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Minutes

Meeting of : Planning and Development Committee
Date : 25 March 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, J Nettle, C Stanway and I Tomes

Cllrs also present: Cllr R Rogers

Officers: A Thorpe and A Hunt

2291. **Apologies:**

2291.1. Cllr M Mewse was substituted by Cllr J Nettle

2292. **Public Questions/Statement Time:**

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

2293. **Councillor Questions/Statement Time:**

No Councillor questions or statements were submitted.

2294. **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 19 February 2024

2295. **Declarations of Interest:**

2295.1. Cllr C Hibbert declared interest on planning application PL/2024/01606

2296. **Dispensations:**

No dispensations were requested.

2297. **Chairman's Announcements:**

2297.1. Chairman moved Item 10.2 to follow Item 8 on the agenda.

2298. **The Cathedral Hotel, Milford Street, Salisbury**

The Committee receive a updated presentation from planning consultant Adam Bennett, regarding the forthcoming development scheme for the restoration and reinvigoration of the cathedral hotel. Councillors asked questions regarding the project plans and it was:

Resolved That:

2298.1. Councillors thanked Adam Bennet for the updated presentation.

2299. **Salisbury City Planning Applications submitted since 19 February 2024:**

The Committee considered the following applications, and it was:

Resolved that:

Minute Number	Application number	Site address and proposal	Comments
	Bemerton Heath		
<u>N/A</u>			
	St Francis and Stratford		
2299.1.	<u>PL/2024/01760</u>	16 Waters Road, Salisbury, SP1 3NX Removal of existing PVC conservatory. Replacement with thermally insulated solid roof extension.	SCC has no comment to make on this application

2299.2.	PL/2024/02085	<p>28 Balmoral Road, Salisbury, SP1 3PX</p> <p>Proposed two storey side extension, single storey rear extension and associated internal additions and alterations to 28 Balmoral Road</p>	SCC has no comment to make on this application
2299.3.	PL/2024/02368	<p>HUDSON'S FIELD, CASTLE ROAD, SALISBURY, SP1 3RR</p> <p>T1 Beech - Monolith to safe level. T2 Silver Birch - Pollard to safe height. T3 Silver Maple - Pollard to safe level. T4 Field Maple - Fell. T5 Field Maple - Pollard to previous pruning points. T6 Ash - Fell.</p>	SCC has no comment to make on this application
2299.4.	PL/2024/02328	<p>AVON VALLEY NATURE RESERVE, SALISBURY, SP1 3JY</p> <p>T1 - Willow tree - reduce by 50%</p>	SCC has no comment to make on this application
2299.5.	PL/2024/02023	<p>Coggansfield, Stratford Road, Stratford Sub Castle, Salisbury, SP1 3LG</p> <p>Proposed flat roof replacing the existing extension roof, removal of the chimney breast and internal alterations</p>	SCC has no comment to make on this application
Milford			

2299.6.	<u>PL/2024/01606</u>	<p>Unit 6, Milford Industrial Estate, Blakey Road, Salisbury, SP1 2UD</p> <p>New loading door to south east elevation and demolition of single storey extension</p>	SCC has no comment to make on this application
2299.7.	<u>PL/2024/02360</u>	<p>GODOLPHIN SCHOOL, MILFORD HILL, SALISBURY, SP1 2RA</p> <p>T13 - Lime - remove major deadwood T16 - Lime - Remove major deadwood T46 - Yew - Prune to clear the building by 1m T48 - Tulip Tree - remove major deadwood T67 - Sycamore - remove major deadwood T115 - Apple - re-pollard to previous points T129 - Hawthorn - Crown reduce by 3m T133 - Hornbeam - Remove major deadwood. Prune to clear cables by 1m. T135 - Hornbeam - prune to clear cables by 1m. T166 - Lime - Remove major deadwood. Sever Ivy, Inspect bracing.</p>	SCC has no comment to make on this application
2299.8.	<u>PL/2024/02314</u>	<p>110-112 SOUTHAMPTON ROAD, SALISBURY, SP1 2LE</p>	SCC has no comment to make on this application

		Removal of conditions 5 & 6 of S/2013/0103 (resubmission of PL/2024/00041)	
2299.9.	PL/2024/02350	27 Elm Grove Road, Salisbury, SP1 1JW Revised proposal for Kitchen Extension and New Garden Room (Resubmission of PL/2023/08065)	SCC comment that the application potentially extends up to the boundary line.
2299.10.	PL/2024/02323	ILANBRAE, 28 ELM GROVE ROAD, SALISBURY, SP1 1JW Bay tree - reduce by 40% back to previous pruning cuts	SCC has no comment to make on this application
2299.11.	PL/2024/02483	THE MOUNT 19-21 ELM GROVE ROAD, SALISBURY, SP1 1JW T1 - Crab Apple tree - remove small stem overhanging into 23 Elm Grove Road	SCC has no comment to make on this application
Fisherton and Bemerton Village			
2299.12.	PL/2024/01070	31 Lower Road, Salisbury, SP2 9NB Proposed storey and a half rear extension and associated works.	SCC has no comment to make on this application
2299.13.	PL/2024/02585	4 Queen Mary Road, Salisbury, SP2 9LD Variation of condition 2 of PL/2023/09186 (approved plans) to	SCC has no comment to make on this application

		add an additional rooflight to the south east elevation	
St Pauls			
2299.14.	PL/2024/02586	<p>LAND FRONTING POLICE STATION, WILTON ROAD, SALISBURY</p> <p>As per Sketch Plan provided. G2 - Reduce laterally trees overhanging school car park by 2m to sufficient growth points where possible and depending on species, and to remove deadwood from canopies. T3 - Robinia - Reduce lateral branches by 2 metres over car park bays. T4 - Ash - Reduce entire school side by 3m and removed deadwood from canopy. Works only apply over school car park.</p>	SCC has no comment to make on this application
St Edmund's			
2299.15.	PL/2024/02310	<p>21 BROWN STREET, SALISBURY, SP1 2AS</p> <p>Change of use from office space to residential</p>	SCC has no comment to make on this application
2299.16.	PL/2024/00209	<p>15 Minster Street, Salisbury, Wilts, SP1 1TB</p> <p>Proposed fascia sign</p>	SCC object as it fails to comply with the Salisbury shop front policy.

2299.17.	PL/2023/04923	<p>Salisbury Post Office, 24-36 Castle Street, Salisbury, Wilts, SP1 1AB</p> <p>Change of use (Nos 24-26, Nos 32-36), demolition (Nos 28-30) and new build to provide a mixed-use development, providing 24 residential units and commercial floorspace, with associated works.</p>	<p>SCC object in regard as previously due to lack of social housing, and additionally the need to adhere to the</p> <p>Salisbury's Emerging NDP polices reference Solar Panels, heat source pumps and swift and bat boxes.</p>
2299.18.	PL/2023/07576	<p>Salisbury Post Office, 24-36 Castle Street, Salisbury, Wilts, SP1 1AB</p> <p>Change of use (Nos 24-26, Nos 32-36), demolition (Nos 28-30) and new build to provide a mixed-use development, providing 24 residential units and commercial floorspace, with associated works.</p>	<p>SCC object in regard as previously due to lack of social housing, and additionally the need to adhere to the</p> <p>Salisbury's Emerging NDP polices reference Solar Panels, heat source pumps and swift and bat boxes.</p>
Harnham West			
2299.19.	PL/2024/02296	<p>252 Coombe Road, Salisbury, SP2 8BT</p> <p>Single Storey rear extension</p>	<p>SCC has no comment to make on this application</p>
2299.20.	PL/2024/02253	<p>THE KILLICK, 1 WATERSMEET ROAD, HARNHAM, SALISBURY, SP2 8JH</p> <p>1, Willow, Re-Pollard, 30%</p> <p>2, Beech, crown reduction, 40%</p>	<p>SCC has no comment to make on this application</p>

2299.21.	PL/2024/01626	<p>8 Highlands Road, Harnham, Salisbury, SP2 8EG</p> <p>2 storey front extension & associated internal alterations.</p>	SCC has no comment to make on this application
Harnham East			
2299.22.	PL/2023/09615	<p>Tennis Courts and Car Park, West Walk, The Close, Wiltshire, Salisbury, SP1 2ES</p> <p>Permanent change of use of former tennis courts to car park (previously approved under temporary consents); the provision of electric vehicle charging points; the provision of a covered cycle parking area; the provision of a water standpipe; associated works.</p>	<p>SSC objects supporting four points raised by comments regarding Improving the car park's appearance through professional landscape design, including the introduction of trees and other planting, Replacing the impermeable and disintegrating tarmac and paint markings with more sympathetic, permeable surface (to mitigate existing flooding) that also designates parking bays using materials other than paint. Reintroducing a barrier, preferably a hedge and/or trees - between the car park and the road. Developing a plan for the absolute reduction in vehicular traffic.</p>
2299.23.	PL/2024/02661	<p>Exeter street Roundabout next to telephone communication mast</p> <p>A group of Conifers to be reduced to 12m above ground level. To be compliant with a telephone</p>	SCC has no comment to make on this application

		communication mast upgrade.	
2299.24.	PL/2024/02487	1 Glenmore Road, Salisbury, SP1 3HF Conversion from 6 flats to 5 flats (Use Class C3), the insertion of a side window at ground floor level and minor alterations.	SCC has no comment to make on this application

2300. **Late Business:**

The Committee considered late business and it was:

Minute Number	Application no.	Ward	Development	Comment
2300.1.	PL/2024/02797	Salisbury Milford ED	14 ELM GROVE, SALISBURY, SP1 1NQ T1 - Lime tree - re-reduce back to previous points; thin out scaffold limbs by 30%, branches of up to 2" diameter	SCC has no comment to make on this application
2300.2.	PL/2024/02540	Salisbury St. Edmund's ED	Land off Rolleston Street and to the rear of 24-28 Endless Street, Salisbury, Wiltshire The erection of four dwellings with associated access, parking and landscaping	SCC object due to lack of proposed detailed elevations within the planning application, SCC request to consider the Salisbury emerging NDP policy regarding solar panels, heat pumps, the quality of build, also SCC express concerns regarding the large

				area of flying freehold of plot 3.
2300.3.	PL/2024/02541	Salisbury St. Francis & Stratford ED	Land at Pauls Dene House, 213 Castle Road, Salisbury, SP1 3RY Outline planning application (with all matters except access reserved) for nine dwellings and associated works.	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 panels, along with bat and swift boxes within the plans.
2300.4.	PL/2024/02866	Salisbury Harnham East ED	Fielding House, 14A, The Close, Salisbury, SP1 2EB Application for Window Replacement Works	SCC has no comment to make on this application
2300.5.	PL/2024/02907	Salisbury St. Francis	23 Queensberry Road, Salisbury, SP13 PH	SCC has no comment to make on this application

		& Stratford ED	Side and rear single story extension to dwelling	
2300.6.	PL/2024/02649	Salisbury Milford ED	1 Millbrook, Salisbury, Wiltshire, SP1 1NH Replacement rear extension with new two storey rear and single storey side extension. Alterations to existing glazing including new ground floor side windows. New roof lights to side and rear of main roof. Existing dormer rebuilt with new glazing arrangement.	SCC has no comment to make on this application
2300.7.	PL/2024/02563	Salisbury Fisherton & Bemerton Village ED	Community Gardens, Gainsborough Close, Bemerton Heath, Wiltshire, SP2 9HJ Installation of a new disabled access ramp and gazebo with associated landscaping, including the reuse and relocation of the existing gazebo	SCC has no comment to make on this application

2300.8. **10.2 Highways Improvement Request Form – Church Lane:**

The Committee considered highway improvement request form for Church Lane, Salisbury and it was:

Resolved that:

2300.8.1. SCC Support the application

Proposed by: Cllr J King

Seconded by: Cllr A Bayliss

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

2301. **Highway Improvement Request Form – 27 Wilton Road**

The Committee considered highway improvement request form for 27 Wilton Road and it was:

Resolved that:

2301.1. SCC Support – SCC are very supportive to the installation of a metal barrier in front of the Muslim Association to protect young users from accidental straying immediately onto the A36.

Proposed by: Cllr J Nettle

Seconded by: Cllr A Riddle

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

2302. **New Premises Licence Application: Star Market Foods Limited, Star Market Foods, 5 Catherine Street, Salisbury, Wiltshire, SP1 2DF:**

To consider a New Premises Licence for Star Market Foods Limited, Star Market Foods, 5 Catherine Street, Salisbury, Wiltshire, SP1 2DF, and it was:

Resolved that:

2302.1. SCC Support the application.

Proposed by: Cllr C Stanway

Seconded by: Cllr C Hibbert

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

2303. **Matters, if any, which by reason of special circumstances the Chairman decides should be considered as a matter of urgency:**

There were 8 members of the public and no members of the press present.

The meeting closed at 8:38pm