

The Guildhall  
Market Place  
Salisbury  
Wilts  
SP1 1JH



**Contact:** A Hunt, Senior Corporate Officer  
**Direct Line:** 01722 342860  
**Email:** [planning@salisburycitycouncil.gov.uk](mailto:planning@salisburycitycouncil.gov.uk)  
**Web:** [www.salisburycitycouncil.gov.uk](http://www.salisburycitycouncil.gov.uk)

# Minutes

**Meeting of** : Planning and Development Committee  
**Date** : 19 May 2025  
**Meeting held** : The Guildhall  
**Commencing at** : 6:30pm

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Present:

Chair: C Corbin

Vice Chair: A Riddle

Cllrs: A Bayliss, P Beaven, J Bowell, M Brown, C Corbin, A Hoque, A Riddle, A Suddards

Officers: A Thorpe and B George

There were 4 members of the public and 1 member of the press present.

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## 1. Election of Chair and Vice Chair of the Committee:

1.1 Cllr C Corbin was elected as Chair of the Planning Committee.

**Proposed by:** Cllr J Bolwell

**Seconded by:** Cllr A Bayliss

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

1.2 Cllr A Riddle was elected as Vice Chair of the Planning Committee.

**Proposed by:** Cllr C Corbin

**Seconded by:** Cllr J Bolwell

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

2. **Apologies:**

None.

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

There was a statement from Kez Adey (DIGS Salisbury) regarding planning application [PL/2025/02992](#). Please see the statement at the end of these minutes.

The Chair allowed 3 members of the public who were representatives from Britford Parish Council and residents of Britford to speak regarding planning application [PL/2025/02992](#). There were concerns raised about the hydrology of the site and the flood risk to surrounding areas, as well as the management of the application process.

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

Cllr A Riddle requested a presentation shown to the Place Partnership regarding the train station northern entrance plan be shown to the committee. Officers agreed to circulate this.

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

The Minutes from the previous meeting held on 22 April 2025 were approved by the committee and signed by the Chair.

6. **Declarations of Interest:**

None.

7. **Dispensations:**

No dispensations were requested.

8. **Chairman's Announcements:**

Cllr A Riddle (Vice Chair) was invited to speak. She urged the committee to familiarise themselves with the Neighbourhood Development Plan and print off a copy of the Policies and Explanatory Text.

The Chair reported that her predecessor would still be offering insight on the planning applications when required and will appear in the public gallery from time to time.

9. **Salisbury City Planning Applications submitted since 17 April 2025:**

The Committee considered the following applications, and it was:

**Resolved that:**

	Application number	Site address and proposal	Comment
<b>Bemerton Heath</b>			
9.1	<a href="#">PL/2025/02181</a>	<b>Land at Xanten Way, Salisbury, SP2 9FL</b>  Reserved Matters - Erection of a substation.	SCC make no comment but note the concerns of the residents.
9.2	<a href="#">PL/2025/03845</a>	<b>Land at Adlam Way and Xanten Way, Salisbury SP2 9FL</b>  Approval of Reserved Matters following <a href="#">S/2012/0814</a> (Outline Approval) for access, appearance, landscaping, layout and scale of a proposed food store forming part of the local centre.	SCC support the application but would like pedestrian safety to be considered, including road markings to prioritise pedestrians, low speed, and low planting to increase visibility of toddlers.
<b>St Francis &amp; Stratford</b>			
9.3	<a href="#">PL/2024/11551</a>	<b>Five Rivers Leisure Centre, Hulse Road, Salisbury, SP1 3NR</b>  Placement of a shipping container onto green grass space adjacent to the football pitch to store equipment.	SCC has no comment to make on this application.
9.4	<a href="#">PL/2025/03990</a>	<b>61 Moberly Road, Salisbury, SP1 3BX</b>  Loft conversion, rear extension & associated alterations.	SCC has no comment to make on this application.
9.5	<a href="#">PL/2025/04000</a>	<b>Longcroft, Stratford Road, Stratford Sub Castle, Salisbury, SP1 3LB</b>	SCC has no comment to make

		Reposition and refurbish existing Field Shelter on skids.	on this application.
9.6	<a href="#">PL/2025/04172</a>	<b>19 PAULS DENE ROAD, SALISBURY, SP1 3SE</b>  To1 beech tree dismantle.	SCC has no comment to make on this application.
9.7	<a href="#">PL/2025/04185</a>	<b>8 ST LAWRENCE CLOSE, STRATFORD SUB CASTLE, SALISBURY, SP1 3LW</b>  re-pollard 1 Willow tree - 40% reduction re-pollard 8 Mop head Willows - 40% reduction of the trees.	SCC has no comment to make on this application.
<b>Milford</b>			
9.8	<a href="#">PL/2025/01832</a>	<b>12 Netheravon Road, Salisbury, SP1 3BJ</b>  Addition of a Porch, Rear Extension & Carport and associated internal alterations.	SCC has no comment to make on this application.
9.9	<a href="#">PL/2025/03857</a>	<b>27 Elm Grove Road, Salisbury, SP1 1JW</b>  Proposed kitchen extension.	SCC note the concerns of residents.
9.10	<a href="#">PL/2025/03840</a>	<b>69 Tollgate Road, Salisbury. SP1 2JP</b>  Side and rear extension.	SCC object on the grounds of overdevelopment.
9.11	<a href="#">PL/2025/04088</a>	<b>ALDI, London Road, Salisbury, SP1 3HP</b>  Full planning application for replacement refrigeration plant equipment, the installation of air source heat pumps, replacement associated fencing and other associated alterations.	SCC have no objection to this application.
<b>Fisherton &amp; Bemerton Village</b>			
<b>N/A</b>			
<b>St Paul's</b>			

9.12	<a href="#">PL/2025/03740</a>	<b>41 Meadow Road, Salisbury, SP2 7BL</b>  Change the ground floor B2 to C3 (residential), creating a 2-bedroom property Retrospective permission to replace the garage door with 1 door and 1 window.	SCC have no objection to this application.
9.13	<a href="#">PL/2025/04099</a>	<b>38 Windsor Road, Salisbury, SP2 7DX</b>  Certificate of Lawfulness for existing change of use from Class D3 to D4 (HMO) enlarged ground floor extension and loft conversion with rear dormer.	SCC has no comment to make on this application.
<b>St Edmund's</b>			
9.14	<a href="#">PL/2025/03817</a>	<b>35 Belle Vue Road, Salisbury, SP1 3YD</b>  Conversion of two flats into a single dwelling. Proposed two-story front and side extension to form garage. Proposed single story rear extension. Loft conversion.	SCC has no comment to make on this application.
9.15	<a href="#">PL/2025/02684</a>	<b>Land at 30-36, Fisherton Street, Salisbury, SP2 7RG</b>  Retrospective permission for the display of advertisement hoarding around the site.	SCC object to this application based on the concerns of the Highways Officer.
9.16	<a href="#">PL/2025/03987</a>	<b>Wyndham Park Conservative Club, College Street, Salisbury, SP1 3AL</b>  Change of use from social club to private dwelling. Partial demolition of existing building. First floor extension.	SCC object to this application in line with neighbour's concerns.
9.17	<a href="#">PL/2025/04132</a>	<b>7 FISH ROW, SALISBURY, SP1 1EX</b>  Closure of the existing attic hatch (approx. 800mm x 1200mm) currently located in Room 1 of the third floor and accessed through Flat 3 at 11 Fish Row; and installation of a new attic access hatch of similar size from the communal area of the second floor at 11 Fish Row into Room 1 of the third floor, with the addition of a compact timber stair for maintenance access. The works affect only modern, non-original fabric.	SCC have no objection to this application and agree with the comments made by the structural engineer.

Harnham West			
9.18	<a href="#">PL/2025/01365</a>	<b>Whitfield, Old Blandford Road, Salisbury, SP2 8DE</b>  Construction of two storey extension including double garage and associated works.	SCC has no comment to make on this application.
9.19	<a href="#">PL/2025/03785</a>	<b>32 Bouverie Avenue, Salisbury, SP2 8DT</b>  Proposed rear single storey extension with conversion of garage. Re-roofing of garage to create green roof.	SCC has no comment to make on this application.
Harnham East			
9.20	<a href="#">PL/2025/00500</a>	<b>21-27 New Street, Salisbury, SP1 2PH</b>  New office replacing existing storage building within the curtilage of a listed building.	SCC comment to reflect the Conservation Officer's request for further information.
9.21	<a href="#">PL/2025/00866</a>	<b>21-27 New Street, Salisbury, SP1 2PH</b>  New office replacing existing storage building within the curtilage of a listed building.	SCC comment to reflect the Conservation Officer's request for further information.
9.22	<a href="#">PL/2025/03766</a>	<b>76 Exeter Street, Salisbury, SP1 2SE</b>  To remove one internal wall to create a larger kitchen/dining space.	SCC has no comment to make on this application.
9.23	<a href="#">PL/2025/03854</a>	<b>Friary Court, The Friary, Salisbury, SP1 2HU</b>  Internal alterations and remodelling to existing dining room, first floor bathroom & second floor bathroom and adjacent store.	SCC has no comment to make on this application.
9.24	<a href="#">PL/2025/02992</a>	<b>Land North of Downton Road, Harnham, Salisbury</b>  Outline application for the erection of up to 220 dwellings together with multi-functional open space, SANG, locally equipped area of	SCC object to this application. The comment can be seen below this table. *

		play, allotments, community orchard, SuD's features, landscaping, enhanced pedestrian connections and associated infrastructure with proposed vehicular access sought from Downton Road (All other matters reserved for later consideration).	
9.25	<a href="#">PL/2025/04166</a>	<b>The Roost, 6 Poole Close, Harnham, Salisbury, SP2 8BE</b>  Proposed First Floor extension and alterations.	SCC has no comment to make on this application.

**[PL/2025/02992](#):**

\*SCC object to this application on the grounds of:

A lack of contemporary data used within the submissions; increased flood risk to water course; increased traffic without National Highways infrastructure support at Gyratory, and associated pollution; loss of biodiversity; designs not in keeping with the surrounds; loss of a natural buffer between Britford and the city; questions of affordable and social housing; building on a green space; the quality of the consultation, including no contact on this issue; lack of infrastructure within the planning (e.g. doctors, schools etc); that the impact of other current significant developments within Salisbury is yet to be felt; preserving boundaries to absolutist levels; conservation of strategic approach views; a perception of this being 'pushed through'. They also request that any new development has a 20mph speed limit within the estate.

**10. Late Business:**

The Committee considered late business, and it was:

**Resolved that:**

	Application number	Site address and proposal	Comment
10.1	<a href="#">PL/2025/02208</a>	<b>Former SSE substation, Hulse Road, Salisbury, SP1 3NA</b>  Clearance of site, partial demolition of building, Construction of 2no. 2.5 storey dwellings and associated works.	SCC reiterate the last comment they made on this application

			regarding swift and bat boxes.
10.2	<a href="#">PL/2025/04254</a>	<b>5 ALBANY ROAD, SALISBURY, SP1 3YQ</b>  Single storey rear/side extension.	SCC has no comment to make on this application.
10.3	<a href="#">PL/2025/04367</a>	<b>MORRISON HALL, 12 BROWN STREET, SALISBURY, SP1 1HE</b>  Class MA - Conversion of a commercial building into 2-bedroom house. There will be no structural changes to the building and no alterations to the outside of the building. Convert inside of the building to a single dwelling with the addition of a kitchen, bathrooms and some minor partitioning. We will bring the insulation levels up to modern standards to comply with building regulations. We will fit underfloor heating to the first floor and have an MVHR system to provide good air quality. All windows will be replaced with modern double-glazed units replicating the original window style. All this will help with sound insulation.	SCC has no comment to make on this application.
10.4	<a href="#">PL/2024/08311</a>	<b>17, The Close, Salisbury, SP1 2EB</b>  Minor alterations and refurbishment works including creation of family room.	SCC support the conservation officer's comments.
10.5	<a href="#">PL/2024/07610</a>	<b>17, The Close, Salisbury, SP1 2EB</b>  Minor alterations, refurbishment works, including creation of family room and minor localised re-landscaping.	SCC has no comment to make on this application.
10.6	<a href="#">PL/2025/04324</a>	<b>ST MARKS CHURCH, ST MARKS AVENUE, SALISBURY, SP1 3DL</b>  Ground floor extension for a new entrance, disabled compliant ramp, meeting room and toilets and access from the church.	SCC has no comment to make on this application.
10.7	<a href="#">PL/2025/04482</a>	<b>ST MARKS CHURCH, ST MARKS AVENUE, SALISBURY, SP1 3DL</b>	SCC has no comment to make on this application.

		Ground floor extension for a new entrance, disabled compliant ramp, meeting room and toilets and access from the church.	
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11. **Highways Improvement Request Form – A30 London Road**

The committee considered the highway improvement request form for A30 London Road, and it was:

**Resolved that:**

11.1 – SCC support the application and comment that, due to the schools in the vicinity, there is significant risk to school children. It helps infrastructure within the area and increases the safety of cars leaving Aldi carpark.

**Proposed by:** A Bayliss

**Seconded by:** J Bolwell

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

12. **Highways Improvement Request Form – Parsonage Green, Harnham**

The committee considered the highway improvement request form for Parsonage Green, Harnham. It was noted that the Social Club allow parking on their site and the committee agreed to request additional signage is added to direct cars to these spaces. It was:

**Resolved that:**

12.1 – SCC support the application and refer to LHFIG.

13. **Street naming – Land to the West of 24 Rawlence Road**

The committee considered the Street naming for the Land to the West of 24 Rawlence Road, Salisbury, SP2 9DX ([PL/2024/09124](#)). There were concerns that the names were too similar to existing names of surrounding roads and it was:

**Resolved that:**

13.1 – SCC put forward the name Harlequins Close.

**Proposed by:** C Corbin

**Seconded by:** J Bolwell

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:**

The committee heard a presentation regarding a proposed development for the Cathedral Hotel.

A motion to support the application was tabled.

**Proposed by:** A Suddards

**Seconded by:** J Bolwell

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

The meeting closed at 20:17.

Cllr A Hoque left the meeting at 19:40.