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Minutes

Meeting of : Planning and Development Committee
Date : 20 January 2025
Meeting held : The Guildhall
Commencing at : 6:30pm

Present:

Chair: Cllr T Corbin

Vice Chair: Cllr A Riddle

Cllrs: A Bayliss, C Hibbert, S Rideout, C Stanway, C Taylor, and I Tomes.

Officers: B George and K Toth

1. **Apologies:**

Cllr C Taylor substituted for Cllr Hocking.
Cllr S Rideout substituted for Cllr J Bolwell.
Cllr V Charleston gave her apologies.

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

Margaret Willmot submitted a public statement regarding Agenda Item 12, the full Statement can be found at the end of the Minutes.

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 16 December 2024.

5. **Declarations of Interest:**

None received.

6. **Dispensations:**

No dispensations were requested.

7. **Chairman's Announcements:**

7.1 Following agenda items were brought forward to allow Primrose road residents who spoke in favour of agenda item 14 and Coldharbour Lane item 12 .

8. **Salisbury City Planning Applications submitted since 16 December 2024:**

The Committee considered the following applications, and it was:

Resolved that:

	Application number	Site address and proposal	Comment
Bemerton Heath			
8.1	PL/2024/11671	37 Ivie Place, Salisbury, SP2 9GL Proposed Single Storey Rear Extension and Alterations.	SCC has no comment to make on this application.
St Francis & Stratford			
8.2	PL/2024/11629	Avon Valley Nature Reserve adjacent to Five Rivers Leisure Centre, Hulse Road, Salisbury, SP1 3NR T1 - Ash tree - fell T2 - Willow tree - pollard to 6m T3 - Crack Willow tree - re-pollard T4 - Crack Willow tree - pollard T5 - Goat Willow tree - coppice T6 - Ash tree - monolith to 10m-12m T7 - Oak tree - reduce to height of 10m T8 - Maple tree - reduce all branches to 3m from	SCC has no comment to make on this application.

		main stem T9 - Crack Willow tree - pollard back to crown break (6m).	
Milford			
8.3	PL/2024/11657	36 Milford Hill, Salisbury, SP1 2QX Western Red Cedar tree - reduce height by 7m; round top of canopy to shape and reduce upper canopy sides by up to 1m and reduce lower canopy by up to 1.5m.	SCC has no comment to make on this application.
8.4	PL/2024/11719	32 Fowlers Road, Salisbury, SP1 2QU 2 x Bay trees - 50%-60% reduction 2 x Beech trees - 50% reduction 1 x Lime tree - pollard to previous pruning points and 50%-60% reduction.	SCC has no comment to make on this application.
8.5	PL/2024/11700	19 Glenmore Road, Salisbury, SP1 3HF Beech tree - crown raise to 6m and crown thin by 20%	SCC has no comment to make on this application.
8.6	PL/2024/11465	Unit 1, Southampton Road, Salisbury, SP1 2LE External alterations to the existing building comprising construction of additional roller shutter doors, canopy over unloading bay, vehicular access gate, replacement of existing doors and new fire egress door, brick infill wall, bollards in front of building, reception glazing, new reception sliding doors, painting building facades, and footpath evening to unloading bay.	SCC has no comment to make on this application.
8.7	PL/2024/11592	4 Tollgate Road, Salisbury, SP1 2HZ Single storey extension to create entrance lobby and external alterations to the front of the property.	SCC object to this application in line with residents' comments over highways concerns and change of character to the building

			line. The committee ask that Highways investigate concerns further.
8.8	PL/2024/11668	MATALAN RETAIL LTD, Southampton Road, Salisbury, SP1 2LE Erection of 'drive up' self- storage units in the existing car park, boundary treatment including a new entrance gate and mesh fence and cycle parking spaces at Unit 1 Southampton Road, Salisbury SP1 2L ('the site').	SCC has no comment to make on this application.
Fisherton & Bemerton Village			
8.9	PL/2024/10917	River House, 9 Hadrians Close, Salisbury, SP2 9NN Alteration & extension including new roof & two storey side extension.	SCC has no comment to make on this application.
St Paul's			
8.10	PL/2024/11374	12 Stratford Road, Salisbury, SP1 3JH Proposed Single Storey extensions and alterations.	SCC has no comment to make on this application.
8.11	PL/2024/11498	13A Windsor Road, Salisbury, SP2 7DX Demolition of a single storey element of the building and conversion of the remaining former offices to a single family dwelling.	SCC have concerns about noise and vibrations relating to the neighbouring train care depot.
St Edmund's			
8.12	PL/2024/11405	Crane House, 84 Crane Street, Salisbury, SP1 2QD	SCC has no comment to

		1 x Sycamore tree, 1 x Lime tree and 2 x Larch trees - prune to previous points	make on this application.
8.13	PL/2024/11336	St Edmunds Church, 93-95 St Edmunds Church Street, Salisbury, SP1 1EQ Proposed replacement windows.	SCC object in line with Conservation Officer's concerns.
8.14	PL/2024/11338	St Edmunds Church, 93-95 St Edmunds Church Street, Salisbury, SP1 1EQ Proposed replacement windows.	SCC object in line with Conservation Officer's concerns.
8.15	PL/2024/10332	55-57 New Canal, Salisbury, SP1 2AA 2 no. replacement externally illuminated fascia signs and replacement externally illuminated hanging sign. Repainting timber panelling.	SCC object because the design is not in keeping with the Shop Front Policy and in line with Conservation Officer's and Highway Officer's concerns.
8.16	PL/2024/11627	Public Open Space North of 102 Crane Street, Salisbury, SP1 2QD T1 - Indian Bean tree - major deadwood removal and prune back branches by 1.5m - 2m from adjacent building T2 - Bird Cherry tree – fell.	SCC has no comment to make on this application.
8.17	PL/2024/11630	42 Harcourt Terrace, Salisbury, SP2 7SA Rowan tree - reduce by 20%	SCC has no comment to make on this application.
8.18	PL/2024/11556	7-11, Brown Street, Salisbury, SP1 1HE	SCC object to front elevations appearance

		Conversion of Retail Units to Residential Use with Plan and Elevational Amendments and Replacement Bike Store.	and materials for boarding and PPC grill to sound attenuation vents in line with the Conservation Officer.
8.19	PL/2024/11654	Market Place, Salisbury, SP1 1JH T1, T2 & T3 - 3 x London Plane trees - prune back to previous points and raise low canopy to 5.5m above ground level T4 & T5 - 2 x London Plane trees - raise low canopy to 5.5m above ground level.	SCC has no comment to make on this application.
8.20	PL/2024/11655	The Maltings, Salisbury, SP1 1BD T1 - Weeping Willow tree - re-pollard to 8m-10m above ground level T2 - Crack Willow tree - re-pollard T3 - Lime tree - crown reduce by 3m-4m or to previous points G1 - Crack Willow trees - re-pollard	SCC has no comment to make on this application.
8.21	PL/2024/11656	Riverside Walk, Salisbury, SP1 3WF T1 - Balsam Poplar tree - crown reduce by 4m-5m T2 - Common Lime tree - reduce by 3m-4m to remove end weight T3 - Common Hornbeam tree - fell T4 - Crack Willow tree - re-pollard and cut back branch obstructing street lamp	SCC has no comment to make on this application.
8.22	PL/2025/00085	4 Marlborough Road, Salisbury, SP1 3TH Rear single storey extension to family home and reduction of existing garage to form home office.	SCC has no comment to make on this application.
8.23	PL/2024/11633	Milford Hall Hotel, Castle Street, Salisbury, SP1 3TE Installation of two kitchen vents on the north elevation of the building.	SCC object in line with residents' concerns and lack of detail as highlighted

			by the Conservation Officer. SCC are also concerned with possible noise & smell pollution.
8.24	PL/2025/00234	Milford Hall Hotel, Castle Street, Salisbury, SP1 3TE Installation of two kitchen vents on the north elevation of the building.	SCC object in line with residents' concerns and lack of detail as highlighted by the Conservation Officer. SCC are also concerned with possible noise & smell pollution.
8.25	PL/2024/11634	Milford Hall Hotel, Castle Street, Salisbury, SP1 3TE Proposed siting of four air handling units with an enclosure at the rear of the building.	SCC object in line with residents' concerns and request Environmental Health to investigate please.
Harnham West			
8.26	PL/2024/11436	36 Montague Road, Harnham, Salisbury, SP2 8NL Proposed garage conversion and extension to form annexe.	SCC comment noting the Highways Department's concerns of lack of parking.

8.27	PL/2024/10685	111 Bouverie Avenue South, Salisbury, SP2 8EA Remove principle roof and reform with raised ridge and rear facing dormers to create loft accommodation, add pitched roof above existing single storey side accommodation and associated works.	SCC object in line with neighbours' continued concerns.
Harnham East			
8.28	PL/2024/11251	102 Britford Lane, Salisbury, SP2 8AJ Cladding the whole house with Western Red Cedar timber cladding over a waterproof and breathable membrane. Due to the house having been painted with waterproofing paint for many years the brickwork is deteriorating.	SCC has no comment to make on this application.

9. **Late Business:**

The Committee considered late business, and it was:

Resolved that:

	Application number	Site address and proposal	Comment
9.1	PL/2024/10455	12, Harnham, Salisbury, SP2 8NW Variation of condition 4 of S/2009/0152 to allow agricultural and construction vehicles and equipment to be stored on the site to a maximum height of 5.5 metres. Nothing else shall be stored, stacked, or deposited to a height exceeding 2.4 metres and variation of condition 5 of S/2009/0152 so that no delivery of plant or equipment shall take place on Sundays or public holidays or outside the hours 07.30 to 18.00 weekdays and 08.00 to 13.00 on Saturdays.	SCC has no comment to make on this application.
9.2	PL/2025/00261	Barrington House, Churchfields Road, Salisbury, SP2 7NL Small Holy tree to be removed.	SCC has no comment to make on this application.

9.3	<u>PL/2024/11636</u>	<p>Church House, 99 Crane Street, Salisbury, Wiltshire, SP1 2PU</p> <p>Conversion of the existing office building to provide seven additional dwellings, plus hard and soft landscaping works.</p>	<p>SCC comment support the application but stress the crucial importance of preserving the swift and bat population in this crucial river side location.</p>
9.4	<u>PL/2025/00276</u>	<p>Church House, 99 Crane Street, Salisbury, Wiltshire, SP1 2PU</p> <p>Conversion of the existing office building to provide seven additional dwellings, plus hard and soft landscaping works.</p>	<p>SCC comment support the application but stress the crucial importance of preserving the swift and bat population in this crucial river side location.</p>
9.5	<u>PL/2024/04545</u>	<p>32 Fowlers Road, Salisbury, SP1 2QU</p> <p>Addition of a dormer window within the roof on the South (rear) Face of the house.</p>	<p>SCC supports previous objection from Conversation Officer and awaits their professional opinion about revised plan.</p>

9.6	PL/2025/00159	28 Queen Alexandra Road, Salisbury, SP2 9LN New front porch, two storey rear extension and all associated works.	SCC has no comment to make on this application.
9.7	PL/2025/00139	Hale Hall, School Lane, Salisbury, SP1 3YA Replacement fenestration.	SCC await the Conservation Officer's comments and raise concerns about the lack of detail on the plans.
9.8	PL/2025/00222	332 Devizes Road, Salisbury, SP2 7DP Proposed loft conversion & 2 storey side extension.	SCC has no comment to make on this application.

9.2 Highways Improvement Request Form – Friary Lane:

The committee considered the highway improvement request form for Friary Lane and it was:

Resolved that:

9.2.1 – SCC support the application and refer it to LHFIG.

Proposed by: I Tomes

Seconded by: C Taylor

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

9.3 Supporting document to PL/2025/00276 - Salisbury & Wilton Swifts (SAWS):

It was:

Resolved that:

9.3.1 – SCC support the comments made by SAWS as previously discussed on Late Business table (9.3).

9.4 PL/2023/07368 - Land At Old Sarum Airfield, Old Sarum, Salisbury, SP4 6DZ

It was:

Resolved that:

9.4.1 – SCC emphatically object to this application and refer to comments made in previous objects. The committee agreed to write again highlighting their concerns.

10. Highways Improvement Request Form – Ashley Road

The committee considered the highway improvement request for Ashley Road and Cllr Taylor presented. It was:

Resolved that:

10.1 SCC support the application and refer it to LHFIG.

Proposed by: C Taylor

Seconded by: S Rideout

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

11. Highways Improvement Request Form – Butts Road

The committee considered the highway improvement request for Butts Road and Cllr Taylor presented. It was:

Resolved that:

11.1 SCC support the application and refer it to LHFIG.

Proposed by: C Taylor

Seconded by: C Hibbert

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

12. Highway Improvement Request Form – Coldharbour Lane

The committee considered the highway improvement request for Coldharbour Lane. Cllr C Taylor and Margaret Willmot from COGS presented, and it was:

Resolved that:

12.1 SCC support the application and refer it to LHFIG.

Proposed by: C Taylor

Seconded by: A Bayliss

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

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

The committee considered the highway improvement request for Devizes Road and Cllr Taylor presented. It was:

Resolved that:

13.1. SCC support the application and refer it to LHFIG.

Proposed by: C Taylor

Seconded by: S Rideout

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

14. **Highway Improvement Request Form – Primrose Road**

The committee heard from local residents regarding the highway improvement request for Primrose Road, and it was:

Resolved that:

14.1 SCC support the application and refer it to LHFIG, with an amendment stating that the suggested parking area be covered with a hardstanding with grass holes to help provide adequate drainage.

Proposed by: T Corbin

Seconded by: C Taylor

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

15. **Highway Improvement Request Form – London Road**

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

Resolved that:

15.1. SCC support the application and refer it to LHFIG.

Proposed by: A Bayliss

Seconded by: S Rideout

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

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

None.

There were 9 members of the public present and 1 member of the press present.

The meeting closed at 20:52.

Margaret Willmot's Statement relating to Agenda Item 12.

**Statement to SCC Planning Committee 20/1/2025 from Margaret Willmot
Coldharbour Lane/Meadow Road: Highways Improvement Request Form**

I am a member of COGS (the Cycling Opportunities Group for Salisbury) and sit on Salisbury's Cycle Liaison Panel, a Wiltshire Council body which meets regularly involving COGS and other stakeholders.

COGS are fully supportive of the contraflow proposal being put forward. As the Highways Improvement Request Form says this has been considered before and received City Council support, but subsequently the very real risks posed on the alternative route for cyclists up Devizes Road were disregarded and the scheme failed to progress.

In addition to the points which have been well made on the Highways Improvement Request Form I would like to add the following:

- Coldharbour Lane and Meadow Road are quiet residential streets, where safe pedestrian and cyclist movements should be prioritised. Those who regularly use these streets would be aware of, and able to adapt, to provision for cyclists.
- Current Government Guidance, given in Local Transport Note 1/20, states that 'there should be a general presumption in favour of cycling in both directions in one way streets, unless there are safety, operational or cost reasons why it is not feasible. [LTN 1/20 6.4.21]
- There are longstanding existing cycle contraflows in Salisbury on Avon Approach, South Street and Rolleston Street, and since May 2022, further contraflows have been added on High Street and Queen Street. All of these are designed to allow cyclists a quicker route than might be possible for motorists, to encourage cycling generally, and all operate satisfactorily and safely.
- In 2017 Heather Blake, who was then a Senior Transport Planner at Wiltshire Council said that in respect of this contraflow suggestion that "*Coldharbour Lane is the biggest gap on the Town Cycle Network... so that would be a good one to prioritise.*"
- When COGS members were asked to give their views on which cycle contraflows should be prioritised Coldharbour Lane was one of the top priorities, with comments such as "*Bottom end of Devizes Road (the only alternative) is narrow and busy with other road users including HGV's and buses. I already cycle the wrong way along Coldharbour Lane ... I consider turning right into Ashley Road going uphill on Devizes Road to be dangerous enough that it is preferable to break the law and use Coldharbour Lane*"
- Support by your committee this evening would allow this request to progress to the next step of a further evaluation by Highways engineers. They would seek to establish whether it might be possible to design a safe cycle contraflow lane at this location, and it would not be progressed further unless it met the relevant safety criteria.

In the current climate Councils are being urged to do all they can to encourage cyclists, so I hope the City Council will be minded to support the request for this contraflow to be further investigated.

Margaret Willmot

13/1/2025