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Minutes

Meeting of : Planning and Development Committee
Date : 22 July 2024
Meeting held : The Guildhall
Commencing at : 6:30pm

Present:

Chair: Cllr T Corbin

Vice Chair: Cllr A Riddle

Cllrs: A Bayliss, V Charleston, C Hibbert, J King and C Stanway

Also Present: Cllr P Sample, Cllr I Tomes

Officers: A Thorpe, S Gregson and A Hunt

1. **Apologies:**

1.1. Cllr L Blackwood substituted for Cllr I Tomes.

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

A Statement regarding Planning application Ref: PL/2024/06047 was submitted by Salisbury & Wilton Swifts.

This statement can be found at the end of these minutes.

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

No Councillor questions or statements were submitted.

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

The Chairman approved and signed the minutes of the last meeting of the Planning and Development Committee held on 17 June 2024.

5. **Declarations of Interest:**

5.1. Declaration of Interest Ian Tomes in PL/2024/04179 Change of use of land for the retention of butcher's retail unit.

6. **Chairman's Announcements:**

6.1. The chairman requested for item 10. Bemerton Heath Pump Track Plans and item 11. The redevelopment of the New Look Store, 22-30 High Street, Salisbury, SP1 2NS, is to be brought forward on the agenda.

7. **Salisbury City Planning Applications submitted since 17 June 2024:**

The Committee considered the following applications, and it was:

Resolved that:

Minute Number	Application number	Site address and proposal	Comments
	Bemerton Heath		
7.1.	PL/2024/05712	Former garage site at the rear of 42-50 Rambridge Crescent, Salisbury. SP2 9JE Erection of 7 homes, associated parking, landscaping and access improvements on the brownfield, former garage site.	SCC has no comment to make on this application.
	St Francis and Stratford		

7.2.	<u>PL/2024/06404</u>	<p>27 Wordsworth Road, Salisbury, SP1 3BH</p> <p>Removal of rear porch and steps. Construction of extension at ground floor level to West and South with access to basement to provide better accommodation</p>	<p>SCC has no comment to make on this application.</p>
7.3.	<u>PL/2024/02541</u>	<p>Land at Pauls Dene House, 213 Castle Road, Salisbury, SP1 3RY</p> <p>Outline planning application (with all matters except access reserved) for nine dwellings and associated works.</p>	<p>SCC object, SCC is saddened to see the loss of mature boundary tree lines, Given the undisturbed nature of the site close to Old Sarum SSC request an Archaeological survey of the site, SCC request a ground ecological survey of the site primarily for Slow worms, lizards and snakes, SCC has concerns over the visibility splay of the exit for pedestrians and motorists, and inline with Salisbury emerging Neighbourhood Development plan to consider heat pumps, solar</p>

			panels, along with bat and swift boxes within the plans.
	Milford		
7.4.	<u>PL/2024/05960</u>	<p>15 Stroud Place. Salisbury, SP1 1JQ</p> <p>T3 - Ornamental Silver Birch - Remove lowest branches below 3m.If upper canopy still too close to property then a 1m reduction on house side would be viable</p>	SCC has no comment to make on this application.
7.5.	<u>PL/2024/05963</u>	<p>FLATS 4 AND 5, EASTMOUNT, SHADY BOWER, SALISBURY, SP1 2RE</p> <p>T1 Chinese Poplar tree to fell to ground level</p>	SCC has no comment to make on this application.
7.6.	<u>PL/2024/05463</u>	<p>THE HAMPTON INN, PEARCE WAY, BISHOPDOWN, SALISBURY, SP1 3GU</p> <p>A lawful development certificate is sought to confirm that the existing and ongoing use of the site as a Class E (b) Restaurant and has been such for in excess of 10No. years.</p>	SCC acknowledges its use as a restaurant for ten years; SSC is saddened to see a possible loss of the pub and community space; SCC notes CAMRA's objection.

7.7.	<u>PL/2024/05485</u>	<p>110-112 SOUTHAMPTON ROAD, SALISBURY, SP1 2LE</p> <p>Removal of conditions 5 & 6 of S/2013/0103 (resubmission of PL/2024/02314)</p>	SCC has no comment to make on this application.
7.8.	<u>PL/2024/05718</u>	<p>METHUEN HOUSE, METHUEN DRIVE, SALISBURY</p> <p>Walnut (T1) - Fell to just above ground level - obvious cracking to the wall due to soil compaction from the tree and its roots.</p> <p>Oak (T2) - Remove epicormic growth throughout branches in crown of tree, to prevent dense growth filling the crown and blocking light.</p> <p>Holm oak (T3) - Prune branches to provide a 2m separation from the building, for clearance.</p> <p>Copper Plum (T3a) - Remove tree top & branches growing</p>	SCC has no comment to make on this application.

		towards the neighbour's building to provide adequate separation.	
Fisherton and Bemerton Village			
7.9.	<u>PL/2024/05873</u>	River House, 9 Hadrians Close, Salisbury, SP2 9NN Alterations and extension at first floor level	SCC has no comment to make on this application.
St Pauls			
7.10.	<u>PL/2024/04897</u>	The Ramparts, Wilton Road, Salisbury, SP2 7EE Installation of a ground floor louvred screen and door to the ground floor commercial store.	SCC has no comment to make on this application.
7.11.	<u>PL/2024/06259</u>	81A Wilton Road, Salisbury, SP2 7ER Conversion of the existing basement to a 1 Bed Flat.	SSC object: The proposed bedroom windows would fail to produce sufficient natural light due to the SVP pipe and staircase in the vicinity of the window and SCC is concerned at lack of manoeuvring

			space for car park spaces.
7.12.	PL/2024/05353	<p>Waitrose Superstore, Churchill Way West, Salisbury. SP2 7TS.</p> <p>Variation of Condition 12 of planning application S/1993/1019 for new permitted trading hours on bank holidays and public holidays only, to extend trading hours on bank holidays and public holidays from 8.00am-6.00pm to 7.00am-9.00pm.</p>	SCC has no comment to make on this application.
St Edmund's			
7.13.	PL/2024/05804	<p>10 Woodstock Road, Salisbury, SP1 3TJ</p> <p>Remove conservatory and replace with a two storey rear extension and associated works.</p>	SCC has no comment to make on this application.
7.14.	PL/2024/04822	<p>3 Brown Street, Salisbury, SP1 1HE</p> <p>Variation of conditions 2 (approved plans) and 3 on PL/2023/07454 for change to design of rear dormer and</p>	SCC Objects supporting Conservation Officer objections.

		inclusion of all dormer details.	
7.15.	PL/2024/05972	<p>FISHERTON MILL, 108 FISHERTON STREET, SALISBURY</p> <p>All Sycamore Trees, most of which are young and have self seeded and grown in completely inappropriate places . We intend to trim them, leaving some greenery but at a height where it doesn't impact the building and thin out the smaller ones. The larger well established tree will be trimmed. Finished height will be 4.5m to 5.m.</p>	SCC has no comment to make on this application.
7.16.	PL/2024/04179	<p>Land at The Maltings, Salisbury, SP1 1BD</p> <p>Change of use of land for the retention of butcher's (retail) unit.</p>	SCC has no comment to make on this application.
7.17.	PL/2024/06356	<p>38 Belle Vue Road, Salisbury, SP1 3YD</p> <p>Replacement detached store room.</p>	SCC has no comment to make on this application.

7.18.	PL/2024/06047	<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)).</p>	<p>SSC object, due to the lack of affordable housing, SCC would like to see 40% designated to affordable housing, the design to be more sympathetic to the church, also SCC would support bat and swift boxes and more biodiversity net gain. SCC would like a planning condition during the works specifically to meet the needs of the United Reform Church services primarily to do with dust and noise..</p>
Harnham West			
7.19.	PL/2024/06368	<p>50 Bouverie Avenue, Salisbury, SP2 8DX</p> <p>Proposed new 3 bedroom dwelling at land adjacent to 50 Bouverie Avenue.</p>	<p>SSC comment noting the neighbour's concerns.</p>
Harnham East			
7.20.	PL/2024/00373	<p>Leaden Hall, 70 The Close, Salisbury, SP1 2EP</p>	<p>SSC object. In line with previous comments noting no response to Environment</p>

		<p>Change of use of Leaden Hall from education to offices and meeting rooms to include: demolition of single storey extensions and demolition of a conservatory; internal changes; associated works and repairs to the fabric of the building. Change of use of Stephenson Hall from education to a mixed use to allow the building to be used for meetings, performances and continued educational use to include: the removal of classrooms attached to Stephenson Hall and associated reparatory works. Erection of an archive building to hold the Cathedral archive. Solar panels and ground source heat pump; conversion of building to provide a plant room for GSHP and staff cycle storage; visitor cycle parking. Associated external changes including the realignment of a service gate, internal driveways and the removal of a section of wall to</p>	<p>Agency, and support Salisbury</p> <p>Conservation Advisory Panel comments regarding changes to the render.</p>
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		facilitate access to the proposed archive. Landscaping of the grounds of Leaden Hall.	
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8. **Late Business:**

The Committee considered late business and it was:

Minute Number	Application no.	Ward	Development	Comment
8.1.	PL/2024/06561	Salisbury Harnham East ED	Salisbury Cathedral The Close, Salisbury, SP1 2EL Notification of proposed works to trees in a conservation area.	SCC has no comment to make on this application.
8.2.	PL/2024/06542	Salisbury Harnham West ED	56 Harnwood Road, Harnham, Salisbury, SP2 8DB Proposed Single and Two Storey extensions and alterations.	SCC has no comment to make on this application.
8.3.	PL/2024/05818	Salisbury Harnham West ED	19A, The Close, Salisbury, Wilts, SP1 2EB Replacement of rotten timber windows with white powder coated aluminium windows to match existing.	SCC has no comment to make on this application.

			Recovering of flat roofs. Replacement of pitched roof coverings with plain clay tiles, replacement of corroded and defective guttering. Minor repairs to existing brick elevations.	
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9. **Bemerton Heath Pump Track Plans**

The Committee received a presentation from Sarah Gregson and Wiltshire Council regarding the Bemerton Heath Pump Track. The committee discussed and asked questions, And it was:

Resolved that:

9.1. The committee supported the progression of this project, as outlined above, including Early Market Engagement, in lieu of formal planning applications and specific agreements between the two parties with regards leasehold or land licencing maintenance and any area of defined responsibility for the pump track itself, which must be in place before commencement of construction

9.2. The committee supported the SCC Head of Service and Officer involvement in the procurement, planning and consultation processes, as outlined above, with Wiltshire Council leading the process in full.

Proposed by: Cllr T Corbin

Seconded by: Cllr V Charleston

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

10. **Redevelopment of New Look Store, 22-30 High Street, Salisbury, SP1 2NS**

Kevin Mackenzie of Dalmore Land presented the redevelopment scheme for New Look Store, 22-30 High Street, Salisbury, SP1 2NS. The scheme will comprise 52 apartments and houses, together with a small retail unit fronting the High Street. The committee discussed and asked questions, and it was:

Resolved that:

10.1. Council noted the presentation.

11. **New Premises Licence Application: News Café Salisbury, 55 – 57 New Canal**

The Committee considered a New Premises Licence for News Café Salisbury, 55 – 57 New Canal, Old Geroge Mall, Salisbury, SP1 2AA, and it was:

Resolved that:

11.1. SCC Support the application.

Proposed by: Cllr C Hibbert

Seconded by: Cllr Stanway

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

12. **Highway Improvement Request Form – Millford Mill Road**

The Committee considered the highway improvement request form for Millford Mill Road, and it was:

Resolved that:

12.1. SCC Support the application.

Proposed by: Cllr C Bayliss

Seconded by: Cllr I Tomes

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

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

There were 10 members of the public present and 1 member of the press present.

The meeting closed at 20:58pm

Planning application Ref: PL/2024/06047 - Land at 30-36 Fisherton Street, Salisbury,
SP2 7RG

This year we have had success in one of the integrated bricks in the MCarthy & Stone Monument Place/Castlegate in Castle Street and we hope this pair of swifts will attract more and enhance the colony in that area.

We hope if you support this application you will endorse our comments on the planning portal.

Salisbury & Wilton Swifts