

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** : 23 September 2024  
**Meeting held** : The Guildhall  
**Commencing at** : 6:30pm

---

Present:

Chair: Cllr T Corbin

Vice Chair: Cllr A Riddle

Cllrs: A Bayliss, C Corbin, C Hibbert, S Rideout, C Stanway

Officers: A Hunt

---

1. **Apologies:**

Apologies were received from Cllr S Hocking and Cllr V Charleston,  
Cllr S Rideout substituted for Cllr J Bowell  
Cllr C Corbin substituted for Cllr I Tomes

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

No Public questions or statements were submitted.

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 19 August 2024.

5. **Declarations of Interest:**

There were no Declarations of Interest.

6. **Dispensations:**

No dispensations were requested.

7. **Chairman's Announcements:**

Planning Application [PL/2024/03723](#) was moved to the beginning of the meeting

8. **Salisbury City Planning Applications submitted since 19 August 2024:**

The Committee considered the following applications, and it was:

**Resolved that:**

Minute Number	Application number	Site address and proposal	Comments
	<b>Bemerton Heath</b>		
N/A			
	<b>St Francis and Stratford</b>		
N/A			
	<b>Milford</b>		
8.1.	<a href="#">PL/2024/07976</a>	<b>11 Talbot Close, Salisbury, SP1 3EN</b>  Two story side extension	SCC has no comment to make on this application.
8.2.	<a href="#">PL/2024/07822</a>	<b>Churchill Gardens, Southampton Road, Salisbury</b>  A stand alone board on two metal posts located next to the A36 Southampton Road, to advertise various businesses,	SCC has no comment to make on this application.

		events and activities.	
<b>Fisherton and Bemerton Village</b>			
8.3.	<a href="#"><u>PL/2024/07673</u></a>	<p><b>The Garages, St Gregory Avenue, Salisbury, SP2 7JP</b></p> <p>Demolition of existing garage building and erection of a new dwelling</p>	<p>SCC object due to overdevelopment of the area and lack of light in plans for the sitting and living area also SCC note neighbours concern over sewage pipes</p>
8.4.	<a href="#"><u>PL/2024/07501</u></a>	<p><b>15 Centurion Close, Salisbury, SP2 9BL</b></p> <p>Erection of a purpose built dog grooming pod in the back garden in order to start a dog grooming business</p>	<p>SCC has no comment to make on this application.</p>
8.5.	<a href="#"><u>PL/2024/07427</u></a>	<p><b>Land Adjacent/North of 220 Gainsborough Close, Bemerton Heath, Salisbury, SP2 9HJ</b></p> <p>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.</p>	<p>SCC has no comment to make on this application.</p>
8.6.	<a href="#"><u>PL/2024/05873</u></a>	<p><b>River House, 9 Hadrians Close, Salisbury, SP2 9NN</b></p>	<p>SCC has no comment to make on this application.</p>

		Alterations and extension at first floor level	
<b>St Pauls</b>			
<b>N/A</b>			
<b>St Edmund's</b>			
8.7.	<a href="#"><u>PL/2024/07749</u></a>	<p><b>87 Greencroft Street, Salisbury, SP1 1JF</b></p> <p>Demolition of existing lean-to, replacement 2 storey extension &amp; associated internal alterations.</p>	SCC comment in support of the conservation officer's comments
8.8.	<a href="#"><u>PL/2024/07829</u></a>	<p><b>87 Greencroft Street, Salisbury, SP1 1JF</b></p> <p>Demolition of existing lean-to, replacement 2 storey extension &amp; associated internal alterations.</p>	SCC comment in support of the conservation officer's comments
8.9.	<a href="#"><u>PL/2024/07532</u></a>	<p><b>Endle Court, Endless Street, Salisbury, Wilts</b></p> <p>Renewal of all the windows at the front, rear and side elevations</p>	SCC object in agreement of the conservation comments
8.10.	<a href="#"><u>PL/2024/05183</u></a>	<p><b>Ground Floor Flat, 63 Fisherton Street, Salisbury, Wilts, SP2 7SU</b></p> <p>Proposed replacement of severely-rotted</p>	SCC has no comment to make on this application.

		wooden window (located in a 2015 extension to a listed building) with a uPVC double-glazed unit which will exactly resemble the original in dimensions and visual appearance, and which will match the existing adjacent double-glazed uPVC patio doors.	
8.11.	<a href="#">PL/2024/05178</a>	<b>Ground Floor Flat, 63 Fisherton Street, Salisbury, Wilts, SP2 7SU</b>  Retrospective application for replacement of wooden double patio doors with UPVC double glazed doors	SCC has no comment to make on this application.
8.12.	<a href="#">PL/2024/08050</a>	<b>2 Bridge Street, Salisbury, SP1 2LX</b>  Conversion of first floor from Class E to C3 Residential to create 3no apartments	SCC has no comment to make on this application.
8.13.	<a href="#">PL/2024/08182</a>	<b>13 THE GREENCROFT, SALISBURY, SP1 1JD</b>  Group G1 - Ash - Linear grouping of young trees located in garden area to the north of 13, The	SCC has no comment to make on this application.

		<p>Greencroft. Cut back extent of canopy overhang (south) to garden of number 13 by up to 1.5m to reduce garden shading.</p> <p>Tree T2 - Holly - Single tree growing in garden of number 13 The Greencroft. Raise canopy by removal of lower branches to provide no more than 3.5m headroom clearance between lowest branches and ground level to reduce garden shading.</p>	
8.14.	<a href="#">PL/2024/07304</a>	<p><b>81 Castle Street, Salisbury, Wilts, SP1 3SP</b></p> <p>Change of use of building in Classes E and C3 use to one C3 three-bedroom dwellinghouse and associated alterations</p>	SCC has no comment to make on this application.
8.15.	<a href="#">PL/2024/07496</a>	<p><b>81 Castle Street, Salisbury, Wilts, SP1 3SP</b></p> <p>Change of use of building in Classes E and C3 use to one C3 three-bedroom dwellinghouse and associated alterations</p>	SCC has no comment to make on this application.

8.16.	<a href="#"><u>PL/2024/08018</u></a>	<p><b>15-16 Queen Street, Salisbury, SP1 1EY</b></p> <p>The interior fit out of a Grade 2 listed vacant unit to form a sushi &amp; hot food cafe and to include installation of a new external kitchen extract duct and 1 new condenser to the rear plus new signage and redecoration repairs to the shopfront.</p>	SCC has no comment to make on this application.
8.17.	<a href="#"><u>PL/2024/08420</u></a>	<p><b>15-16 Queen Street, Salisbury, SP1 1EY</b></p> <p>The interior fit out of a Grade 2 listed vacant unit to form a sushi &amp; hot food cafe and to include installation of a new external kitchen extract duct and 1 new condenser to the rear plus new signage and redecoration repairs to the shopfront.</p>	SCC has no comment to make on this application.
8.18.	<a href="#"><u>PL/2024/06971</u></a>	<p><b>32 High Street, Salisbury, Wilts, SP1 2NT</b></p> <p>Installation of 1.no new non-illuminated fascia sign and 1.no new illuminated projecting sign, in keeping with surrounding, to</p>	SCC has no comment to make on this application.

		existing fascia sign panel.	
8.19.	<a href="#">PL/2024/06545</a>	<b>32 High Street, Salisbury, Wilts, SP1 2NT</b>  Installation of 1.no new non-illuminated fascia sign and 1.no new illuminated projecting sign, in keeping with surrounding, to existing fascia sign panel.	SCC has no comment to make on this application.
8.20.	<a href="#">PL/2024/08019</a>	<b>15-16 Queen Street, Salisbury, SP1 1EY</b>  New fascia sign and new projecting sign.	SCC has no comment to make on this application.
8.21.	<a href="#">PL/2024/06544</a>	<b>32 High Street, Salisbury, Wilts, SP1 2NT</b>  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	SCC has no comment to make on this application.
		<b>Harnham West</b>	



8.22.	<a href="#">PL/2024/06368</a>	<b>50 Bouverie Avenue, Salisbury, SP2 8DX</b> Proposed new 3 bedroom dwelling at land adjacent to 50 Bouverie Avenue	SCC object due to overdevelopment of the area and lack of 1 meter boundary also comment to make the building material more fitting to the street scene
8.23.	<a href="#">PL/2024/08155</a>	<b>113 Netherhampton Road, Salisbury, SP2 8NA</b>  Proposed Single Storey extension and alterations	SCC has no comment to make on this application.
8.24.	<a href="#">PL/2024/08333</a>	<b>9 Harnwood Road, Harnham, Salisbury, SP2 8DD</b>  Rear and side extension, Extension to front porch	SCC has no comment to make on this application.
<b>Harnham East</b>			
8.25.	<a href="#">PL/2024/08036</a>	<b>MYLES PLACE, 68, THE CLOSE, SALISBURY, SP1 2EN</b>  Yew hedge - reduce to previous height	SCC has no comment to make on this application.
8.26.	<a href="#">PL/2024/08044</a>	<b>59, THE CLOSE, SALISBURY, SP1 2EN</b>  T1, T2 & T3 - 3 x Yew trees - 30% reduction	SCC has no comment to make on this application.

8.27.	<a href="#"><u>PL/2024/08114</u></a>	<p><b>MAEVE HOUSE, 15 NEW STREET, SALISBURY, SP1 2PH</b></p> <p>Copper Beech tree - lift crown by 15% and thin branches by 15%</p>	SCC has no comment to make on this application.
8.28.	<a href="#"><u>PL/2024/08124</u></a>	<p><b>RIDGEWAY, PORTLAND AVENUE, SALISBURY, SP2 8BS</b></p> <p>Beech (T1) - Fell. Tree is growing close to and damaging roof of summer house. Beech (T2) - Crown raise low limbs over summer house roof, to give clearance of approx. 1.5m. Beech (T3) - Remove major deadwood. Ash (T4) - Fell. Tree has signs of Ash Dieback and is within striking distance of footpath. (Tree is climbable at present but cherry picker access is unlikely, should it be allowed to deteriorate further.)</p>	SCC has no comment to make on this application.
8.29.	<a href="#"><u>PL/2024/07610</u></a>	<p><b>17, The Close, Salisbury</b></p> <p>Minor alterations, refurbishment works, including creation of family</p>	SCC has no comment to make on this application.

		room and minor localised re-landscaping.	
8.30.	<a href="#"><u>PL/2024/08311</u></a>	<p><b>17, The Close, Salisbury</b></p> <p>Minor alterations, refurbishment works, including creation of family room and minor localised re-landscaping.</p>	SCC has no comment to make on this application.
8.31.	<a href="#"><u>PL/2024/08296</u></a>	<p><b>THE SOUTH CANONRY, 71, THE CLOSE, SALISBURY, SP1 2ER</b></p> <p>T1 - Portuguese Laurel - Fell to ground level due to decay in stem and being oversize for area</p> <p>T2 - Portuguese Laurel - Fell to ground level due to being oversize for area</p> <p>T3 - Crack Willow - Cut down to a foot leaving to regenerate due to fear of breaking away and falling in river</p> <p>T4 - Goat Willow - Cut down to a foot leaving to regenerate due to blocking river</p> <p>T5 - Yew Tree - dead, to be felled to</p>	SCC comment for the tree conservation officer to inspect T4, T3 and T6 and apply TPO if appropriate.

		ground level  T6 - Crack Willow - Cut down to a foot leaving to regenerate due to fear of breaking away and falling in river	
8.32.	<a href="#">PL/2024/08231</a>	<b>9 De Vaux Place, Salisbury, SP1 2SJ</b>  Repair and replace some windows and doors, replace some clay roof tiles, repair the crack on the west elevation bricks, remove and trim down vegetation, install a land drain and air source heat pump in the courtyard and minor interior alterations.	SCC has no comment to make on this application.

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/2024/08272</a>	Salisbury Milford ED	<b>Laburnum Cottage, London Road, Salisbury, SP1 3YU</b>  Proposed two storey side extension to form	SCC has no comment to make on this application.

			bedroom and lounge/kitchen with detached garage	
9.2.	<a href="#">PL/2024/08346</a>	Salisbury Harnham East ED	<p><b>103, THE CLOSE, SALISBURY, SP1 2EY</b></p> <p>T1 Yew - Hard trim top and all sides of the Yew tree in front garden reducing the height and spread of the tree by up to 2 metres.</p>	SCC has no comment to make on this application.
9.3.	<a href="#">PL/2023/08557</a>	Salisbury St. Edmund's ED	<p><b>RIVERSIDE CHILDRENS RESOURCE CENTRE, 29 CHURCHFIELDS ROAD, SALISBURY, SP2 7NH</b></p> <p>Conversion of Riverside House to 3 x dwellings, demolition of existing building, erection of 14 dwellings, hard and soft landscaping and associated works</p>	SCC object due to highway access concern for exiting on to Churchfields Road, loss of car parking for existing residents of Nadder Terrace, and light pollution on the river bank from the properties closest to the river bank.
9.4.	<a href="#">PL/2024/03210</a>	Salisbury St. Edmund's ED	<p><b>Land to the rear and adjacent to 35 Rollestone Street, Salisbury, SP1 1ED</b></p> <p>Demolition of existing courtyard outbuildings and the construction of a new house fronting Rollestone Street together with</p>	SCC object in support of the comments from the Conservation Officer and the comments from Historic England.

			a further 5 no. residential units and an ancillary "garden room and terrace" to extend the rear garden of Loder House.	
9.5.	<a href="#">PL/2024/08516</a>	Salisbury Harnham West ED	<p><b>4 BISHOPS DRIVE, EAST HARNHAM, SALISBURY, SP2 8NZ</b></p> <p>T1 - Beech tree - reduce crown by 20%  T2 - Hornbeam tree - reshape crown  T3 - Pine tree - remove one low branch</p>	SSC object and request the tree conservation officer apply TPO on these trees.
9.6.	<a href="#">PL/2024/08498</a>	Salisbury Harnham West ED	<p><b>5 Owlswood, Harnham, Salisbury, SP2 8DN</b></p> <p>Proposed single storey rear extension &amp; internal alterations</p>	SCC has no comment to make on this application.
9.7.	<a href="#">PL/2024/08425</a>	Salisbury Harnham East ED	<p><b>CANONRY COTTAGE, THE CLOSE, SALISBURY, SP1 2EN</b></p> <p>T1 Silver Birch tree - crown reduce height and spread by up to 2m to leave a balanced overall shape</p>	SCC has no comment to make on this application.
9.8.	<a href="#">PL/2024/08144</a>	Salisbury Fisherton &	<p><b>Bemerton Farm, Lower Road, Salisbury, SP2 9NA</b></p>	SCC has no comment to make on this application.

		Bemerton Village ED	Proposal for repairs works regarding: - Southern and western boundary walls; Stone Pier and Capping Stones to the east of the Pillbox; Pillbox & Dovecote	
9.9.	<a href="#">PL/2024/08212</a>	Salisbury Harnham West ED	<p><b>Land on the South side of Netherhampton Road, Harnham, Salisbury</b></p> <p>Modifications to the original S106 Planning Obligation dated 24 June 2020 as contained in the draft Deed of Variation between (1) Wiltshire Council (2) Vistry Homes Limited and (3) Aster Communities to amend the affordable housing obligations to ensure that they are acceptable for the registered provider and their chargee as well as to provide nutrient neutrality.</p>	SCC has no comment to make on this application.
9.10.	<a href="#">PL/2024/08350</a>	Salisbury Harnham East ED	<p><b>3 Britford Lane West, Harnham, Salisbury, SP2 8AB</b></p> <p>Two storey front extension to incorporate a passenger lift and front garden</p>	SCC has no comment to make on this application.

			alterations to include and platform lift.	
9.11.	<a href="#">PL/2024/08000</a>	Salisbury Milford ED	<p><b>Salisbury Crematorium, London Road, Salisbury, SP1 3JB</b></p> <p>Alterations to the existing boundary wall. Installation of a new boundary treatment.</p>	SCC has no comment to make on this application.
9.12.	<a href="#">PL/2024/08416</a>	Salisbury Harnham West ED	<p><b>46 UPPER STREET, HARNHAM, SALISBURY, SP2 8LY</b></p> <p>Removal of existing rear extension and porch and replace with a larger single storey rear extension</p>	SCC has no comment to make on this application.
9.13.	<a href="#">PL/2024/08506</a>	Salisbury Milford ED	<p><b>8 FISHERTON ISLAND, SALISBURY, SP2 7TG</b></p> <p>Silver Birch: Pollard to clear road &amp; remove dead branches  Dead Black Alder: remove from river  Judas tree: no action  Dogwood: light trim  Strawberry Tree: Annual haircut  French Tamarisk: Annual reshape to umbrella tree  Portugues laurel cherry: light trim  Sweet Mock</p>	SCC has no comment to make on this application.



			<p>Orange: move to south of bay (9)  Mexican Orange: light trim  Bay: trim  Acer palmatum (Japanese Maple): pollard 3 branches  Acer Japonicum (Full moon Maple): light trim  Vulbernum farreri: Reduce in hight by half to previous pollarding level and remove 4 branches  Smoke tree: light trim  Crab Apple: pollard to knuckles as in previous year, remove 3 branches</p>	
9.14.	<a href="#">PL/2024/08451</a>	Salisbury Harnham West ED	<p><b>56 BOUVERIE AVENUE, SALISBURY, SP2 8DX</b></p> <p>Proposed Two Storey side extension and alterations</p>	SCC has no comment to make on this application.
9.15.	<a href="#">PL/2024/03723</a>	Salisbury Harnham West ED	<p><b>Springhill, Old Blandford Road, Salisbury, SP2 8DE</b></p> <p>Two storey and single storey extensions and associated alterations</p>	SCC object in support of neighbours comments of loss of light and overlooking of Havendale and suggest better possiblity for scope for development to the south of property.

9.16. **Motion in relation to item 9.5**

The council proposed to report a possible break of TPO and TCA regulations to Wiltshire council and SCC to investigate fly tipping on SCC land.

**Proposed:** Cllr C Corbin

**Seconded:** Cllr S Rideout

A vote was **carried** and it was:

Noted to report break of TPO and TCA regulations to Wiltshire council to investigate fly tipping on SCC land

9.17. **Highways Improvement Request Form – Outside Salisbury Sixth Form College**

The committee considered the Highway Improvement Request form for Outside Salisbury Sixth Form College, Salisbury. It was:

**Resolved that:**

- 9.17.1. Support the application to investigate possible traffic crossing and traffic calming measures and request a traffic survey and speed monitoring using SCC SIDS.

**Proposed by:** Cllr A Bayliss

**Seconded by:** Cllr C Corbin

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

10. **Highways Improvement Request Form – Salisbury**

The committee considered the Highway Improvement Request form for Salisbury. It was:

**Resolved that:**

- 10.1 SCC do not to support this application

**Proposed by:** Cllr A Bayliss

**Seconded by:** Cllr C Stanway

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

11. **New Premises Licence application for Salisbury North Premier Inn**

The committee considered a New Premises Licence application for Salisbury North Premier Inn, Salisbury. It was:

**Resolved that:**

11.1. SCC support this application

**Proposed by:** Cllr C Corbin

**Seconded by:** Cllr C Hibbert

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

12. **Regulation 19 Consultation - Gypsies and Travellers Development Plan**

The council discussed the Wiltshire Council holding a Regulation 19 Consultation on their draft Gypsies and Travellers Development Plan, outlining strategies for meeting the accommodation needs of these communities.

**Resolved that:**

12.1. SCC not to make representation on the consultation

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

An update was provided to the council by Cllr A. Riddle regarding the Neighbour Development Plan.

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

The meeting closed at 21:07

