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## Minutes

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

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Present:

Chair: Cllr T Corbin

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

Cllrs also present: Cllr S Hocking and J Nettle

Officers: A Child, A Hunt and J Whitty

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### 2177. **Apologies:**

2177.1. Cllr M Mewse gave his apologies.

2177.2. Cllr A Riddle gave her apologies and was substituted by Cllr R Rogers

### 2178. **Public Questions/Statement Time:**

A statement regarding application [PL/2023/03504](#) Mr Harrison was invited to speak to his statement when the application was discussed by the committee. The full statement can be found at the end of these minutes.

### 2179. **Councillor Questions/Statement Time:**

There were no questions or statements submitted by the Councillors.

2180. **Minutes of the Previous Meeting:**

The minutes of the previous meeting of the Planning Committee held on 19 June 2023 were approved.

2181. **Declarations of Interest:**

- 2181.1 Cllr I Tomes declared an interest application [PL/2023/05394](#)  
2181.2 Cllr T Corbin declared an interest in application [PL/2023/04159](#)

2182. **Dispensations:**

No dispensations were requested.

2183. **Chairman's Announcements:**

The Chairman made an announcement to bring forward two items, Bishop Wordsworth School and 64 Wellington Way, to discuss first as members of the public were present who wished to speak to the applications.

2184. **Salisbury City Planning Applications submitted since 24 July 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>		
2184.1	<a href="#">PL/2023/05287</a>	<b>Land known as B3, Land North West of Fugglestone Red and Bemerton Heath, Salisbury</b>  Reserved matters application for Phase B3 pursuant to Outline consent S/2012/0814 relating to access, layout, scale, appearance and landscaping for the erection of 176 dwellings and associated works	SCC commented on the application. A full list of comments to be submitted can be found at the end of these minutes.  The committee also directed the Clerk to communicate with Wiltshire Council concerning the 106 agreement, and the future management and maintenance of the green spaces for this site.

<b>St Francis and Stratford</b>			
2184.2	<a href="#"><u>PL/2023/05583</u></a>	<p><b>25 THISTLEBARROW ROAD, SALISBURY, SP1 3RT</b></p> <p>Demolish existing concrete panel garage and asbestos roof, construct brick cavity construction garage on same foot print with extend height loft storage</p>	SCC has no comment to make on this application
2184.3	<a href="#"><u>PL/2023/05887</u></a>	<p><b>15 ST LAWRENCE CLOSE, STRATFORD SUB CASTLE, SALISBURY, SP1 3LW</b></p> <p>T1 - Willow tree - pollard to 4m</p>	SCC has no comment to make on this application
2184.4	<a href="#"><u>PL/2023/05894</u></a>	<p><b>LITTLE THATCHES, STRATFORD ROAD, STRATFORD SUB CASTLE, SALISBURY, SP1 3LH</b></p> <p>T1 - Cherry tree – fell</p>	SCC has no comment to make on this application
<b>Milford</b>			
2184.5	<a href="#"><u>PL/2023/05588</u></a>	<p><b>15 STROUD PLACE, SALISBURY, SP1 1JQ</b></p> <p>T1 - Lime tree to be pollard back to previous pollard points.</p> <p>T2 - Sycamore tree to be dismantled due to die back</p>	SCC has no comment to make on this application
2184.6	<a href="#"><u>PL/2023/05585</u></a>	<p><b>4 ST MARGARETS CLOSE, SALISBURY, SP1 2RY</b></p> <p>G1 - Laurel, holly, lilac &amp;</p>	SCC has no comment to make on this application

		rowan: reduce all trees to previous pruning points, plus cut back laurel overhanging path to fence line.	
<b>Fisherton and Bemerton Village</b>			
2184.7	<a href="#">PL/2023/04517</a>	<p><b>5 Western Way, Bemerton Heath, Salisbury, SP2 9DP</b></p> <p>Dropped kerb and driveway access to dwelling including levelling of ground within application site to provide driveway finished with pervious block paving</p>	<p>SCC comment support of the driveway proposal, however, they highlighted concerns about the condition of the tree, which is three times larger then indicated on the drawing, with possibly extensive roots. Due to cars having to pass under the tree, an inspection of the trees health is advised. Additionally, the repositioning of a road sign will be required to facilitate the proposed driveway.</p>
<b>St Pauls</b>			
2184.8	<a href="#">PL/2023/04958</a>	<p><b>The Flat, 81 Wilton Road, Salisbury, Wilts, SP2 7ER</b></p> <p>Retrospective conversion of existing basement to 1 bedroom flat</p>	<p>SCC object to the application and agree with the Highway Department comments. Additionally, SCC object for its use as a habitable space due to there being no windows and lack of amenities, SCC seek Wiltshire Council planning enforcement officer comments.</p>
<b>St Edmund's</b>			

2184.9	<a href="#">PL/2023/04928</a>	<p><b>15 Oatmeal Row, Salisbury, SP1 1TH</b></p> <p>Alterations and conversion of upper floors into 3 no, self-contained flats. From W/C for the retail unit on the ground floor and bin and bike stores for flats</p>	SCC has no comment to make on this application
2184.10	<a href="#">PL/2022/06394</a>	<p><b>Antelope Court, Ivy Street, Salisbury, SP1 2AZ</b></p> <p>Proposed removal of all current timber sliding sash windows &amp; doors, and replace with colour matched upvc sliding sash windows and doors. Additional minor works including replacement of RWG &amp; downpipes, soffits &amp; fascias to be replaced with white upvc to match existing, balconies to be repaired and repainted, timber feature door surround repaired and painted to match existing.</p>	SCC object, supporting the conservation officer previous comments.
2184.11	<a href="#">PL/2023/04469</a>	<p><b>15 Oatmeal Row, Salisbury, SP1 1TH</b></p> <p>Alterations and conversion of upper floors into 3 no, self-contained flats. Form W/C for the retail unit on the ground floor and bin and bike stores for flats.</p>	SCC has no comment to make on this application
2184.12	<a href="#">PL/2023/04869</a>	<p><b>60A Winchester Street, Salisbury, SP1 1HL</b></p> <p>Retrospective application for an infill roof with new roof lights between the alley formed by the walls of 60 and 61.</p>	SCC object to the application in support of neighbour's comments

2184.13	<a href="#">PL/2023/04242</a>	<p><b>St. Edmunds Church Street, Salisbury, SP1 1EF</b></p> <p>The proposed works involve the fitting of 2 No. new 12kw high temperature Vaillant Air Source Heat Pumps (ASHP) The ASHPs will be installed on a concrete slab on the ground in an enclosed area approximately 4.1 x 4.3 metres at the end of the garden of 51 Greencroft Street.</p>	SCC has no comment to make on this application
2184.14	<a href="#">PL/2023/05356</a>	<p><b>12 CHURCHFIELDS ROAD, SALISBURY, SP2 7NH</b></p> <p>Ash tree - reduce overhanging branches back to boundary of Richmond House</p>	SCC has no comment to make on this application
2184.15	<a href="#">PL/2023/05066</a>	<p><b>44 Silver Street, Salisbury, Wilts, SP1 2NE</b></p> <p>Change of use of upper floors to hairdressing salon, replace south elevation with an oak framed jettied wall with rendered infill panels and internal alterations</p>	SCC has no comment to make on this application
2184.16	<a href="#">PL/2023/05303</a>	<p><b>44 Silver Street, Salisbury, Wilts, SP1 2NE</b></p> <p>Internal alterations to facilitate change of use of upper floors to hair salon and replace south elevation with an oak framed jettied wall with rendered infill panel</p>	SCC has no comment to make on this application
2184.17	<a href="#">PL/2023/05503</a>	<p><b>2 BELLE VUE COURT, BELLE VUE ROAD, SALISBURY, SP1 3AR</b></p> <p>T1 - Ash - early stage ash</p>	SCC has no comment to make on this application

		dieback, remove to ground level.	
2184.18	<a href="#">PL/2023/05210</a>	<p><b>THE OLD SCHOOL HOUSE, SCHOOL LANE, SALISBURY, SP1 3YA</b></p> <p>We would like to dismantle the large Silver Birch in its entirety. Damson, We would like to do crown thinning and crown reduction on the Damson as well as remove ivy growing up the trunk. In the above we have consulted D. K. Hackett - tree surgeon and Tree Technique.</p>	SCC has no comment to make on this application
2184.19	<a href="#">PL/2023/04159</a>	<p><b>Platform 4, Salisbury Railway Station, South Western Road, Salisbury, SP2 7RS</b></p> <p>Internal fit out work to transform the existing Pumpkin Retail unit to a new Cafe Local brand retail unit together with new signage. The works are to be contained within the existing retail area demise and the existing Platform 4 elevation is to be retained with new signage that will match the size and position of the existing.</p>	SCC support the application, however SCC objects to the illuminated signage usage within a train station.
<b>Harnham West</b>			
2184.20	<a href="#">PL/2023/05130</a>	<p><b>44 MONTAGUE ROAD, HARNHAM, SALISBURY, SP2 8NL</b></p> <p>Two storey rear extension, Garage conversion to office / store</p>	SCC has no comment to make on this application
2184.21	<a href="#">PL/2023/05766</a>	<b>141 BOUVERIE AVENUE SOUTH, SALISBURY, SP2</b>	SCC has no comment to

		<p><b>8EB</b></p> <p>Demolish existing Garage and replace with a two storey side extension and associated works.</p>	make on this application
2184.22	<a href="#">PL/2023/04285</a>	<p><b>8 NETHERHAMPTON ROAD, SALISBURY, SP2 8HE</b></p> <p>Demolition of existing property and erection of a replacement 3 bedroom residential dwelling.</p>	SCC has no comment to make on this application
2184.23	<a href="#">PL/2023/05394</a>	<p><b>OLD MILL COTTAGE, MIDDLE STREET, HARNHAM, SALISBURY, SP2 8LL</b></p> <p>Magnolia - 40% reduction. Silver Birch - 50% reduction</p>	SCC has no comment to make on this application
2184.24	<a href="#">PL/2023/05286</a>	<p><b>Land North of Netherhampton Road, Netherampton Road, Salisbury, SP2 8FT</b></p> <p>Variation of conditions 2, 16, 18 &amp; 19 relating to PL/2021/06594 - (Residential development comprising 106 dwellings including formation of vehicular access and footways, open space, drainage, landscaping and associated works) in connection to parking allocation, the delivery timescales of the Section 278 works and practicalities around house delivery and pumping station together with Deed of Variation to associated S106.</p>	<p>SCC object to the application and request that a temporary bus stop is in place for the first resident occupation and a permanent bus stop is in place prior to completion of the development.</p> <p>Cllrs also expressed concern that the known risk of flooding on this land was not adequately considered prior to the commencement of the building development.</p>
2184.25	<a href="#">PL/2023/05559</a>	<p><b>15 MONTAGUE ROAD, HARNHAM, SALISBURY,</b></p>	SCC has no comment to



		<b>SP2 8NJ</b>  Proposed Single storey and First Floor extensions and alterations	make on this application
<b>Harnham East</b>			
2184.26	<a href="#">PL/2023/04920</a>	<b>The Fishing Lodge, West Walk, The Close, Salisbury, SP1 2EY</b>  Minor ground floor extension to rear of Fishing Lodge (Water compatible use) (resubmission of PL/2023/02935)	SCC has no comment to make on this application
2182.27	<a href="#">PL/2023/05340</a>	<b>11 AYLESWADE ROAD, HARNHAM, SALISBURY, SP2 8DW</b>  Notification of proposed works to trees in a conservation area	SCC has no comment to make on this application
2184.28	<a href="#">PL/2023/03504</a>	<b>Bishop Wordsworths School, Exeter Street, Salisbury, SP1 2ED</b>  Removal of 2 no temporary classrooms and the erection of a 3 storey 8 classroom teaching block. Temporary relocation of 1no temporary classroom to the main school site for use whilst construction works take place. Temporary classroom to be removed once new block is complete	SCC objects this application due to the impact on Bishop Gate House, impact on the Conservation Area and its surroundings. Overlooking neighbouring properties. Overdevelopment in a small space of land and excessive height, with the proposed building being prominently built 4-5m forward the existing building line, the negative impact it will have on Friary Lane, the expected additional school drop off and pick up parking issues this development will create in the local

			area and being built on a floodplain 3
2184.29	<a href="#">PL/2023/05420</a>	<b>84 Spire View, St Ann Street, Salisbury. SP1 2DX</b>  Erection of timber framed building on brick plinth to accommodate indoor swimming pool	SCC has no comment to make on this application
2184.30	<a href="#">PL/2023/04884</a>	<b>57 St Ann Street, Salisbury, SP1 2DX</b>  Replacement of timber windows to rear ground floor kitchen and utility room extension with high quality upvc in imitation Georgian style	SCC has no comment to make on this application

2185. **Late Business:**

The Committee considered late business and it was:

Minute Number	Application no.	Ward	Development	Comment
2185.1	<a href="#">PL/2023/04439</a>	St. Francis & Stratford	<b>5 Moberly Road, Salisbury, SP1 3BZ</b>  Two storey side and rear extension plus remodelling & renovation works	SCC has no comment to make on this application
2185.2	<a href="#">PL/2023/02084</a>	Milford	<b>Wilderness Cottage, Shady Bower, Salisbury, Wilts, SP1 2RE</b>  Proposed repairs, address rainwater and damp issues, replace conservatory roof	SCC has no comment to make on this application
2185.3	<a href="#">PL/2023/05314</a>	St. Edmund's	<b>6 St Edmunds, Church Street, Salisbury, Wilts, SP1 1EF</b>	SCC has no comment to make on this

			Proposed replacement of casement window in rear of second-floor bedroom	application
2185.4	<a href="#">PL/2023/05572</a>	St. Edmund's	<b>40C FISHERTON STREET, SALISBURY, SP2 7RB</b>  Remove protruding first floor 'dormer' section that is supported with rotten floor joists and return the exterior wall to the original design by continuing existing slate cladding.	SCC has no comment to make on this application
2185.5	<a href="#">PL/2023/06052</a>	Harnham East	<b>77 WOODBURY GARDENS, HARNHAM, SALISBURY, SP2 8QA</b>  Single storey side extension and associated works	SCC has no comment to make on this application
2185.6	<a href="#">PL/2023/05965</a>	St. Edmund's	<b>Ludlow House, 42-44 Chipper Lane, Salisbury, SP1 1BG</b>  Installation of solar panels and a safety guarding around such at roof level	SCC has no comment to make on this application
2185.7	<a href="#">PL/2023/04732</a>	Harnham East	<b>St Nicholas Hospital, 5 St Nicholas Road, Salisbury</b>  Proposed non-illuminated blue enamelled circular commemorative plaque on left entrance pillar facing St. Nicholas Road.	SCC has no comment to make on this application

2185.8	<a href="#">PL/2023/06103</a>	Harnham West	<b>89 NETHERHAMPTON ROAD, SALISBURY, SP2 8NA</b>  Replacement of the existing rear conservatory with a rear extension and minor internal remodelling	SCC has no comment to make on this application
2184.9	<a href="#">PL/2023/04869</a>		<b>60A Winchester Street, Salisbury, SP1 1HL</b>  Retrospective application for an infill roof with new roof lights between the alley formed by the walls of 60 and 61.	SCC object to the application in support of neighbour's comments

**The following major application is outside the parish of Salisbury; however, is close to the parish boundary line.**

2185.10	<a href="#">20/01200/FUL</a>	Outside Parish Boundary	<b>Land at Petersfinger Farm, Southampton Road, Salisbury, SP5 3DB</b> Erect 19 no. new houses to create a new retirement estate and community, incorporating existing scheme of 4no. dwellings, to include guest accommodation and estate manager's flat, erect club house, bin store and associated parking and turning areas, install sewerage pumping station and upgrade access track to tarmac, install pedestrian crossing of A36.	SCC as per previous comment on this application, emphasizing the necessity to extend the 30mph from the Tesco roundabout and incorporate past the crossing point and access road, the committee objects on overdevelopment and advocates the inclusion of 40% social housing in the development.
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2186. **Premise Licence Application - Jeni and J's Premier 158 Wilton Road, Salisbury SP2 7LA**

The Committee considered an application for a new Premises Licence Application for Jeni and J's Premier 158 Wilton Road, Salisbury SP2 7LA and it was:

**Resolved that:**

2186.1. SCC supports this application.

A vote was taken and was **carried**.

2187. **Highway adjacent to 64 Wellington Way, Salisbury**

The Committee considered an application for Highway adjacent to 64 Wellington Way, Salisbury, following the receipt of additional information. The applicant, Mr A Willson, was present and spoke on the application. The committee considered the application further, and it was:

**Resolved that:**

2187.1. SCC supports this application.

**Proposed by:** Cllr R Rogers

**Seconded by:** Cllr T Corbin

A vote was taken and was **carried**.

2188. **Traffic Survey Request – Brown Street:**

The Committee considered the traffic survey request to be, and it was:

**Resolved that:**

2188.1. SCC supports this application.

**Proposed by:** Cllr I Tomes

**Seconded by:** Cllr J King

A vote was taken and was **carried**.

2189. **Highway Improvement Request Form – Access Audit:**

The Committee considered the highway improvement request form, and it was:

**Resolved that:**

2160.1. SCC supports this application.

**Proposed by:** Cllr T Corbin

**Seconded by:** Cllr I Tomes

A vote was taken and was **carried**.

2190. **Wiltshire Design Guide Consultation**

The Committee considered the Wiltshire Council's Draft Wiltshire Design Guide to agree a response to the consultation, and it was:

**Resolved that:**

2190.1. Salisbury City Council remains concerned that there is nothing that addresses the issues of committing developers to provide on/off site pedestrian/cycle access prior to homes being inhabited. So the failures of Longhedge and St. Peter's Place look set to continue for future developments. It is imperative that Wiltshire Council planning guidance must include safe pedestrian and cycling access to and from new developments before any occupation of the buildings is allowed to take place.

2190.2. Salisbury City Council also support the Salisbury Green Space Partnership comments.

**Proposed by:** Cllr I Tomes

**Seconded by:** Cllr T Corbin

A vote was taken and was **carried**.

2191. **South Western Railway Public Consultation**

The Committee considered the South Western Railway Public Consultation and discussed a response to the consultation, and it was:

**Resolved that:**

2191.1 SCC provided the following comments: Salisbury City Council (SCC) do not see this as step forward and feel this is a retrograde step. Disabled

and wheelchair support has eroded over the years. Staff support to use ticket machines is supported by SCC. Ticket offices are useful to have people located in the station who are easily identifiable and easily located. The clunky National Rail enquiry website requires updating and tickets need reforming before any staffing change takes place as currently specialist advice is required to break down journeys for best ticket prices. There is a need for staff to support vulnerable and less confident passengers to feel safe and encouraged to use the train. A ticket office location is where people would expect to find staff and gives a sense of a safer environment.

**Proposed by:** Cllr I Tones

**Seconded by:** Cllr C Stanway

A vote was taken and was **carried**.

2192. **Matters, if any, which by reason of special circumstances the Chairman decides should be considered as a matter of urgency:**

There were 5 members of the public and 1 members of the press present.

The meeting closed at 8.57pm.

## **Public Question/ Statement**

### **Letter to Salisbury Planning committee - 20th July 2023 - Neil Harrison**

#### References:

1. Topics listed as relevant - as defined at <https://www.wiltshire.gov.uk/planning-comment>
2. Topics listed as relevant – as defined in notice letter PL/2023/03504, dated 21st June 2023
3. Design and access statement, Peter Smith Associates of Stamford Lincs (170 miles up north)
4. Salisbury City Council Strategic Plan 2022 – 2025
5. Salisbury Neighbourhood plan (SNP) DRAFT VISION AND THEMES
6. Historic England – Planning and archaeology advice note 17 Executive Summary of suggested topics

1. Increasing the likelihood of children suffering death and injury from crossing Exeter street which will be particularly bad on winter evenings and in poor weather
2. Exposing children to the danger of death from street level pollution ('Ella's law') Reducing the habitat for Peregrine, Swifts, Frogs, Newts, Insects and Bats Bishop gate does not appear to be used to its full potential, it is in a poor state of repair
3. Does not enhance or protect the Conservation area
4. Remote classrooms are not sustainable from a national planning guidelines perspective
5. There is an unused school inside the Cathedral Close called Leaden Hall, sustainability principles would command the use of that. (Planning for a sustainable environment and protection the heritage is not mutually exclusive)
6. Facilitating a massive intrusion on my private life from 250 kids looking into bathroom and bedrooms and garden (human rights violation)
7. Facilitating interference with my right to enjoy my house (human rights violation)
8. Not safeguarding the view of the Cathedral Spire and St Osmond's Church
9. Concreting over green space inside the floodplain will cause flooding
10. Increasing the traffic from non-Salisbury residents will increase community tension



11. Huge industrial sized, very noisy fan and pump units are not appropriate to residential area
12. No adoption the design and appearance guidance provided by Vision for Salisbury team
13. The last time the school had contractors in they smashed the windows of my house
14. Bishops Wordsworth School don't care about the welfare of the Friary or their students

## Introduction

I wish to object to this planning application on the following points, they are made with reference to topics listed as relevant on the website [see list ref 1] and the letter [see list ref 2] (This is not all my objections.

These objections have been prepared for submission to the Council on Friday (at their request) ahead of the meeting on Mon 24th July):

### Highway safety [see list ref 1]

If built the tower block will have 8 classrooms for a total of 250 children. The access will be "via the walkway through Bishopsgate as previously" [see ref 3]. The walkway opens onto Exeter Street through a narrow doorway with stairs. The children will then have to cross Exeter Street between classes to return to the main Bishops Wordsworth School campus. So the School will be expecting students to be crossing this road frequently in large volumes. There is a lot of heavy traffic on that road, and I can imagine that on a winters evening, in bad weather, this will be a very hazardous thing to do. There may be a pelican crossing but we know for a fact that the chances of the children waiting for the green light is not 100%. I am a scout leader and I take children of this age (some of whom go to Bishops Wordsworth School) on activities, and we consider highways to be one of the top risks. We have low Scout to Leader ratios, and high visibility clothing to manage this risk. I expect the school will have no adults supervising this crossing point on Exeter Street and no high visibility clothing. Building a tower block in the garden of Bishop gate means we will be planning on increasing the likelihood of children suffering death and injury from a traffic collision. Is that what society wants?

On a related highways safety matter we know that there is highways pollution on that street and that is why there is a monitoring station at St Ann's gate. So children crossing that road will be exposed to that pollution. 'Ella's law' named after a child who died due to air pollution is being debated in Westminster at the moment because pollution impacts young bodies much more than previously understood. Building a tower block in the garden of Bishop gate means we will be planning on exposing children to the danger of death from street level pollution. Is that what society wants?

We are the adults, and we need to use common sense to identify that this plan is fundamentally flawed.

Nature, archaeology conservation and landscape [see list ref 1]

Government guidance [see list ref 2]

The gardens on Friary Lane are a nature corridor for birds, bats, bees, insects, frogs and hedgehogs. They may not appear to be large, but they are full of wildlife. They are a favourite hunting ground for the Salisbury Cathedral Peregrine. I have also planted trees and bushes at the front of my house to make it into a haven for wildlife and I have seen Hawks fly off with Sparrows.

The fact that we have apex predators like these is proof of the high value of this habitat. This is made possible because the gardens are connected and because of the environment that the residents of Friary Lane have created. The environment is what makes it special for the residents and the wildlife. It is a very quiet area and hence the birds like to sing here. I understand that the city council states [Ref 4] that Salisbury will be a green and lively city where residents' voices are heard, their wellbeing is improved, and sustainability is at the heart of all decisions. The Neighbourhood plan [Ref 5] also states that Sustainable development principles will be applied, including appropriate climate change adaptation and mitigation measures and biodiversity enhancement for new and existing developments.

Building a tower block in the garden of Bishopgate means the wildlife corridor destruction will reduce the available habitat of Peregrine, Swifts, Frogs Newts, insects and Bats as the tower block concretes over the entire back garden of the Historic Bishopgate building and blocks the corridor up to a height of 11 metres which will prevent the Peregrine from hunting, and hence we will be reducing the green of our city, and reducing the wellbeing of our residents which is the precise opposite of the council's stated aim. (The school students are not generally Salisbury residents.)

Conservation of buildings, trees and open land [see list ref 2]

The Historic England guidance on conservation [Ref 6] states that the planners main aim is sustainability, and this is consistent with the Salisbury councils strategic plan [Ref 4] and the neighbourhood plan [Ref 5] to have sustainability at the heart of all decisions. Thinking long term (which is one of the purposes of planning) Bishopgate does not appear to be used to its full potential. The building has been allowed to fall into a poor state of repair. There are smashed windows that have been boarded up for as long as I can remember, and I have been here for 20 years. It is not a suitable educational setting and of course that is why they need a new tower block, however, the fact is that national planning guidance is taking Schools in the direction of the secure campus approach, where children do not wander the streets between classes. This approach has been proven to be correct by the recent knife incident at Tewkesbury Academy.

Building a tower block in the garden of Bishop gate does nothing to enhance or protect the Conservation area and will prevent it from potential future uses.  
(Bishop gate is in the Conservation Area)

Building a tower block in the garden of Bishop gate that provides remote classrooms and outside the secure boundary of the school is not sustainable from a national planning guidelines perspective. The school will soon realise they need a secure campus away from pollution and they will abandon the tower block and leave it in a poor state as they have done to Bishop gate. We as a city don't need another empty tower block. There are plenty of other locations that are much more suitable.

Building a tower block in the garden of Bishop gate means that we are concreting over open land, in an already incredibly densely built-up area, this is over development and against government guidance.

We are the adults, and we need to use common sense and sensible planning to conserve our heritage. There is an unused school inside the Cathedral Close called Leaden Hall (where many of us had our Covid19 vaccinations), using this school would ensure the children are away from the dangerous highways and pollution. Importantly the school is already built (perhaps in need of a facelift but it was beautiful when I visited it). It appears that failing to look after buildings is a common theme among owners in Salisbury. The sustainability agenda will reverse this. Sustainability and green values mean that we need to do strategic thinking.

Human Rights Act [see list ref 1]

Schedule 1, Part 1, Article 8 of the Human Rights act protects my privacy, and states that there shall be no interference by a public authority with the exercise of this right except in very precise circumstances. This tower block is twice the height of my house and is 6 metres from the boundary and is 20 metres long projecting in front of my house. It is a massive intrusion on my private life as there are over twenty windows that look into my garden and my bathroom and my bedroom windows. There is already considerable noise from this site which can only be increased by an extra 250 Children.

Allowing the Building of a tower block in the garden of Bishopgate means that the council will have broken the law as they will have interfered with my right to privacy. The fact that the school need classrooms is not a legal reason for taking away my privacy.

Schedule 1, Part 2, Article 1 of the Human Rights act states that every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in very precise circumstances. My house is my principal possession and where I frequently work from home. Allowing the Building of a tower block in the garden of Bishopgate means that the council will have broken the law as they will have interfered with my right to enjoy my house. The fact that the school need classrooms is not a legal reason for taking away my enjoyment.

## Neighbourhood Plans - Salisbury Neighbourhood plan (SNP) VISION AND THEMES [see list ref 1]

views of the Cathedral spire safeguarded

The Neighbourhood plan [Ref 5] states that the city's high quality landscape setting and historic built environment, especially in the city centre, will have been enhanced and views of the Cathedral spire safeguarded.

Building a tower block in the garden of Bishopgate means that we are removing the view of the Cathedral Spire and St Osmond's Church from the residents of the Friary and those approaching the City along the National walking route from the south through Churchill Gardens. Once built this tower block will not be taken down, even when the school finally realise that the nationally accepted approach is the only sensible approach. The Cathedral view will be lost forever. This is precisely against the vision of the neighbourhood plan.

Flood management

The Neighbourhood plan [Ref 5] states that Water management will minimise flood risk, reduce surface water run-off, improve water quality and enhance the biodiversity as well as the amenity value of Salisbury's internationally important rivers and wetland habitats.

Building a tower block in the garden of Bishopgate means that we are concreting over green space which is inside the floodplain. The planning application incorrectly identifies the site as not being inside the floodplain. Clearly the more area that is concreted over the less area there is for water to soak away and the more water that needs to be put into the drains. This is a garden it should have a positive impact on water management. This garden should have trees in it. Building in the garden is precisely against the vision of the neighbourhood plan.

Highway safety and traffic [see list ref 2]

The Friary Estate is accessed from only one road (Carmelite Way). If even just 25% of the 250 children are dropped off outside the Tower Block on Friary Lane then this will massively increase the volume of traffic, and because there is only one access point this will cause incredible challenges and delay emergency services getting access to the hundreds of folk who live here.

Increasing the traffic will disrupt the neighbourhood and cause increased tension. There is already quite significant tension between the locals and this other group which manifests itself in unfortunate ways that benefits no-one.

Building a tower block in the garden of Bishopgate means that the harmony that currently exists in Friary Lane will be broken and this will destroy many people who consider this place their home and where they belong.

Amenity e.g. privacy, sunlight, daylight, noise and smell [see list ref 1]

The Friary Estate is a residential area. It does not need the expansion of a noisy school. The folk who live here work shifts and sleep during the day. Others work from home including me. We already have a lot of noise from the few rooms that they use as classrooms within the Bishopgate complex for playing trumpets and other loud instruments. (Although Bishopgate has a huge number of rooms, much of it looks derelict). The noise from the mobile classrooms is bad too and folk on the street discuss this but we tolerate it. The school even leave the windows wide open when they are in the classrooms so the double glazing clearly has no benefit. The tower block will be heated by a huge industrial sized very noisy fan units that are positioned 3.6metres from my front garden. The specification sheet quotes the noise of these fans / pumps at a 10-metre radius because they are designed for industrial locations like hospitals and factories. The noise of these pumps at 3.6 metres will disturb me and the wildlife. It will be horrendous. Because of my nature, I cannot have the intrusion of noises like this and with increased ambient noise the less birds we will have and the less enjoyable the neighbourhood will be.

Design appearance and layout [see list ref 2]

The building juts out into the street breaking the building line. This clearly is an extremely unusual thing to do and breaks the accepted principles of urban living. Why would anyone do that? The building itself looks like it's been cut and pasted off a catalogue. I seen no reference to the design and appearance guidance provided in the vision for Salisbury documents, from a perspective of design or choice of surface material. Why would the architect not know about these important guidance documents? Why would the school not put these documents in the brief that they send to the architect? The architect is based in Lincolnshire so perhaps don't know much about Salisbury as they are 170 miles away. Why would the school have chosen an architect in Lincolnshire?

Noise Disturbance and smells [see list ref 2]

Disruption during building works

Having an architect based 170 miles away will clearly extend the time taken by any development as they will not be on hand to resolve the inevitable snags, why would they appoint an out-of-area architect?

I expect that there will be months of disruption and based on past performance I can't see this being well managed. You can see from their attitude to their existing infrastructure which is in a poor state. Also the last time the school had contractors in to remove a single mobile classroom and install two classrooms they smashed the windows of my house. There was no apology. I had to ring them to ask them why they had not made the window safe and not explained their actions. They said and I remember this clearly "oh I don't think so, that wouldn't have been us, that's what it's like around there". This is a prejudiced view that is simply not my experience. This is a lovely place to live and I have never had any trouble. I know lots of people from when I worked as a volunteer at the youth club for several years. In the end the school accepted they had

done the damage as I had a photo of their contractor's truck positioned a few centimetres from my window. I fitted new windows myself and they paid for the materials.

The attitude I received shows quite simply that Bishops Wordsworth School don't care about the welfare of the Friary community they hold us in contempt. And the plan to expose their students to highway and pollution dangers shows they don't care about the welfare of their students either.

Other objections will be added when I have had time to read the planning documents and planning guidance and policies."

### **Planning Application [PL/2023/05287](#)**

**The committees full comments regarding this application can be found as follows;**

Noting the access offered through the Rambridge Crescent Wiltshire Council Housing Land former garage site, which is a known localised problem area. It would be useful for all parties if Persimmon through agreement with WC could incorporate this small piece of land for housing and therefore amend plans accordingly, with particular thought towards a womans refuge.

Ecology biodiversity for the site is noted as being updated to identify and protect vulnerable species. The loss of lizards at the commencement of the development for waste water works over the area contained within this application should not be repeated. There has been a few years for wildlife to recover since the last works were carried out and SCC urges Wiltshire Council oversight for ensuring adherence to the protection of bats, slowworms and lizards.

Penning Road / lane should remain as a green buffer with appropriate small tree / shrub planting between the border along the back of Ramaleze Drive, Cooks Close, Rambridge Crescent and Westwood Road where gaps in a mature green buffer exist.

Significant increase needed in the number of bird and bat boxes inline with the Salisbury and Wilton Swifts comments. Consideration also needed for hedgehogs especially along the back garden borders linked with the above roads.

The proposed attenuation pond is positioned on relatively high ground and presumably of low anticipated catchment of water, it should however be managed in the same way as the other attenuation ponds with wooden fencing and lifesaver.

Ashdown, Dallington, Saunton house elevations, - Rendered top storey - render is best avoided and kept to a minimum, where desired it is preferred to be at ground floor level where easily repainted and maintained and totally avoided on three storey buildings.

It would be helpful to have proposed street scene views to understand how the three storey buildings will interact with the other 2 & 2.5 storey buildings.

Also noting Salisbury Neighbourhood Development Plan Policy 3 – Carbon Neutral Development and Policy 4 – EV Charge points.