

The Guildhall  
Market Place  
Salisbury  
Wilts  
SP1 1JH



**Contact:** T Simpkins  
**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 February 2024  
**Meeting held** : The Guildhall  
**Commencing at** : 6:30pm

---

Present:

Chair: Cllr T Corbin

Vice Chair: Cllr A Riddle

Cllrs: S Charleston, C Hibbert, J King, S Hocking, C Stanway, I Tomes and John Wells

Cllrs also present: Cllr J Bolwell

Officers: A Thorpe and T Simpkins

---

2280. **Apologies:**

- 2280.1 Cllr A Bayliss was substituted by Cllr J Wells
- 2280.2 Cllr V Charleston was substituted by Cllr S Charleston.
- 2280.3 Cllr M Mewse was substituted by Cllr S Hocking.

2281. **Public Questions/Statement Time:**

No questions or statements were received by members of the public.

2282. **Councillor Questions/Statement Time:**

No Councillor questions or statements were submitted.

2283. **Minutes of the Previous Meeting:**

The Chairman approved and signed the minutes of the last meeting of the Planning and Development Committee held on the 23 January 2024

2284. **Declarations of Interest:**

There were no declarations of interest.

2285. **Dispensations:**

No dispensations were requested.

2286. **Chairman's Announcements:**

2286.1 Chairman moved planning application [PL/2024/00373](#) forward to the start of the meeting due to two representatives from Salisbury Cathedral being present regarding this item.

2287. **Accessible Play Equipment:**

The Committee received a presentation from Kez Adey, from DIGS Salisbury regarding Accessible Play Equipment and the #Playforeveryone project running joint with the City Council to ensure all parks are accessible and have accessible equipment. Within Kez's presentation, she highlighted the issues regarding accessibility in one of Salisbury's newest developments, St Peter's Place. Kez on behalf of DIGS Salisbury then asked for Councillors to pressure developers more when responding to applications to ensure more accessible play equipment in future parks and open spaces, as well as more accessible access to these spaces and it was:

**Resolved That:**

2287.1. Councillors thanked Kez for her presentation.

2288. **Salisbury City Planning Applications submitted since 24 January 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>		
2288.1	<a href="#">PL/2023/11002</a>	<b>Land to the North West of Fugglestone Red</b>	SCC has no comment to make on this application

		<p><b>and Bemerton Heath, Salisbury, Wilts</b></p> <p>Installation of Air Source Heat Pumps to flats (Plots 867- 875 &amp; 899-907 of planning permission PL/2022/07678)</p>	
2288.2	<a href="#">PL/2024/00594</a>	<p><b>Land to the rear of 118-124 Westwood Road, Bemerton Heath, Salisbury, SP2 9HR</b></p> <p>Outline application with some matters reserved for erection of 2 x dwellings with associated parking and landscaping (access and layout only)</p>	<p>SCC object to this application in support of the comments made by the Highways Department</p>
<b>St Francis and Stratford</b>			
2288.3	<a href="#">PL/2024/00890</a>	<p><b>8 CASTLE KEEP, STRATFORD SUB CASTLE, SALISBURY, SP1 3LF</b></p> <p>T1 TO POLLARD WILLOW TREE IN BACK GARDEN LEAVING A FRAME WORK OF BRANCHES T2 TO REDUCE BEECH TREE ON THE FRONT DRIVE WAY BY 30% [ 2M}</p>	<p>SCC has no comment to make on this application</p>
2288.4	<a href="#">PL/2024/01211</a>	<p><b>10 HILLTOP WAY, SALISBURY, SP1 3QY</b></p> <p>T1 - Lime tree - crown/height reduction of up to 30%; thin and remove new growth</p>	<p>SCC has no comment to make on this application</p>

2288.5	<a href="#">PL/2024/01214</a>	<p><b>AVON VALLEY NATURE RESERVE, SALISBURY, SP1 3NR</b></p> <p>T1 Norway Maple - Reduce to a 7 - 8 metre pole.</p>	SCC has no comment to make on this application
2288.6	<a href="#">PL/2024/01217</a>	<p><b>AVON VALLEY NATURE RESERVE, SALISBURY, SP1 3NR</b></p> <p>T1 Lombardy Poplar - Reduction of height by up to 8-10 metres.</p>	SCC has no comment to make on this application
<b>Milford</b>			
2288.7	<a href="#">PL/2024/00883</a>	<p><b>TESCO EXTRA, BOURNE WAY, SALISBURY, SP1 2NY</b></p> <p>Abatement encroachment pruning trees of mixed species (including Quercus and Pinus) to provide a 1.5 metre clearance around the PFS vent pipes, could cause potential fire safety issue.</p> <p>To prune back encroaching branches from the semi mature Quercus coccinea and the semi mature Pinus radiata, to enable a 1.5m clearance from the vent pipes.</p>	SCC has no comment to make on this application
2288.8	<a href="#">PL/2024/00891</a>	<p><b>36 ELM GROVE ROAD, SALISBURY, SP1 1JW</b></p> <p>T1 TO POLLARD HORESCHESTNUT</p>	SCC has no comment to make on this application

		TREE LEAVING A FRAMEWOEK OF BRANCHES	
2288.9	<a href="#">PL/2024/00673</a>	<b>3 Milford Park, Salisbury, SP1 2RZ</b>  Loft conversion with two rear dormers	SCC has no comment to make on this application
<b>Fisherton and Bemerton Village</b>			
2288.10	<a href="#">PL/2024/01070</a>	<b>31 Lower Road, Salisbury, SP2 9NB</b>  Proposed storey and a half rear extension and associated works.	SCC has no comment to make on this application
<b>St Pauls</b>			
2288.11	<a href="#">PL/2024/00400</a>	<b>19-21 Old George Mall, Salisbury, SP1 2AF</b>  External signage to be replaced with new	SCC has no comment to make on this application
2288.12	<a href="#">PL/2024/00877</a>	<b>31 DOUGLAS HAIG ROAD, SALISBURY, SP1 3NB</b>  Installation of air source heat pump	SCC has no comment to make on this application
<b>St Edmund's</b>			
2288.13	<a href="#">PL/2024/00400</a>	<b>19-21 Old George Mall, Salisbury, SP1 2AF</b>  External signage to be replaced with new	SCC has no comment to make on this application
2288.14	<a href="#">PL/2024/00680</a>	<b>19-21 Old George Mall, Salisbury, SP1 2AF</b>	SCC has no comment to make on this application

		External signage to be replaced with new	
2288.15	<a href="#">PL/2024/00764</a>	<b>REAR OF, 60A WINCHESTER STREET, SALISBURY</b>  Refurbishment of existing dwelling. Roof improvements, enclosed roof terrace and dormer extension to 1st floor accommodation.	SCC has no comment to make on this application
2288.16	<a href="#">PL/2024/01031</a>	<b>29 Wyndham Road, Salisbury, SP1 3AB</b>  Proposed extensions to rear of existing property. (Re-submission of previously approved planning application 20/09249/FUL.)	SCC has no comment to make on this application
2288.17	<a href="#">PL/2024/00590</a>	<b>31 Albany Road, Salisbury, SP1 3YQ</b>  Single storey rear/side extension	SCC has no comment to make on this application
2288.18	<a href="#">PL/2024/01210</a>	<b>Land near RIVERSIDE COURT, 141 CASTLE STREET, SALISBURY, SP1 3SW</b>  T1 Hornbeam - Fell.	SCC has no comment to make on this application
2288.19	<a href="#">PL/2023/09151</a>	<b>26 Churchfields Road, Salisbury, SP2 7NH</b>  Variation of condition 2 (approved plans) on PL/2022/07886 to allow for amended design of domestic garage	SCC has no comment to make on this application
2288.20	<a href="#">PL/2024/00455</a>	<b>35 Bedwin Street, Salisbury, SP1 3UT</b>	SCC has no comment to make on this application

		Internal alterations, removal of recent stud partition walls on the first floor at rear of property to open up the room and erect new stud partitions to create an en-suite bathroom.	
2288.21	<a href="#">PL/2023/10405</a>	<b>3 - 7 NEW CANAL, SALISBURY, SP1 2AA</b>  Prior Approval Part 3, Class MA - Conversion of the second, third and fourth floors to provide a total of 11no. self-contained C3 flats including the creation of an entrance at ground floor level and including refuse and cycle storage.	SCC has no comment to make on this application
2288.22	<a href="#">PL/2023/10890</a>	<b>The Kings Head, Bridge Street, Salisbury, SP1 2<sup>ND</sup></b>  Replace 23 no. windows currently in state of disrepair with new windows identical in style and design.	SCC has no comment to make on this application
2288.23	<a href="#">PL/2024/00892</a>	<b>Unit 2B, Market Walk, Salisbury, SP1 1BT</b>  Installation of Extraction System	SCC has no comment to make on this application
2288.24	<a href="#">PL/2023/10277</a>	<b>3 New Canal, Salisbury, Wilts, SP1 2AA</b>  Alterations to existing shopfront to provide independent entrance doorway to serve the upper floors of accommodation	SCC has no comment to make on this application

2288.25	<a href="#">PL/2023/10142</a>	<p><b>United Reform Church, Fisherton Street, Salisbury, Wilts, SP2 7RG</b></p> <p>Proposed array of 24 solar panels installed on east facing roof</p>	SCC has no comment to make on this application
<b>Harnham West</b>			
2288.26	<a href="#">PL/2023/11196</a>	<p><b>Land to the South of Netherhampton Road, Netherhampton, Salisbury, Wiltshire</b></p> <p>Approval of reserved matters in respect of the appearance, landscape, layout and scale, pursuant to planning permission reference (19/05824/OUT) for the erection of 406 dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation area, public open space, attenuation basin and drainage with associated infrastructure and engineering works.</p>	<p>SCC objects on the application, raising the following concerns;</p> <ol style="list-style-type: none"> <li>1. SCC asks for accessible play equipment and disabled access to all new parks and public open spaces.</li> <li>2. SCC requests for 400 each of swift and bat boxes to be installed on the dwellings.</li> <li>3. SCC wishes to manage any future public open spaces.</li> <li>4. SCC asks for all rights of way to be kept open throughout development and to be kept more accessible to the members of the public.</li> <li>5. SCC objects due to the lack of site character to new proposed dwellings, the building designs lack endearing details to make for a nice place to live and identify the estate by.</li> </ol>



2288.27	<a href="#">PL/2024/01193</a>	<b>47 Richards Way, Harnham, Salisbury, SP2 8NT</b>  Proposed Single and Two Storey extensions and alterations	SCC has no comment to make on this application
2288.28	<a href="#">PL/2024/01244</a>	<b>2 HARNWOOD ROAD, HARNHAM, SALISBURY, SP2 8DB</b>  Proposed First Floor and Single Storey extensions and alterations	SCC has no comment to make on this application
<b>Harnham East</b>			
2288.29	<a href="#">PL/2024/00580</a>	<b>CHURCH HOUSE, 99 CRANE STREET, SALISBURY</b>  Certificate of Lawfulness to demonstrate that there have been three residential units within the southern wing of Church House, 99 Crane Street, Salisbury for a period greater than 4 years.	SCC has no comment to make on this application
2288.30	<a href="#">PL/2024/00373</a>	<b>Leaden Hall, 70 The Close, Salisbury, SP1 2EP</b>  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, including the provision of a lift; associated works and repairs to the fabric of the building. Change of use of Stephenson Hall from education to a	SCC comments on the application: SCC notes the Environment Agency's objections and asks the Dean and the Chapter to investigate alternative solar panel sites.

		<p>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 with associated plant room. Electric vehicle charging points, staff &amp; visitor cycle parking. Associated external changes including the realignment of a service gate, internal driveways and the removal of a section of wall to facilitate access to the proposed archive. Landscaping of the grounds of Leaden Hall.</p>	
2288.31	<a href="#">PL/2024/00950</a>	<p><b>THE OLD SURGERY, 82 ST ANN STREET, SALISBURY, SP1 2DX</b></p> <p>T1 Sycamore tree to be crown reduced by 3m</p>	SCC has no comment to make on this application
2288.32	<a href="#">PL/2024/00949</a>	<p><b>SPIRE VIEW, 84 ST ANN STREET, SALISBURY, SP1 2DX</b></p> <p>T1 Oak tree crown reduce by 3m T2 Oak tree crown reduce by 3m</p>	SCC has no comment to make on this application
2288.33	<a href="#">PL/2024/01315</a>	<p><b>30 North Walk, The Close, Salisbury, SP1 2EJ</b></p>	SCC has no comment to make on this application

		Change to staircase design approved under Listed Building Consent ref: PL/2022/05263	
--	--	--	--

2289. **Late Business:**

The Committee considered late business and it was:

Minute Number	Application no.	Ward	Development	Comment
2228.1	<a href="#">PL/2024/01522</a>	Salisbury Harnham East ED	<b>15 THOMPSON CLOSE, HARNHAM, SALISBURY, SP2 8QU</b>  <b>First floor extension, Garage conversion and associated works.</b>	SCC has no comment to make on this application
2289.2	<a href="#">PL/2024/01426</a>	Salisbury St Edmund's ED	<b>31 Second Floor, Brown Street, Salisbury, SP1 2AS</b>  <b>Change of use from office/medical use (Class E) to a 1 bed flat (Class C3)</b>	SCC object to this change of use noting the affects from noise levels impacting on the neighbouring Rude Giant pub to continue operating as an entertainment business.
2289.3	<a href="#">PL/2024/01502</a>	Salisbury St. Francis & Stratford ED	<b>175 CASTLE ROAD, SALISBURY, SP1 3RX</b>  <b>Horse Chestnut tree . To reduce large limbs on the tree (by no more than 30% of existing)</b>	SCC has no comment to make on this application
2289.4	<a href="#">PL/2024/00653</a>	Salisbury Harnham West ED	<b>43 Montague Road, Harnham, Salisbury, SP2 8NL</b>  <b>Second storey rear extension</b>	SCC has no comment to make on this application

2290. **Matters, if any, which by reason of special circumstances the Chairman decides should be considered as a matter of urgency:**

There were 7 members of the public and no members of the press present.

The meeting closed at 8:12pm