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## Minutes

**Meeting of** : Planning and Development Committee  
**Date** : 21 August 2023  
**Meeting held** : The Guildhall  
**Commencing at** : 6:30pm

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Present:

Chair: Cllr T Corbin                      Vice Chair: A Riddle

Cllrs: L Blackwood, V Charleston, S Hocking, M Mewse and C Stanway

Officers: A Hunt and A Child

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### 2193. **Apologies:**

- 2193.1 Cllr I Tomes gave his apologies and was substituted by Cllr L Blackwood
- 2193.2 Cllr A Bayliss gave his apologies and was substituted by Cllr V Charleston
- 2193.3 Cllr Hibbert gave her apologies.
- 2193.4 Cllr E Wills gave her apologies.
- 2193.5 Cllr J King gave her apologies and was substituted by Cllr S Hocking.

### 2194. **Public Questions/Statement Time:**

Statements regarding Air Quality were submitted by from Margaret Willmott.  
This statements can be found at the end of these minutes.

### 2195. **Councillor Questions/Statement Time:**

There were no questions or statements submitted by the Councillors.

### 2196. **Minutes of the Previous Meeting:**

The minutes of the previous meeting of the Planning Committee held on 24 July 2023 were approved.

2197. **Declarations of Interest:**

There were no declarations of interest.

2198. **Dispensations:**

No dispensations were requested.

2199. **Chairman's Announcements:**

The Chairman made an announcement to bring forward two items, Local plan Review and Air Quality Action Plan, to discuss first as members of the public were present who wished to speak to the items.

2200. **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>			
n/a			
<b>St Francis and Stratford</b>			
2200.1	<a href="#"><u>PL/2023/05700</u></a>	<b>The Pantry, Victoria Park Bowling Green, Stratford Road, Salisbury, Wilts</b>  Permanent change of use from recreational use to food preparation for consumption on and off premises (Previous temporary consent granted under 18/04566/FUL)	SCC has no comment to make on this application
2200.2	<a href="#"><u>PL/2023/06838</u></a>	<b>2 OLD SARUM FARM, CASTLE ROAD, SALISBURY, SP1 3SD</b>  Ash tree – Remove	SCC has no comment to make on this application

<b>Milford</b>			
2200.3	<a href="#">PL/2023/06012</a>	<b>39 Westbourne Close, Salisbury</b>  Variation of condition 2 (approved plans) on PL/2021/10685 to increase the height of garage and pitch of roof	SCC has no comment to make on this application
2200.4	<a href="#">PL/2023/06276</a>	<b>7 ST MARTINS CHURCH STREET, SALISBURY, SP1 2HY</b>  Magnolia. Remove	SCC has no comment to make on this application
2200.5	<a href="#">PL/2023/06479</a>	<b>42 MANOR ROAD, SALISBURY, SP1 1JS</b> I WOULD LIKE TO APPLY FOR THE LARGE LIME TREE IN MY FRONT GARDEN AT 42 MANOR ROAD TO BE POLLARDED.	SCC has no comment to make on this application
2200.6	<a href="#">PL/2023/04665</a>	<b>GODOLPHIN SCHOOL, MILFORD HILL, SALISBURY, SP1 2RA</b> Replacement of existing dance studio with a new aluminium framed building	SSC Object to development not in keeping of the Milford area, also solar panels and birdboxes should be incorporated into plans
2200.7	<a href="#">PL/2023/06065</a>	<b>The Meadows, Milford Mill Road, Milford, Salisbury</b> Change of use of land and erection of three bedroom chalet bungalow on vacant site.	SSC Object due to flood risks
<b>Fisherton and Bemerton Village</b>			
n/a			
<b>St Pauls</b>			

2200.8	<a href="#">PL/2023/06239</a>	<p><b>43 Hulse Road, Salisbury, SP1 3LU</b></p> <p>Extensions and alterations to layout of existing house and annex. Demolition of existing garage and construction of new larger garage set back further from road.</p>	SCC has no comment to make on this application
2200.9	<a href="#">PL/2023/06707</a>	<p><b>Telecommunications Site, land at Salisbury Railway Station, Churchfields Road, Salisbury, SP2 7NW</b></p> <p>Proposed mast, antennas, dish and all ancillary development</p>	SCC has no comment to make on this application
<b>St Edmund's</b>			
2200.10	<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 has no comment to make on this application
2200.11	<a href="#">PL/2023/06521</a>	<p><b>Cross Keys House, 22 Queen Street, Salisbury, SP1 1EY</b></p> <p>Change of use of two commercial units to form two residential units within the first floor of Cross Keys House. The proposed flats require the reconfiguration of existing internal layouts and</p>	SCC Object supports the Conservation Officer's comments.

		installation of additional windows.	
2200.12	<a href="#">PL/2023/04876</a>	<b>52 COLLEGE STREET, SALISBURY, SP1 3AL</b> Solar panels onto flat roof of outbuilding (Retrospective)	SCC has no comment to make on this application
2200.13	<a href="#">PL/2023/06801</a>	<b>Second Floor, 31 Brown Street, Salisbury, SP1 2AS</b> Change of use from office/medical use (Class E) to a dwelling (Class C3)	SCC has no comment to make on this application
2200.14	<a href="#">PL/2023/06923</a>	<b>THE GUILDHALL, MARKET PLACE, SALISBURY, SP1 1JH</b> Group 1 – 17 x London Plane trees – raise by 4m-4.5m and cut back from statue by 2m-2.5m	SCC has no comment to make on this application
<b>Harnham West</b>			
2200.15	<a href="#">PL/2023/05130</a>	<b>150 Bouverie Avenue South, Salisbury, SP2 8EB</b>  Subdivision of the residential plot and the erection of a dwelling to the southwest of '150 Bouverie Avenue South', together with hard and soft landscaping and associated works.	SSC Object due to overdevelopment, overlooking properties and impact on trees
<b>Harnham East</b>			
2200.16	<a href="#">PL/2023/06498</a>	<b>ST OSMUNDS ROMAN CATHOLIC SCHOOL, EXETER STREET, SALISBURY, SP1 2SG</b>  Repair and fill damaged parapet with cement lime mix, new lead flashing with screws and washers to provide additional support on the exposed wall.	SCC has no comment to make on this application

2200.17	<a href="#">PL/2023/06829</a>	<b>15A, THE CLOSE, SALISBURY, SP1 2EB</b> Plum tree - Remove.	SCC has no comment to make on this application
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2201. **Late Business:**

The Committee considered late business and it was:

Minute Number	Application no.	Ward	Development	Comment
2201.1	<a href="#">PL/2023/06989</a>	Salisbury Fisherton & Bemerton Village ED	<b>5 ROBERTS ROAD, SALISBURY, SP2 9BT</b>  Erection of two-storey side extension to also include erection of new porch.	SCC has no comment to make on this application
2201.2	<a href="#">PL/2023/06949</a>	Salisbury St. Paul's ED	<b>6 FORDER WALK, SALISBURY, SP2 7FY</b>  T1 Ash - Reduce Canopy overhanging from trees on adjacent land back to the boundary T2 Ash - Fell to ground level T3 /T4 -Reduce Canopy overhanging from trees on adjacent land back to the boundary	SCC has no comment to make on this application
2201.3	<a href="#">PL/2023/06872</a>	Salisbury Harnham East ED	<b>60 ST ANN STREET, SALISBURY, SP1 2DX</b>  Replace a first floor painted softwood sash window with a replica painted hardwood sash window.	SCC has no comment to make on this application

			<p>Replace a ground floor painted softwood window with a painted hardwood sash window to match the first floor sash window.</p> <p>To move the position of the door between the kitchen and dining room one door width to the west.</p>	
2201.4	<a href="#">PL/2023/06640</a>	Salisbury Harnham East ED	<p><b>ST NICHOLAS HOSPITAL, 5 ST NICHOLAS ROAD, SALISBURY</b></p> <p>1, Fell Cherry tree.</p> <p>2, Fell Ash trees, approximately 8 trees.</p>	<p>SCC asks a tree preservation officer to investigate health of trees.</p> <p>for a possible TPO.</p>
2201.5	<a href="#">PL/2023/06874</a>	Salisbury St. Francis & Stratford ED	<p><b>PORTWAY FOSSE, THE PORTWAY, STRATFORD SUB CASTLE, SALISBURY, SP1 3LD</b></p> <p>T1 Sycamore tree - Reduce by 50%.</p> <p>T2 Sycamore tree - Fell.</p>	<p>SCC has no comment to make on this application</p>
2201.6	<a href="#">PL/2023/06864</a>	Salisbury St. Francis & Stratford ED	<p><b>87 Castle Road, Salisbury, SP1 3RW</b></p> <p>Single storey rear extension, creating a large open plan kitchen, dining and living area for the main house and a separate one bedroom link attached annex in the garden for use by the applicants elderly father.</p> <p>Additional alterations to the property include a glazed</p>	<p>SCC has no comment to make on this application</p>

			<p>window to the stairwell on the front elevation and dormer window to the rear to maximise bedroom space on the second floor with proposed rooflights to the front.</p>	
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2202. **Premise Licence Application – A & P Trading Solutions, 19 Milford Street, Salisbury, SP1 2AL:**

The Committee considered an application for A & P Trading Solutions for the following licensable activities:

Off sales for supply of alcohol: Mon to Sun: 08:00 hrs to 23:00 hrs.

**Resolved that:**

2202.1. SCC supports this application.

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

2203. **Air Quality Action Plan and Air Quality Supplementary Planning Document (SPD) consultations:**

SSC considered the Wiltshire Council’s Briefing Note 23-20, which provides an update on the [Air Quality Action Plan and Air Quality Supplementary Planning Document \(SPD\) consultations](#),

The Chairman invited members the public to speak and Margaret Wilmot and read her statement. Following some discussion of the issues, it was;

**Resolved that:**

2203.1 The committee notes its frustration at the lack of actions, despite the optimistic and positive Salisbury Transport Strategy Plan, July 2018 refresh, being in place:



SCC encourages an active and urgent review by Wiltshire Council of its s106 funds and their application to the Salisbury Transport Strategy plan actions.

**Proposed by:** Cllr C Stanway

**Seconded by:** Cllr A Riddle

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

2204. **Highways Improvement Request Form – Coombe Road/Old Blandford Road Junction, Salisbury:**

The Committee considered an application for request for Coombe Road/Old Blandford Road Junction, Salisbury:

**Resolved that:**

2204.1 SCC supports this application.

**Proposed by:** Cllr V Charleston

**Seconded by:** Cllr C Stanway

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

2205. **The Local Plan Review (LPR)**

The Committee held a preliminary discussion of the LPR, as Wiltshire Council's consultation is not open. The Committee listened with interest to several members of the public who raised a variety of issues including the principles of the LPR and comments on particular sites. The committee noted that this would be discussed again at its meeting in September.

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

There were 19 members of the public and 1 members of the press present.

The meeting closed at 21:04



## **Public Questions and Statements**

Statement from Margaret Willmot

My name is Margaret Willmot: I am a committee member of COGS (the Cycling Opportunities Group Salisbury) and have been a community member of Wiltshire Council's Air Quality Management Group for Salisbury for many years.

Both the Action Plan and the Supplementary Planning document contain some worthy sentiments, but they fail to mention Wiltshire Council's very poor record of actually taking action on strategies and policies they have previously agreed. Consequently Salisbury continues to suffer from areas of poor air quality, and the detrimental effect this has on the health of residents and the cost to the NHS are spelt out in the AQAP (AQAP p. iv).

Rather than go through these documents in detail I would like to give three examples for the Action Plan, and a couple for the SPD, citing what changes need to be made to make these documents more effective in actually improving air quality in Salisbury.

Regarding the Action Plan:

1) On page 4 it is stated that the first AQAP was based on the initial Salisbury Transport Strategy, and that this resulted in the development of Salisbury's five P&R sites. However, as that first LTP made clear, park & ride sites had to be supported by other measures in order to incentivise both the use of P&R and alternative means of accessing the City. It was suggested that city centre parking spaces needed to be reduced by 2,400 to around 1,600 spaces and that city centre parking charges be increased by 10% per annum above the annual rate of inflation.

The only significant parking spaces to be removed in Salisbury in the 20 years since publication of LTP1 have been those in the Guildhall and Market Square: this is far less than was envisaged in LTP1. There is likely to be further backtracking on the goal of removing parking spaces with Brown Street and Salt Lane car parks no longer being put forward for alternative uses in the emerging Core Strategy.

Each car parking space within the city is liable to lead to multiple vehicle movements each day, compounding the City's congestion and air quality problems.

Suggested change: The AQAP should acknowledge that a failure to fully implement the Park & Ride strategy as initially proposed results in the park-and-ride service underperforming.

The measures proposed for Salisbury [AQAP, p.41] should be expanded to include reference to steps to be taken to encourage the use of P&R (as proposed in other policy documents [see policies to increase P&R utilisation [CAF p. 21/22],

consideration of redevelopment of Salt Lane & Brown Street car parks [CAF p.36], [STS July 2018 e.g. Schemes H13, SC01, SC02, PT03])

2) The Central Area Framework had numerous proposals for reducing traffic in Salisbury: but only two are mentioned. These are Fisherton Street and improved links to the Railway station [AQAP, p. 4]: these have not been included because they will be the most effective in improving air quality, they are simply the two for which funding has so far come forward.

As a reminder, the CAFii stated that public realm proposals should follow proposals which included [ref CAF Section 5, e.g. p. 25]:

- Reduce car dominance and reallocate carriageway and parking space.

See LTP1 as follows:

Reduction in parking spaces “Currently there are around 4,000 long stay and short stay spaces in the city centre .... Following full implementation of park-and-ride, city centre spaces would gradually be reduced to around 1,600 spaces.” (LTP1, [Wiltshire Local Transport Plan 2001/2-2005/6] p. 111)

Increase in parking charges “An annual increase in public on-street and off-street parking charges of 10% per annum above the annual rate of inflation”. (LTP1, p. 111)

ii Central Area Framework available at <https://www.wiltshire.gov.uk/salisbury-future>

iii Latest Salisbury Transport Strategy refresh available at <https://cms.wiltshire.gov.uk/documents/s148760/WH SAP08SalisburyTransportStrategyDraftStrategyRefreshJuly2018.pdf>

- Create more space for pedestrians.
- Improve the quality and frequency of crossing facilities.
- Consider and accommodate the needs of cyclists.

Suggested change:

The Measures proposed for Salisbury [AQAP, p.41] should be expanded to include all of the proposals in the CAF and not just the two which are mentioned and already underway.

3) Given that traffic is acknowledged to be the main source of pollution [AQAP p. 20] it seems obvious that the refreshed Salisbury Transport Strategy should be a key focus for solutions. However the Action Plan does not even refer to the full 101 page July 2018 version of the Salisbury Transport Strategyiii, but only to an earlier 16-page summary document which is sadly lacking in detail [AQAP p. 49, ref 30 in measure A8]. The STS contained details of 45 schemes (16 relating to Highways, 5

to Smarter Choices, 15 to Pedestrian and Cycling improvements and 9 to bus service improvements). A good number of these, if implemented, would lead to improvements in air quality (& the overall cost benefit rating would be considerably higher than the '5' which has been assigned to 'A8 Salisbury Transport & Parking Strategies' [AQAP p. 49].)

Suggested change:

The measures proposed for Salisbury [AQAP, p.41] should be expanded to include those schemes from the 45 identified in the Salisbury Transport Strategy which have the potential to lead to modal shift and improved air quality.

Regarding the Supplementary Planning Document

- The flowchart for determining site classification [AQ SPD, p12] does not take account of a development which does not exceed the thresholds in Appendix B but is in an AQMA, or which will contribute to existing air quality problems whether at the site or elsewhere.
- A 'low emissions travel plan' [AQ SPD, App D] is commendable but it sounds as if the prime consideration will be the use of low emissions vehicles. The top strategic priority in the Government's 'Decarbonising Transport' document is "Accelerating modal shift to public and active transport" and it is stated that "We will use our cars differently and less often".

Suggested change:

Sites of any size which will have an adverse impact on AQMAs, or which may lead to AQMAs being needed, should be treated as Type 2 or 3 rather than 1.

References to 'low emissions travel plan' should refer to 'Sustainable' or 'Smarter choices' travel plan rather than 'low emissions'.