

The Guildhall  
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# Minutes

**Meeting of** : Planning and Development Committee  
**Date** : 21 October 2024  
**Meeting held** : The Guildhall  
**Commencing at** : 6:30pm

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Present:

Chair: Cllr T Corbin

Vice Chair: Cllr A Riddle

Cllrs: J Bolwell, V Charleston, C Hibbert, S Hocking, C Stanway, and I Tomes

Also Present: 3 members of the public

Officers: B George and P Muxworthy

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The Chairman welcomed everyone.

1. **Apologies:**

Cllr A Bayliss

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

None received.

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 23 September 2024.

5. **Declarations of Interest:**

None.

6. **Dispensations:**

None requested.

7. **Chairman's Announcements:**

Item 11 would be taken earlier in the meeting because of public presence.

8. **Salisbury City Planning Applications submitted since 22 July 2024:**

The Committee considered the following applications, and it was:

**Resolved that:**

Minute Number	Application number	Site address and proposal	Comments
<b>St Francis and Stratford</b>			
8.1.	<a href="#"><u>PL/2024/08674</u></a>	<b>39 Cornwall Road, Salisbury, SP1 3NH</b>  Single storey side extension and associated works.	SCC has no comment to make on this application
8.2.	<a href="#"><u>PL/2024/08717</u></a>	<b>75 St Francis Road, Salisbury, SP1 3QR</b>  Proposed single storey rear extension and alterations.	SCC has no comment to make on this application
8.3.	<a href="#"><u>PL/2024/08958</u></a>	<b>6 Feversham Road, Salisbury, SP1 3PP</b>	

		Proposed side extension with a pitched roof.	SCC has no comment to make on this application
8.4.	<a href="#">PL/2024/08886</a>	<b>4 Braemar Rise, Salisbury, SP1 3QB</b>  Erection of a 2-bed detached chalet bungalow including access, parking and landscaping.	SCC has no comment to make on this application
<b>Milford</b>			
8.5.	<a href="#">PL/2024/08597</a>	<b>Matalan Retail Ltd, Southampton Road, Salisbury, SP1 2LE</b>  Change of use from Class E Retail to builders merchant (sui generis) or Class B8 (self-storage).	SCC has no comment to make on this application
8.6.	<a href="#">PL/2024/08576</a>	<b>5 St Margaret's Close, Salisbury, SP1 2RY</b>  Removal of Conifer tree Reduce Holly tree by 20% Trim Bay tree.	SCC has no comment to make on this application
8.7.	<a href="#">PL/2024/09022</a>	<b>5 Lovett Green, Salisbury, SP1 3HZ</b>  Proposed solid roof conservatory to rear of property.	SCC has no comment to make on this application
<b>Fisherton and Bemerton Village</b>			

8.8.	<a href="#">PL/2024/08899</a>	<p><b>25 Stanley Little Road, Bemerton Heath, Salisbury, SP2 9DS</b></p> <p>2 storey extension to side of existing dwelling to provide 3 additional bedrooms at first floor and a kitchen/day room on the ground floor.</p>	<p>SCC object due to overdevelopment this site is not suitable for what appears to be sub-division, the extension is less than 1m clear of the neighbours boundary and there is insufficient parking.</p>
<b>St Paul's</b>			
8.9.	<a href="#">PL/2024/08670</a>	<p><b>Home Stead, Ashley Road, Salisbury, SP2 7DD</b></p> <p>Proposed extension to existing bungalow including overbuilding existing structure.</p>	<p>SCC has no comment to make on this application</p>
<b>St Edmund's</b>			
8.10.	<a href="#">PL/2024/08770</a>	<p><b>50 Blue Boar Row, Salisbury, SP1 1DA</b></p> <p>1 set of existing externally illuminated fascia text to be refurbished in gold to faces, 1 non illuminated projection sign panel to be replaced with new logo, 2 x existing awnings to be recovered.</p>	<p>SCC has no comment to make on this application</p>

8.11.	<a href="#"><u>PL/2024/08993</u></a>	<p><b>50 Blue Boar Row, Salisbury, SP1 1DA</b></p> <p>1 set of existing externally illuminated fascia text to be refurbished in gold to faces, 1 non illuminated projection sign panel to be replaced with new logo, 2 x existing awnings to be recovered.</p>	SCC has no comment to make on this application
8.12.	<a href="#"><u>PL/2024/09069</u></a>	<p><b>Antelope Court, Ivy Street, Salisbury, SP1 2AZ</b></p> <p>T1 Sycamore tree - Reduce by up to 15 feet as per previous reduction.</p>	SCC has no comment to make on this application
8.13.	<a href="#"><u>PL/2024/08853</u></a>	<p><b>1A Winchester Street, Salisbury, SP1 1HB</b></p> <p>To extend the existing Hair Salon into the vacant office space above which will require installation of an internal spiral staircase.</p>	SCC has no comment to make on this application
8.14.	<a href="#"><u>PL/2024/08893</u></a>	<p><b>CLEMENTS COTTAGE, Mill Road, Salisbury, SP2 7RZ</b></p> <p>Replacement of three rotted wooden casement windows.</p>	SCC has no comment to make on this application

8.15.	<a href="#">PL/2024/09280</a>	<b>20 EAST STREET, SALISBURY, SP2 7SF</b>  T1 Ash tree - Fell.	SCC has no comment to make on this application
8.16.	<a href="#">PL/2024/08712</a>	<b>Husseys Almshouses, Castle Street, Salisbury, SP1 3SZ</b>  Replacement of windows/doors and downpipes/gutters colour change	SCC has no comment to make on this application
<b>Harnham West</b>			
8.17.	<a href="#">PL/2024/08771</a>	<b>THE MEADOWS, 94 Harnham Road, Harnham, Salisbury, SP2 8JW</b>  Fell Conifer	SCC has no comment to make on this application
<b>Harnham East</b>			
8.18.	<a href="#">PL/2024/08677</a>	<b>9 DE VAUX PLACE, Salisbury, SP1 2SJ</b>  Fell multi-stemmed ash tree.	SCC has no comment to make on this application
8.19.	<a href="#">PL/2024/08004</a>	<b>120 Britford Lane, Salisbury, SP2 8AL</b>  Construction of additional space and rooms to facilitate better disabled access and home dialysis area. Plus carers suite.	SCC has no comment to make on this application

8.20.	<a href="#">PL/2024/08729</a>	<b>124 Exeter Street, Salisbury, SP1 2SG</b>  Maple tree - Section fell to ground level.	SCC has no comment to make on this application
8.21.	<a href="#">PL/2024/08745</a>	<b>Brickett's Hospital, Carmelite Way, Salisbury, Wiltshire, SP1 2SQ</b>  T1 Full tree pollard on the False Acacia. We are not repollarding to previous pollard points but creating new one 2m further back into the crown.	SCC has no comment to make on this application
8.22.	<a href="#">PL/2024/08908</a>	<b>21-27 New Street, Salisbury, Wiltshire, SP1 2PH</b>  T1 Silver Birch tree - Fell.	SCC has no comment to make on this application
8.23.	<a href="#">PL/2024/08909</a>	<b>48, THE CLOSE, Salisbury, SP1 2EL</b>  T1 Eucalyptus tree - Fell.	SCC has no comment to make on this application
8.24.	<a href="#">PL/2024/08363</a>	<b>82 Brown Street, Salisbury, SP1 2BA</b>  Replacement ground floor French doors and replacement single door on first floor	SCC has no comment to make on this application
8.25.	<a href="#">PL/2024/09163</a>	<b>72 St Ann Street, Salisbury, SP1 2DX</b>	

		Acer tree - Reduce in size by 30% removing branches that overhang neighbouring gardens and reduce the height of the crown by 2 metres.	SCC has no comment to make on this application
8.26.	<a href="#">PL/2024/08745</a>	<b>THE COURTYARD AT BRICKETTS HOSPITAL, CARMELITE WAY, SALISBURY</b>  T1 Full tree pollard on the False Acacia. We are not repollarding to previous pollard points but creating new one 2m further back into the crown.	SCC has no comment to make on this application
8.27.	<a href="#">PL/2024/02822</a>	<b>Albany House, 3-5 New Street, Salisbury, SP1 2PH</b>  Division of the existing dwelling into three separate dwellings.	SCC observe and comment that the middle dwelling balcony is overlooked by neighbour's bedroom window.
8.28.	<a href="#">PL/2024/08875</a>	<b>Albany House, 3-5 New Street, Salisbury, SP1 2PH</b>  Division of the existing dwelling into three separate dwellings.	SCC observe and comment that the middle dwelling balcony is overlooked by neighbour's bedroom window.

9. **Late Business:**



The Committee considered late business, and it was:

**Resolved that:**

Minute Number	Application no.	Ward	Development	Comment
9.1.	<a href="#">PL/2024/09306</a>	Salisbury Harnham East ED	<p><b>9 DE VAUX PLACE, SALISBURY, SP1 2SJ</b></p> <p>T1 – Cherry tree – reduce back to previous points T2 – Ash tree – fell T3 – Whitebeam tree – remove a section of deadwood and one decaying stem T4 – 2 x Italian Yew trees – reduce height by 1.5m and reshape T5 – Yew tree – fell T6 – Cherry tree – fell</p>	SCC has no comment to make on this application
9.2.	<a href="#">PL/2024/09314</a>	Salisbury Milford ED	<p><b>CHAFYN GROVE SCHOOL, 33 BOURNE AVENUE, SALISBURY, SP1 1LR</b></p> <p>Repollarding 8 lime trees, along fence line of Bourne Avenue Coppice Yew, as canopy if failing. Repollard lime, on lower sports field. Lift canopy of Beech trees over hanging Bourne Avenue to 6m.</p>	SCC has no comment to make on this application
9.3.	<a href="#">PL/2024/09422</a>	Salisbury Milford ED	<p><b>METHUEN HOUSE,</b></p>	

			<p><b>METHUEN DRIVE, SALISBURY</b></p> <p>Holm Oak (T3) - Prune back branches above the roof of the neighbouring house (No.27) by a maximum of 3m so as to clear the roof line, preventing excess leaf fall onto roof &amp; gutter.</p>	<p>SCC has no comment to make on this application</p>
9.4.	<a href="#">PL/2023/05066</a>	Salisbury St. Edmund's ED	<p><b>44 Silver Street, Salisbury, Wilts, SP1 2NE</b></p> <p>Change of use of upper floors to hairdressing salon; installation of rear, 2<sup>nd</sup> floor external balustrade; replacement staircase; and other internal alterations</p>	<p>SCC has no comment to make on this application</p>
9.5.	<a href="#">PL2023/05303</a>	Salisbury St. Edmund's ED	<p><b>44 Silver Street, Salisbury, Wilts, SP1 2NE</b></p> <p>Change of use of upper floors to hairdressing salon; installation of rear, 2<sup>nd</sup> floor external balustrade; replacement staircase; and other internal alterations</p>	<p>SCC has no comment to make on this application</p>
9.6.	<a href="#">PL/2024/08758</a>	Salisbury Bemerton Heath ED	<p><b>Land to the North West of Fugglestone Red and Bemerton Heath, Salisbury</b></p>	<p>SCC has no comment to make on this application</p>

			<p>Variation of condition 8 (Details of boundary treatment), condition 9 (Archaeology), condition 11 (Earthworks), condition 12 (Tree Protection Details), condition 13 (CEMP), condition 15 (public open space details), condition 16 (Bio-diversity gains (phase)), condition 17 (Main (east) junction details), condition 18 (North junction details), condition 22 (Water feature survey), condition 24 (CEMP Phase), condition 25 (Surface water scheme management), condition 26 (Surface water drainage strategy), condition 28 (Water efficiency scheme), condition 29 (Foul drainage strategy), condition 33 (market housing mix), condition 34 (Detailed drainage design), condition 35 (Renewable energy 10%) and condition 39 (Noise Assessment) of S/2012/0814 - Outline application for access only for proposed mixed use development</p>	
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			<p>comprising residential (up to 1250 dwellings), employment, local centre, community uses, primary school, public open space, landscaping and associated access works including demolition of existing house and farm buildings.</p>	
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**9.7. Highways Improvement Request Form – Bouverie Avenue South:**

The committee considered the highway improvement request form for Bouverie Avenue South, Salisbury SP2 8EA. It was:

**Resolved that:**

9.7.1. Application be sent to LHV for decision.

**Proposed by:** Cllr Hocking

**Seconded by:** Cllr Bolwell

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

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

The committee considered the highway improvement request for Tollgate Road. The committee felt that traffic calming measures in this instance are not warranted as there is clear visibility in both directions, it is only commercial/leisure buildings opposite, and the expense is likely to be better spent elsewhere. It was:

**Resolved that:**

10.1. SCC recommended the application be sent to LHFIG for decision

**Proposed by:** Cllr Tomes

**Seconded by:** Cllr Hocking

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

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

The committee considered the highway improvement request for Ayleswade Road.

Cllr Hocking introduced the item and local residents spoke in support. Increasing numbers of Commercial (eg HGVs, vans, articulated vehicles, etc), Public Service (eg buses and coaches) and private vehicles (eg cars and caravans) are increasingly using this narrow cul-de-sac road, at all times of day and night. The current road narrows, vehicles get stuck at various points and have to reverse and/or try and turn around, particularly between Swan Close and Britford Lane West.

It appears that SatNavs are sending drivers down this no-through-road route. Clearer road markings and signage required (currently there are none). It was,

**Resolved that:**

11.1 Local Councillors obtain a Traffic Order, and that this Improvement Request Form be approved.

**Proposed by:** Cllr Hocking

**Seconded by:** Cllr Bolwell

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

12. **Highways Improvement Request Form – Estcourt Road**

The committee considered the highway improvement request for Estcourt Road. It was:

**Resolved that:**

12.1. SCC support this request.

**Proposed by:** Cllr Hocking

**Seconded by:** Cllr Bolwell

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

13. **New Premises Licence application for: Colonial Brazil Ltd, 53 Fisherton Street, Salisbury, SP2 7SU**

The committee considered a New Premises Licence application for: Colonial Brazil Ltd, 53 Fisherton Street, Salisbury, SP2 7SU. It was:

**Resolved that:**

13.1. SCC support the application.

**Proposed by:** Cllr Hibbert

**Seconded by:** Cllr Bolwell

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

14. **Response to Proposed NPPF Reforms**

The committee heard a response from Rt Hon John Glen MP regarding the National Planning Policy Framework. It was,

**Resolved that:**

14.1. SCC noted the response.

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

None.

There were 3 members of the public present and 0 member of the press present.

The meeting closed at 19:23