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Minutes

Meeting of : Planning and Development Committee
Date : 18 November 2024
Meeting held : The Friary Centre
Commencing at : 6:30pm

Present:

Chair: Cllr T Corbin

Vice Chair: Cllr A Riddle

Cllrs: A Bayliss, C Corbin, V Charleston, C Hibbert, S Hocking and I Tomes

Officers: A Hunt

1. **Apologies:**

Cllr C Corbin substituted for J Howell
Cllr C Stanway 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 21 October 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			
8.1.	<u>PL/2024/09425</u>	Land in front of 40-50 Rambridge Crescent, Salisbury. SP2 9JE Proposed driveways on the existing grassed area to allow access to No. 40, 42, 48 & 50 Rambridge Crescent, and dropped kerbs to the pavement to facilitate access.	SCC Support this application.
St Francis and Stratford			
8.2.	<u>PL/2024/09377</u>	The Downton, 2 Chancellors Farm, Stratford Road, Stratford Sub Castle, Salisbury, SP1 3LG First floor extension over single storey extension,	SCC has no comment to make on this application.

		replacement of patio doors, and installation of new external door and porch.	
8.3.	<u>PL/2024/09722</u>	AVONSIDE, Mill Lane, Stratford sub Castle, Salisbury, SP1 3LJ 2 x Willow trees - pollard to previous cuts 2 x Ash trees – fell	SCC has no comment to make on this application.
Milford			
8.4.	<u>PL/2024/09915</u>	1 St Margaret's Close, Salisbury, SP1 2RY Maple tree (previously pollarded) situated at the front of the property. The tree requires routine maintenance/pruning/re-pollarding similar to previous application ref: PL/2022/01715 and 20/09194/TCA.	SCC has no comment to make on this application.
Fisherton and Bemerton Village			
8.5.	<u>PL/2024/07427</u>	Land Adjacent/North of 220 Gainsborough Close, Bemerton Heath, Salisbury, SP2 9HJ Erection of new two storey youth hub facility (Use Class F2(b)), ancillary cafe, office, creative hub, multiuse space, access, parking, landscaping and associated works.	SCC has no comment to make on this application.
St Paul's			
8.6.	<u>PL/2024/09079</u>	Units 1 - 2 , Churchill Way West Retail Park, Salisbury , SP2 7TS	SCC Comment: The Active Travel Plan

		<p>Full planning permission for external alterations to Units 1 and 2 to create 2 X retail units (Units 1 and 2) and for the use of proposed Unit 1 for retail sales within Class E of the Town and Country Planning (Use Classes) Order, including for the sale of convenience goods from 80% of the sales area and unrestricted comparison goods from the remaining 20%, alterations to vehicle car park and associated development</p>	<p>should incorporate proper cycle lanes on both sides of Ashley Road entrance to enhance safety and accessibility for cyclists. Additionally, we request the initiation of open conversations to explore opportunities for improving bus access in this area.</p>
8.7.	<u>PL/2024/08882</u>	<p>SAIL Academy, Wilton Road, Salisbury, SP2 7HU</p> <p>There is a proposal to install weldmesh fencing to an external area of the car park to create secure safeguarding to a section of existing brick wall. The fencing proposed will match the existing 2.4m height and colour and is only minimally visible from outside the site boundaries.</p>	<p>SCC has no comment to make on this application.</p>
8.8.	<u>PL/2024/09925</u>	<p>8 Barker Close, Salisbury, SP2 7FW</p> <p>T1 Sweet Chestnut - Reduce crown to previous pruning points.</p>	<p>SCC has no comment to make on this application.</p>

St Edmund's			
8.9.	<u>PL/2024/06047</u>	<p>Land at 30-36 Fisherton Street, Salisbury, SP2 7RG</p> <p>Redevelopment for retirement living accommodation for older people comprising 47 retirement apartments including communal facilities, access, car parking, landscaping and 3 commercial/retail units (encompassing use class's E(a) - (e) (with (e) use limited to dental use only)</p>	<p>SCC Object, Note general improvements to appearance but the design needs to be more sympathetic to the church a pitch roof on the Fisherton Street elevation would help be more subservient to the United Reform Church. As per previous objections due to the lack of affordable housing, SCC would like to see 40% designated to affordable housing, if not suitable for 40% social housing then request contribution for offsite social housing. Also SCC would support bat</p>

			and swift boxes and more biodiverse build.
8.10.	PL/2024/09449	<p>The Cathedral Hotel, 7-9 Milford Street, Salisbury, SP1 2AJ</p> <p>Extensions and Internal and External Alterations to the Grade II Listed Hotel Including Diversification of the Existing Class C1 Hotel Use involving Redevelopment of the existing 22-bedroom hotel into a 13 suite 5-star, luxury hotel with bar, restaurant, courtyard garden and rooftop terrace bar.</p>	SCC has no comment to make on this application.
8.11.	PL/2024/09842	<p>The Cathedral Hotel, 7-9 Milford Street, Salisbury, SP1 2AJ</p> <p>Extensions and Internal and External Alterations to the Grade II Listed Hotel Including Diversification of the Existing Class C1 Hotel Use involving Redevelopment of the existing 22-bedroom hotel into a 13 suite 5-star, luxury hotel with bar, restaurant, courtyard garden and rooftop terrace bar.</p>	SCC has no comment to make on this application.
8.12.	PL/2024/09929	<p>2 Waterside Cottages, Churchfields Road, SALISBURY, SP2 7NJ</p> <p>Height reduction of seven Conifers/Leylandii/Cypresses to be approximately one third on the river bank and hard</p>	SCC has no comment to make on this application.

		prune the house side back, keeping green. Remove the the lower long extended laterals over the garden. Re-pollard the Norway Maple, Ash and Apple tress (three trees in total). All tree works to be completed to British Standard 3998 by an industry approved contractor.	
Harnham West			
8.13.	<u>PL/2024/09693</u>	123 Bouverie Avenue South, Salisbury, SP2 8EA Application for new shed to front of property.	SCC has no comment to make on this application.
Harnham East			
8.14.	<u>PL/2024/09181</u>	70A, The Close, Salisbury, SP1 2EN Replace five existing windows with new double-glazed timber casement windows.	SCC has no comment to make on this application.
8.15.	<u>PL/2024/09754</u>	56B, THE CLOSE, Salisbury, SP1 2EL T35. Atlas cedar. Remove dead lateral branches in lower crown. T39. Ash. Fell tree as showing signs of ash dieback. T41. Sycamore. Remove ivy and lower dead branches. T45. Whitebeam. Fell as trunk splits into 3 and has deadwood at the junction.	SCC has no comment to make on this application.
8.16.	<u>PL/2024/09488</u>	East Harnham Dairy Farm, Britford Lane, Salisbury, SP2 8AL Tree works as per Tree Works Specification attached to this application.	SCC has no comment to make on this application.

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9. **Late Business:**

The Committee considered late business, and it was:

Resolved that:

Minute Number	Application no.	Ward	Development	Comment
9.1.	<u>PL/2024/06545</u>	Salisbury St. Edmund's ED	<p>32 High Street, Salisbury, SP1 2NT</p> <p>Proposed decorations to shop front (window frames, doors, stall risers, panelling), door opening widened within confines of existing door/window set, new double door set (to match existing composition) and HVAC condenser installation to flat roof. Internal alterations, proposed fascia sign and hanging sign.</p>	SCC has no comment to make on this application.
9.2.	<u>PL/2024/06544</u>	Salisbury St. Edmund's ED	<p>32 High Street, Salisbury, SP1 2NT</p> <p>Proposed decorations to shop front (window frames, doors, stall risers, panelling), door opening widened</p>	SCC has no comment to make on this application.

			<p>within confines of existing door/window set, new double door set (to match existing composition) and HVAC condenser installation to flat roof.</p>	
9.3.	<u>PL/2023/09615</u>	Salisbury Harnham East ED	<p>Tennis Courts and Car Park, West Walk, The Close, Salisbury, SP1 2ES</p> <p>Permanent change of use of former tennis courts to car park (previously approved under temporary consents); the provision of electric vehicle charging points; the provision of a covered cycle parking area; the provision of a water standpipe; associated works.</p>	<p>SSC objects supporting four points raised by comments regarding Improving the car park's appearance through professional landscape design, including the introduction of trees and other planting, Replacing the impermeable and disintegrating tarmac and paint markings with more sympathetic, permeable surface (to mitigate existing flooding) that also designates parking bays using materials other than paint. Reintroducing a barrier, preferably a hedge and/or trees - between</p>

				the car park and the road. Developing a plan for the absolute reduction in vehicular traffic.
9.4.	<u>PL/2024/10170</u>	Salisbury St. Edmund's ED	<p>Elizabeth Court, Crane Bridge Rd, Salisbury SP2 7UX</p> <p>T1 Birch - Reduce in height by up to 2m, reduce away from property by up to 2m and over the river by the same. All at appropriate cut points - routine maintenance. T2 Lime - Pollard to old points - routine maintenance.</p>	SCC has no comment to make on this application.
9.5.	<u>PL/2024/07000</u>	Salisbury St. Edmund's ED	<p>5 Fish Row, Salisbury, SP1 1EX</p> <p>Hanging sign on property (Retrospective).</p>	SCC has no comment to make on this application.
9.6.	<u>PL/2024/10135</u>	Salisbury St. Paul's ED	<p>THE FOYER, Wilton Road, Salisbury, SP2 7EJ</p> <p>T3 Willow - Reduce lateral branches removing up to 1.5m to provide</p>	SCC has no comment to make on this application.

			clearance to parking bays.	
9.7.	<u>PL/2024/10134</u>	Salisbury St. Edmund's ED	Mill Road Mews, Mill Rd, Salisbury SP2 7UA T2 Ash - Reduce lateral branches to provide up to 1m clearance to street light.	SCC has no comment to make on this application.
9.8.	<u>PL/2024/10160</u>	Salisbury Harnham East ED	22, THE CLOSE, Salisbury, SP1 2EH T1 Yew tree - Reduce height to 3m maximum. T2 Magnolia - Remove south east branches where close to No 22. T3 Magnolia - Remove north side branches where close to No 23. T4 Apple tree - Remove south side branches where close to No 22.	SCC has no comment to make on this application.
9.9.	<u>PL/2024/10162</u>	Salisbury Harnham East ED	15A, THE CLOSE, Salisbury, SP1 2EB T1 Magnolia - Cut back to prevent large Magnolia from damaging and blocking light to adjacent houses.	SCC has no comment to make on this application.
9.10.	<u>PL/2024/09124</u>	Salisbury Bemerton Heath ED	Land West of 24 Rawlence Road,	SCC Object, SCC is in support of the

			<p>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 of Sustainable Urban Drainage Systems.</p>	<p>development but objects to the panda eye design of windows and doors as not in keeping with Bemerton Heath or Salisbury generally and request that the multi waterstruck (752) bricks are used in place of the Wetherby 45 silicone textured finish panels. SCC would also 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.</p>
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9.2 Highways Improvement Request Form – Junction Milford Hill / Shady Bower / Laverstock Road

The committee considered the highway improvement request form for Junction Milford Hill / Shady Bower / Laverstock Road and it was:

Resolved that:

9.2.1 – SCC Support this application

Proposed by: Cllr A Bayliss

Seconded by: Cllr S Hocking

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

9.3 Highways Improvement Request Form – Jewel Close

The committee considered the highway improvement request form for Jewel Close and it was:

Resolved that:

9.3.1 – SCC Support this application

Proposed by: Cllr Bayliss

Seconded by: Cllr Hocking

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

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

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

Resolved that:

10.1. SCC support this application

Proposed by: Cllr S Bayliss

Seconded by: Cllr V Charleston

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

11. **Highways Improvement Request Form – Netherhampton Road**

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

Resolved that:

11.1 Approve this application

Proposed by: Cllr Riddle
Seconded by: Cllr Hocking

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

12. **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 1 member of the press present.

The meeting closed at 20:11