Rivers:**

The Committee considered New Premises Licence Application for Five Rivers, and it was:

Resolved that:

2023.1. SCC supports this application.

2024. **Matters, if any, which by reason of special circumstances the Chairman decides should be considered as a matter of urgency:**

Cllr Nettle requested Officers to produce a document that notes standard responses to minor and major developments.

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

The meeting closed at 20:25.