

The Guildhall
Market Place
Salisbury
Wilts
SP1 1JH



Contact: A Hunt, Senior Corporate Officer
Direct Line: 01722 342860
Email: planning@salisburycitycouncil.gov.uk
Web: www.salisburycitycouncil.gov.uk

Minutes

Meeting of : Planning and Development Committee
Date : 16 December 2024
Meeting held : The Guildhall
Commencing at : 6:30pm

Present:

Chair: Cllr T Corbin

Vice Chair: Cllr A Riddle

Cllrs: A Bayliss, J Bowell, C Stanway, C Taylor and I Tomes

Officers: A Hunt and A Thorpe

1. **Apologies:**

Cllr C Taylor substituted for S Hocking.
Cllr V Charleston and C Hibbert sent her apologies.

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

No questions or statements were received by members of the public.

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

No Councillor questions or statements were submitted.

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

The committee approved and the Chairman signed the minutes of the last meeting of the Planning and Development Committee held on 18 November 2024.

5. **Declarations of Interest:**

No dispensations were requested.

6. **Dispensations:**

No dispensations were requested.

7. **Chairman's Announcements:**

7.1 - The chairman requested for Item 11 to be brought forward to the meeting.

8. **Salisbury City Planning Applications submitted since 21 October 2024:**

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		
8.1.	PL/2024/10577	Flint Cottage, Stratford Road, Stratford Sub Castle, Salisbury, SP1 3LG Form larger opening in internal wall. Glass box extension to rear.	SCC has no comment to make on this application.
8.2.	PL/2024/10914	Flint Cottage, Stratford Road, Stratford Sub Castle, Salisbury, SP1 3LG Form larger opening in internal wall. Glass box extension to rear.	SCC has no comment to make on this application.

	Milford		
8.3.	<u>PL/2024/10153</u>	<p>Milford Manor Rest Home, Milford Manor Gardens, Salisbury, SP1 2RN</p> <p>Proposed refurbishment of existing 30 bedroom care home including demolition & replacement of existing 1990's care room wing, reinstated of original rooms/spaces within Milford Manor itself with associated improvements to services (sustainability) parking and landscapes area.</p>	SCC has no comment to make on this application.
8.4.	<u>PL/2024/10452</u>	<p>5 Wain-A-Long Rd, Salisbury SP1 1LJ</p> <p>2 x Field Maple trees - reduce by one-third.</p>	SCC has no comment to make on this application.
8.5.	<u>PL/2024/09154</u>	<p>53 Bingham Road, Salisbury, SP1 3EB</p> <p>Installation of Heat Pump to replace Gas Boiler.</p>	SCC has no comment to make on this application.
8.6.	<u>PL/2024/10266</u>	<p>5 Glenside Gardens, Salisbury, SP1 2RF</p> <p>Roof conversion & associated alterations. Garage conversion & associated alterations.</p>	SCC has no comment to make on this application.
8.7.	<u>PL/2024/09426</u>	<p>1 Somerset Road, Salisbury, SP1 3BL</p> <p>Variation of condition 5 on PL/2022/05070 regarding boundary fence height adjacent the highway.</p>	SCC has no comment to make on this application.

8.8.	PL/2024/11030	Car park at Elm Grove, Salisbury, SP1 1NQ T1 Sycamore - Fell.	SCC has no comment to make on this application.
Fisherton and Bemerton Village			
N/A			
St Paul's			
8.9.	PL/2024/10238	163-165 Fisherton Street, Salisbury, SP2 7RP One storey upward extension to facilitate creation of two (Use Class C3) residential units at 163-165 Fisherton Street. Provision of cycle and bin storage and associated landscaping.	SCC comment SCC concerned of loss of lights to Egerton Place.
8.10.	PL/2024/10520	Home Stead, Ashley Road, Salisbury, SP2 7DD Proposed extensions to existing bungalow including internal alterations.	SCC has no comment to make on this application.
8.11.	PL/2024/08160	Units 10 and 14, Newton Road, Salisbury, SP2 7QA Linked Extension to Aquatec to Provide a Renewables Training Centre and Showroom (Use Class E) and provision of up to five air source heat pumps on the site.	SCC has no comment to make on this application.

8.12.	PL/2024/10989	<p>Fisherton Farm Allotments, Coldharbour Lane, Salisbury, SP2 7AY</p> <p>G1 - group of Willow trees - raise by 3m-4m and remove defective and damaged branches.</p>	SCC has no comment to make on this application.
8.13.	PL/2024/10871	<p>Viking House, Telford Road, Salisbury, SP2 7PH</p> <p>Remove existing signage and install new illuminated and non-illuminated Toyota brand signage.</p>	SCC has no comment to make on this application.
St Edmund's			
8.14.	PL/2024/10592	<p>Pavement o/s 32 Market Walk, Salisbury, SP1 1TL</p> <p>The proposed installation of 1no. BT Street Hub unit and removal of 2no. associated BT payphone kiosks from the Streetscene.</p>	SCC Object due to impact on street scene both in terms of unnecessary street clutter and illuminated signage which detracts from the conservation area and negative impact on listed buildings.
8.15.	PL/2024/10605	<p>21-25 Castle Street, Salisbury, SP1 1TT</p> <p>T1 2x Conifer Spp. -clear to get 2.5m separation from trees to the rear side of building Reason: Touching the building.</p>	SCC has no comment to make on this application.
8.16.	PL/2024/10560	<p>6 Brewery Lane, Salisbury, SP1 2LJ</p>	SCC has no comment to make

		<p>There are two trees: one is next to the fence of 6 Brewery Lane, and one is next to the rear of 5 Brewery Lane. This proposal is to carry out light pruning of both trees.(Approx.2metres)</p> <p>Tree one overhangs the fence of number 6 and tree two takes light from number 5. Both trees are in restricted space areas and their growth needs to be controlled.</p>	<p>on this application.</p>
8.17.	PL/2024/10455	<p>12, Harnham, Salisbury, SP2 8NW</p> <p>Variation of condition 4 of S/2009/0152 to allow items/equipment to be stacked or deposited up to a height of 5.5 metres.</p>	<p>SCC has no comment to make on this application.</p>
8.18.	PL/2024/10790	<p>59A Park Street, Salisbury, SP1 3AT</p> <p>Change of use of Class E(d) Dance Studio to 6x Dwellings.</p>	<p>SCC Object due to overdevelopment, unsuitability of building to be used for housing provision and object due to site unsuitability for more housing given how overloaded the local area is for parking provision.</p>
8.19.	PL/2024/11161	<p>The Old Ale House, Crane Street, Salisbury, SP1 2QD</p> <p>38 no. new solar panels on the roof (front pitch).</p>	<p>SCC has no comment to make on this application.</p>

8.20.	PL/2024/10957	<p>The Old Ale House, Crane Street, Salisbury, SP1 2QD</p> <p>38 no. new solar panels on the roof (front pitch).</p>	<p>SCC has no comment to make on this application.</p>
-------	-------------------------------	---	--

Harnham West

8.21.	PL/2023/11196	<p>Land to the South of Netherhampton Road, Netherhampton, Salisbury, Wiltshire</p> <p>Approval of reserved matters in respect of the appearance, landscape, layout and scale, pursuant to planning permission reference (19/05824/OUT) for the erection of 406 dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation area, public open space, attenuation basin and drainage with associated infrastructure and engineering works.</p>	<p>SCC objects on the application in line with previous comments raising the following concerns; 1. SCC asks for accessible play equipment and disabled access to all new parks and public open spaces. 2. SCC requests for 400 each of swift and bat boxes to be installed on the dwellings. 3. SCC wishes to manage any future public open spaces. 4. SCC asks for all rights of way to be kept open throughout development and to be kept more accessible to the members of the public. 5. SCC objects due to the lack of site character to new proposed dwellings, the</p>
-------	-------------------------------	--	--

building designs lack endearing details to make for a nice place to live and identify the estate by.

To improve the long term appearance of the estate, absolute avoidance of the use of render and weatherboarding throughout and removal of all from this scheme:

House type B4 plots 237-238 487-489 upper level render

House type Sanson 520-523 524-526 upper level render

House type Aspen upper level weather boarding

House type Hyacinth weather boarding upper level

House Type 5B8P upper level render

			<p>House type Lime upper level weather boarding</p> <p>House type Harwood two storey partial elevation render</p> <p>House type Worsley upper level partial elevation render</p> <p>House type B6 plots 250-253 473-474 upper level render</p> <p>House type Sunflower weather boarding upper level</p> <p>House type Spruce upper level render</p> <p>House type Maple upper level weather boarding</p> <p>House type Swan upper level render</p> <p>House type Lupin upper level render</p> <p>House type Sunflower type A upper level render</p> <p>House type Dawlish upper</p>
--	--	--	---

			<p>level weather boarding</p> <p>House type Hallam upper level render</p> <p>Reiterating bird and bat boxes and hedgehog friendly fences required throughout as are Air source Heat pumps, UV and EV supplies.</p> <p>Additionally support the comments of the Rights of Way Officer.</p> <p>Request Country Park be made useable at utmost urgency.</p> <p>Temporary traffic lights are causing undue levels of stress to the residents of Harnham.</p>
8.22.	PL/2024/10685	<p>111 Bouverie Avenue South, Salisbury, SP2 8EA</p> <p>Remove principle roof and reform with raised ridge and rear facing dormers to create loft accommodation, add pitched roof above</p>	<p>SCC object in support of the neighbours comments.</p>

		existing single storey side accommodation and associated works.	
Harnham East			
8.23.	PL/2024/10184	<p>The Old Surgery, 82 St Ann Street, Salisbury, SP1 2DX</p> <p>Internal alteration works to include the introduction of a new opening within the hallway, as well as the reintroduction of an existing 'discovered' opening within the kitchen area.</p>	SCC has no comment to make on this application.
8.24.	PL/2024/10915	<p>95 Exeter Street, Salisbury, SP1 2SF</p> <p>Repair damaged ceiling. Insulate roof and install central access walkway. Replace roof window. Install roof ventilation.</p>	SCC has no comment to make on this application.
8.25.	PL/2024/10923	<p>St Osmund's Roman Catholic School, Exeter Street, Salisbury, SP1 2SG</p> <p>Replacing/Repairing damaged parapet and cornice stonework, new lead down stand dressed over the top of cornice and repaint the front elevation bricks.</p>	SCC has no comment to make on this application.
8.26.	PL/2024/10184	<p>The Old Surgery, 82 St Ann Street, Salisbury, SP1 2DX</p> <p>Internal alteration works to include the introduction of a new</p>	SCC has no comment to make on this application.

		opening within the hallway, as well as the reintroduction of an existing 'discovered' opening within the kitchen area.	
--	--	--	--

9. **Late Business:**

The Committee considered late business, and it was:

Resolved that:

Minute Number	Application no.	Ward	Development	Comment
9.1.	PL/2024/11188	Salisbury Harnham West ED	<p>3 St Georges Close, Lower Street, Salisbury, SP2 8HA</p> <p>T1 Ash - Dismantle the canopy leaving the stump standing at 2.0 meters above ground level.</p>	SCC has no comment to make on this application.
9.2.	PL/2024/11198	Salisbury Harnham East ED	<p>West Walk House, The Close, Salisbury, SP1 2EN</p> <p>T1 Willow tree - Pollard to a suitable union. The tree is very large and there is visible fractures to some of the larger limbs.</p> <p>T2 Willow tree - Pollard to match T1.</p>	SCC has no comment to make on this application.

9.3.	PL/2024/10997	Salisbury St. Edmund's ED	<p>Crane House, 84 Crane Street, Salisbury, SP1 2QD</p> <p>Change of Use from office (Class E) to a dwelling (Class C3) together with minor internal and external alterations to include a replacement, ground floor, single storey extension to the rear. (resubmission of PL/2023/00308)</p>	SCC has no comment to make on this application.
9.4.	PL/2024/11239	Salisbury St. Edmund's ED	<p>Crane House, 84 Crane Street, Salisbury, SP1 2QD</p> <p>Change of Use from office (Class E) to a dwelling (Class C3) together with minor internal and external alterations to include a replacement, ground floor, single storey extension to the rear. (resubmission of PL/2023/00346)</p>	SCC has no comment to make on this application.
9.5.	PL/2023/10980	Salisbury Bemerton Heath ED	<p>Land known as Phase A2B, Land North West of Fugglestone Red and Bemerton Heath, Salisbury</p>	SCC objects - would prefer to see an alternative to Thorncombe House Type

			<p>Reserved matters application for Phase A2B pursuant to outline consent S/2012/0814 relating to access, layout, scale, appearance and landscaping for the erection of 165 dwellings and associated works.</p>	<p>(p26-27 of house plans) due to unbalanced appearance from staircase at front of elevation 2. It is good to see that Air Source Heat Pumps are recommended but these should be for the whole development not just the social housing. There still appears to be no consideration for EV chargers, UV panels provisions and ecological provisions such as swift bird boxes and hedgehog friendly fences. All play equipment should be disabled friendly.</p>
9.6.	PL/2024/05013	Salisbury St. Paul's ED	Strukta Trade Store at 13 Edison Road, Salisbury, SP2 7NU	SCC has no comment to make on this application.

			Part change of use of B8 Strukta Trade Store to incorporate Sui Generis members only retail club Campus & Co	
9.7.	PL/2024/10678	Salisbury St. Edmund's ED	<p>71 - 73 Fisherton Street, Salisbury, SP2 7ST</p> <p>Variation of condition 2 (To amend the approved plans) and removal of condition 5 (to remove the condition relating to contamination) relating to application 21/00879/FUL.</p>	SCC has no comment to make on this application.
9.8.	PL/2024/09124	Salisbury Bemerton Heath ED	<p>Land West of 24 Rawlence Road, Salisbury, SP2 9DX</p> <p>Erection of 6no. affordable residential dwellings; open space including biodiversity enhancements; internal road layout and associated parking and pedestrian access, including improved accesses to garages and rear gardens of neighbouring properties; and drainage, including the use</p>	SCC object, would like to see swift and bat boxes installed as this is a prime location for both. Slow worms are strongly believed to be present and should therefore be protected during the works. SCC request additional funding for managing maintenance of the trees.

			of Sustainable Urban Drainage Systems.	
9.9.	PL/2024/11173	Salisbury Milford ED	29 Bishopdown Road, Salisbury, SP1 3DS Construct pitched roof over existing garage.	SCC has no comment to make on this application.

9.2 Highways Improvement Request Form – Wordsworth Road

The committee considered the highway improvement request form for Wordsworth Road, Salisbury SP1 3BH

Resolved that:

9.2.1 – SCC Support this application

Proposed by: Cllr C Taylor

Seconded by: Cllr J Bowell

A vote was taken, and it was **Agreed**

9.3 Highways Improvement Request Form – Fowler’s Hill

The committee considered the highway improvement request form for Fowler's Hill, Salisbury SP1 2QT and it was:

Resolved that:

9.3.1 – SCC Support this application

Proposed by: Cllr A Bayliss

Seconded by: Cllr C Taylor

A vote was taken, and it was **Agreed**

10. **Highway Improvement Request Form – Ashley Road**

The committee considered the highway improvement request for Ashley Road and it was:

Resolved that:

10.1. SCC support this application

Proposed by: Cllr C Taylor

Seconded by: Cllr A Bayliss

A vote was taken, and it was **Agreed**

11. **Highways Improvement Request Form – Bemerton St John School, Lower Road**

The committee considered the highway improvement request for Bemerton St John School, Lower Road, a member of the public gave a presentation and it was:

Resolved that:

11.1 SCC support as a urgent safety item the 3 applications

Proposed by: Cllr J Howell

Seconded by: Cllr A Bayliss

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

12. **Highway Improvement Request Form – Cleveland Flats**

The committee considered the highway improvement request for eland Flats, Kelsey Road and it was:

Resolved that:

12.1. SCC support this application

Proposed by: Cllr A Bayliss

Seconded by: Cllr J Howell

A vote was taken, and it was **Agreed**

13. **Highway Improvement Request Form – Somerset Road**

The committee considered the highway improvement request for Somerset Road and it was:

Resolved that:

13.1. SCC support this application

Proposed by: Cllr A Bayliss

Seconded by: Cllr J Bowell

A vote was taken, and it was **Agreed**

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

None.

There were 1 members of the public present and 0 member of the press present.

The meeting closed at 19:46