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Minutes

Meeting of : Planning and Development Committee
Date : 22 April 2025
Meeting held : The Guildhall
Commencing at : 6:30pm

Present:

Chair: Cllr T Corbin

Vice Chair: Cllr A Riddle

Cllrs: A Bayliss, C Corbin, S Hocking, I Tomes, and S Rideout

Officers: A Hunt and B George

There were 0 members of the public present.

1. **Apologies:**

Apologies were received from Cllr C Hibbert.
V. Charleston substituted by S. Rideout, and J. Bolwell substituted by C. Corbin.

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

Statement from Salisbury Swift Society regarding planning application
[PL/2025/02908](#).

Statement from Steve Ballock regarding street naming.

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

No Councillor questions or statements were submitted.

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

The Minutes from the previous meetings held on 17 February 2025 and 24 March 2025 were approved by the committee and signed by the Chair.

5. **Declarations of Interest:**

None.

6. **Dispensations:**

No dispensations were requested.

7. **Chairman's Announcements:**

Similarly to previous meetings, the order of the Agenda will be taken differently, with the Late Business being addressed first, followed by the Planning Table. These Minutes will be written as per the order of the Agenda.

Following the recent, devastating fire to Hangar 3, Old Sarum, the Chair attended a meeting with Salisbury Conservation Area Panel where this item was discussed. It is thought that the developers might have to submit a whole new planning application as the hangar formed a major part of the description of the recently granted planning application.

8. **Salisbury City Planning Applications submitted since 21 March 2025:**

The Committee considered the following applications, and it was:

Resolved that:

	Application number	Site address and proposal	Comment
Bemerton Heath			
N/A			
St Francis & Stratford			
8.1	PL/2025/02786	27 Wordsworth Road, Salisbury, SP1 3BH Construction of single storey extension to West Elevation at basement/garden level with	SCC has no comment to make on this application.

		covered access to South Elevation to provide kitchen and family area.	
8.2	PL/2025/02964	Castle View Care Centre, 8 Old Castle Road, Salisbury, SP1 3ST Variation of Condition 2 (Approved Plans) and Condition 15 (Relating to Obscure Glazing); Removal of Condition 14 (Relating to Window Openings) of planning application PL/2022/06171 .	SCC object based on residents' concerns. They echo that windows should be closed and obscured to protect the amenity of the neighbours.
Milford			
8.3	PL/2025/03365	Land south of Halfords, Dairy Meadow Lane, Salisbury, SP1 2TJ Non-illuminated totem sign.	SCC has no comment to make on this application.
Fisherton & Bemerton Village			
8.4	PL/2025/02913	Gainsborough Close MUGA and Part of 61 Community Gardens, Salisbury Construction of a PlayZone (multi-use games area) which includes new sports fencing, floodlight columns with LED lamps, macadam spectator area with benches & bins and PlayZone signage.	SCC has no comment to make on this application.
8.5	PL/2025/03351	Gainsborough Close MUGA and Part of 61 Community Gardens, Salisbury Proposed PlayZone signage.	SCC has no comment to make on this application.
8.6	PL/2025/03174	Bemerton Farm, Lower Road, Salisbury, SP2 9NA Proposal for repairs works regarding Pillbox at Bemerton Farm.	SCC has no comment to make on this application.
St Paul's			
8.7	PL/2024/11498	13A WINDSOR ROAD, SALISBURY, SP2 7DX	SCC object to this application.

		Prior Approval for demolition of a single storey element of the building and conversion of the remaining former offices to a single family dwelling.	The developer has not addressed previous concerns. SCC wish to reaffirm their previous concerns about noise and vibrations from neighbouring train care depot.
8.8	PL/2025/02936	SCHOOL HOUSE, WESTMINSTER ROAD, SALISBURY, SP2 7DG Single storey side extension. Internal alterations with new windows and doors.	SCC has no comment to make on this application.
8.9	PL/2025/03015	5 Charnwood Road, Salisbury, SP2 7HT Single storey extension to the rear of the property and demolition / replacement of the existing garage with a new garage / office space.	SCC has no comment to make on this application.
8.10	PL/2025/03372	5 Sidney Street, Salisbury, SP2 7AH Proposed replacement of a lean-to roof with flat roof, new sliding door to the rear and new side door in undercroft.	SCC has no comment to make on this application.
8.11	PL/2025/02140	42 YORK ROAD, SALISBURY, SP2 7AT 42a is currently being used as a hairdresser, it has been in continuous use for over 10 years. It is approx. 18sqm . The proposal would be to change use to C3 to form back to the original house of 42 York Road. No new dwellings will be created, minor works will be needed to re configure this space back into the main property of 42 York rd.	SCC has no comment to make on this application.
8.12	PL/2025/02534	139 Fisherton Street, Salisbury, SP2 7DT Change of Use of Ground Floor and Basement from E(b) Restaurant to C3 Dwelling Houses, and Conversion to Provide 2no. Flats.	SCC has no comment to make on this application.

8.13	PL/2025/02542	139 Fisherton Street, Salisbury, SP2 7DT Change of Use of Ground Floor and Basement from E(b) Restaurant to C3 Dwelling Houses, and Conversion to Provide 2no. Flats.	SCC has no comment to make on this application.
St Edmund's			
8.14	PL/2025/02857	81 CASTLE STREET, SALISBURY, SP1 3SP Alterations associated with the change of use from retail to residential.	SCC has no comment to make on this application.
8.15	PL/2025/01741	44-48 New Canal, Salisbury, SP1 2AQ Application to vary Condition 02 (approved plans) on PL/2022/03920 & PL/2022/05082 to change location of bin and bike store.	SCC has no comment to make on this application.
8.16	PL/2025/01164	44-48 New Canal, Salisbury, SP1 2AQ Application to vary Condition 02 (approved plans) on PL/2022/03920 & PL/2022/05082 to change location of bin and bike store.	SCC has no comment to make on this application.
8.17	PL/2025/02908	22-30 High Street, Salisbury, SP1 2NT Demolition of existing buildings and the redevelopment of the site. The erection of new buildings of 2 to 4 storeys in height comprising 48 flats and 5 houses (1 and 2 bed flats and 3 and 4 bed houses); 188 sq.m. retail; bin and cycle stores; 9 car parking spaces; vehicular and pedestrian access from High Street including permissive route for pedestrians from High Street to the riverside. Fire escape stair to Nos. 30 and 32 High Street. New courtyard and the provision of some private gardens and landscaping.	SCC comment regarding concern for cyclists' and pedestrian safety. The committee wholeheartedly endorses recommendations by SAWS to allow colony of swifts and bats – also inline with the neighbourhood plan policy. Development should meet the affordable homes targets. Concerns were raised

			about protecting the neighbouring pubs viability, SCC would like to see sound issues mitigated against to protect the current late-night opening of current pub businesses to ensure economic viability.
8.18	PL/2024/11326	79 Winchester Street, Salisbury, SP1 1HS Variation of condition 2 (approved plans) on PL/2022/04842 to allow for design changes.	SCC has no comment to make on this application.
8.19	PL/2024/11542	79 Winchester Street, Salisbury, SP1 1HS Demolition of existing Lean to outbuilding and erection of single storey rear extension (resubmission of PL/2022/04977).	SCC has no comment to make on this application.
8.20	PL/2025/03150	ROWANMOOR HOUSE, 46-50 CASTLE STREET, SALISBURY, SP1 3TS Prior Approval for the conversion of office space (Use Class E) into four flats (Use Class C3).	SCC has no comment to make on this application.
8.21	PL/2025/03320	39 Endless Street, Salisbury, SP1 3UH Proposed window replacement at first and second floor.	SCC has no comment to make on this application.
8.22	PL/2025/03313	30 Butcher Row, Salisbury, SP1 1EP Replacement of existing shopfront & fascia with new glazed & timber framed shopfront. New reconstituted stone shopfront fascia above the new shopfront. Installation of additional recessed shopfront entrance & fixed seating to shopfront recess.	SCC comment, building materials and signage should adhere to shopfront policy and SNDP guide.

8.23	PL/2025/03623	30 Butcher Row, Salisbury, SP1 1EP Installation of three halo-lit fascia signs, two non-illuminated projecting signs and two fixed canopies.	SCC comment, building materials and signage should adhere to shopfront policy and SNDP guide.
8.24	PL/2025/03431	9 Marlborough Road, Salisbury, SP1 3TH Installation of two dormer windows at second floor level together with 'lean-to' roof above ground floor bay window.	SCC has no comment to make on this application.
8.25	PL/2025/03691	RIVERSIDE COURT, 141 CASTLE STREET, SALISBURY SP1 3SW T1 Hornbeam: Crown Reduction, tree overhangs from neighbouring property - crown reduce canopy overhanging 13 + 14 parking spaces by 1.5m, back to suitable growth points.	SCC has no comment to make on this application.
Harnham West			
N/A			
Harnham East			
8.26	PL/2025/02935	48 Burford Road, Harnham, Salisbury, SP2 8AW Single story rear extension, flat roof.	SCC has no comment to make on this application.
8.27	PL/2025/03178	SPIRE VIEW, 84 ST ANN STREET, SALISBURY, SP1 2DX Acacia tree approximately 12 metres to reduce crown by 2 metres.	SCC has no comment to make on this application.
8.28	PL/2025/03185	Bishop Wordsworth's School, Exeter Street, Salisbury, SP1 23D Proposal to erect new enclosed fire stair to the chapel building.	SCC has no comment to make on this application.

8.29	PL/2025/03294	Dingle, Portland Avenue, Salisbury, SP2 8BS Reconfiguration of first floor and roof and associated internal alterations to family home. Works to existing garden store and new home office.	SCC has no comment to make on this application.
8.30	PL/2024/11636	Church House, 99 Crane Street, Salisbury, Wiltshire, SP1 2PU Conversion of the existing office building to provide seven additional dwellings, plus hard and soft landscaping works.	SCC comment, noting the concerns over the bins and reaffirming support for the application but stress the crucial importance of preserving the swift and bat population in this crucial river side location.
8.31	PL/2025/00276	Church House, 99 Crane Street, Salisbury, Wiltshire, SP1 2PU Conversion of the existing office building to provide seven additional dwellings, plus hard and soft landscaping works.	SCC comment, noting the concerns over the bins and reaffirming support for the application but stress the crucial importance of preserving the swift and bat population in this crucial river side location.

9. Late Business:

The Committee considered late business, and it was:

Resolved that:

	Application number	Site address and proposal	Comment
9.1.1	PL/2025/03602	Mistral, Stratford Road, Stratford Sub Castle, Salisbury, SP1 3LH Single storey extensions to dwellinghouse and new vehicular access.	SCC has no comment to make on this application.
9.1.2	PL/2025/03703	31, The Close, Salisbury, SP1 2EJ Proposed Stannah Stairlift (demountable).	SCC has no comment to make on this application.
9.1.3	PL/2025/03758	Market Square, Market Place, Salisbury T1 T2 London Plane - Prune back to previous points.	SCC has no comment to make on this application.
9.1.4	PL/2025/03761	Crane Bridge Walk, Salisbury, SP2 7QT T1 Sugar Maple - Clear building by 2m or nearest growing points.	SCC has no comment to make on this application.
9.1.5	PL/2025/03771	43 BEDWIN STREET, SALISBURY, SP1 3UT Ash tree - Fell.	SCC has no comment to make on this application.
9.1.6	PL/2025/03663	470 Devizes Road, Salisbury, SP2 9LX Demolish existing conservatory, construct new kitchen extension with side store, and a raised deck.	SCC has no comment to make on this application.
9.1.7	PL/2025/02581	Unit 16, 6 Cross Keys Chequer, Queen Street, Salisbury, SP1 1EL Retrospective change of use From E (retail) to Sui Generis (amusement arcade).	SCC has no comment to make on this application.
9.1.8	PL/2025/03688	8 St Lawrence Close, Stratford Sub Castle, Salisbury, SP1 3LW Proposed two storey extension overbuilding existing garage structure, replacement garage and alterations to existing dwelling.	SCC has no comment to make on this application.

9.2. Highways Improvement Request Form – Barrington Road

The committee considered the highway improvement request form for Barrington Road, SP1 3JD. The committee agreed that resurfacing works should not come out of the LHFIG. With this in mind, there was a discussion on the 2 separate elements of the request and the Chair suggested an amendment reflecting that issue 1 would be noted and issue 2 would be supported. It was:

Resolved that:

9.2 – SCC support the application, with the amendment.

Proposed by: Cllr A Bayliss

Seconded by: Cllr C Corbin

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

9.3. Highways Improvement Request Form – Marlborough Road

The committee considered the highway improvement request form for Marlborough Road, and it was:

Resolved that:

9.3 – SCC support the application.

Proposed by: Cllr A Riddle

Seconded by: Cllr I Tomes

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

9.4. Highways Improvement Request Form – Feversham Road/Radnor Road/Beatrice Road

The committee considered the highway improvement request form for Feversham Road/Radnor Road/Beatrice Road, and it was:

Resolved that:

9.4 – SCC will refer this application to the local Wiltshire Councillor and ask that the form to be resubmitted once they have engaged with the resident.

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

9.5. Highways Improvement Request Form - Waters Road

The committee considered the highway improvement request form for Waters Road, and it was:

Resolved that:

9.5 – SCC support the application.

Proposed by: Cllr S Rideout

Seconded by: Cllr A Bayliss

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

9.6. Highways Improvement Request Form - Park Lane

The committee considered the highway improvement request form for Park Lane, and it was:

Resolved that:

9.6 – SCC support the application.

Proposed by: Cllr S Rideout

Seconded by: Cllr A Riddle

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

10. Highways Improvement Request Form – Moberley Road

The committee considered the highway improvement request form for Moberley Road, and it was:

Resolved that:

10.1 – SCC will refer this application to the local Wiltshire Councillor and ask that the form to be resubmitted once they have engaged with the resident.

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

11. Highways Improvement Request Form – the Junction of Stratford Road & Shakespeare Road

The committee considered the highway improvement request form for the Junction of Stratford Road & Shakespeare Road, and it was:

Resolved that:

11.1 – SCC support the application.

Proposed by: Cllr S Rideout

Seconded by: Cllr C Corbin

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

12. Street naming – Fugglestone Red

The committee considered the Street naming for Fugglestone Red, and it was:

Resolved that:

12.1 – SCC put forward 6 names of Lear, Bryant, Warre, Young, Creasey, and Barclay, with a noted preference for Young.

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

13. Premises License Application – Fig & Fox Design Ltd

The committee considered the Premises License Application for Fig & Fox Design Ltd, 46 High Street, Salisbury SP1 2NT, and it was:

Resolved that:

13.1 SCC support the application.

Proposed by: Cllr C Corbin

Seconded by: Cllr S Rideout

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

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

None.

The meeting closed at 20:23.

Salisbury & Wilton Swifts (SAWS)

Salisbury & Wilton Swifts has reviewed this planning application ([PL/2025/01321](#)) as we believe all new developments should provide habitat opportunities for those species such as swifts who prefer, or can adapt to, the built environment. Swifts in the UK are on the Birds of Conservation Concern (BoCC) Red List and are classified as Endangered on the IUCN Red List assessment of extinction risk for Great Britain. Their numbers declined by 74% since 1994. They are also listed by WSBRC as a Wiltshire Critical Species. Our comments are impartial observations, neither supporting nor objecting to the application.

Swifts need a 'built environment' in which to nest so they are an ideal species to introduce wildlife and biodiversity into a new development such as this. The RSPB's Swift Mapper shows there are small colonies of swifts in the locality making this development ideal for encouraging new nests by including integrated nesting bricks in the dwellings. (Please type postcode SP1 3AT in link <https://www.swiftmapper.org.uk/>).

We support the recommendation of the Preliminary Roost Assessment at para 1.3: "The site presents an opportunity to provide additional roosting sites for bat and bird species in compliance with national and local planning policy." Appendix C Enhancements shows 3 integrated bird provisions.

We would recommend using swift / universal integrated bricks (which are based on the design of a swift brick), as these are known to be used by a variety of small cavity nesting birds, four species of which are red-listed. (see link to The Duchy of Cornwall study sites: <https://nansledan.com/duchy-nest-brick-project-boosts-endangered-wild-birds/>). Best practice, BS42021 Integral nest boxes - Selection and installation for new developments, recommends a ratio of 1 integrated brick per dwelling spread across the site. <https://knowledge.bsigroup.com/search?query=BS42021&type=products>)

BS42021 has also been endorsed by the NHBC in NF89 Biodiversity in new housing developments <https://www.nhbc.co.uk/binaries/content/assets/nhbc/foundation/biodiversity-in-new-housing-developments.pdf> page 42. *"Fitting at a ratio of 1 nest brick per house across the development will ensure sufficient nest sites for colonial species. 3-5 can be located in one house, so helping locate them in suitable locations for access to foraging habitat. The British Standard BS42021 sets out details on nest box installation for the above species into domestic and commercial properties."*

Wiltshire Council also supports the inclusion of swift nesting provision as can be seen in their Local Plan Pre-Submission Draft (Cabinet Version) 2020-2038 September 2023 https://www.wiltshire.gov.uk/media/11976/Wiltshire-Local-Plan-Pre-Submission-Draft-2020-2038-Regulation-19/pdf/Wiltshire_Local_Plan_Reg_19_web_accessible_version.pdf?m=638313273627430000, page 243, 5.136: *'Designing in space for nature is critical as highlighted by recent population trends of some of the UK's most threatened species that inhabit our built environment. The recent BS 42021:2022 guidance should be followed with regards to integral nest boxes, with the exception of the minimum required ratio of integral nest boxes to dwelling given this policy outlines a greater minimum ratio than*

that stated within The British Standard. The British Standard has demonstrated high occupancy rates of such features and Wiltshire Council seeks to ensure the best outcomes for wildlife within the built environment. The advice of a professional ecologist should be sought when determining the appropriate boxes for the area.'

Policy 88 Biodiversity and Geodiversity (page 246) – Biodiversity in the Built Environment: *'As a minimum, the following are required within new proposals: ...1. integrate integral bird nest bricks (e.g., swift bricks) at a minimum of two per dwelling;'*

Salisbury Neighbourhood Development Plan 2020-2038 - Policy 11: Biodiversity net gain states: "..... Development proposals should aim to safeguard and enhance habitats for protected species, for instance by providing high quality green infrastructure within the development site and including features to support specific fauna, for example, bat boxes, hedgehog highways and swift and other specialist bird boxes."

We request that the LPA conditions BS42021 with at least 5 integrated swift/universal bricks in this development with photographic evidence of installation or signed confirmation from an ecologist provided to discharge the condition. Unfortunately, as Wild Justice's recently published 'Lost Nature' report evidenced, only 75% of bird nesting provisions that form part of a planning approval are installed. <https://wildjustice.org.uk/general/lost-nature-report/>

"Integrated nesting bricks are preferred to external boxes for reasons of longevity, reduced maintenance, better temperature regulation with future climate change in mind, and aesthetic integration with the building design." There are also boxes designed to be placed in the soffit and fascia cavity, see Action for Swifts soffit box <https://www.actionforswifts.com/>.

Steve Ballock Statement

Good evening,

My name is Steve Ballock, and I would like to put forward a proposal for consideration regarding the naming of new streets in our upcoming development plans.

I respectfully ask whether it would be possible to use the names of individuals listed on the Salisbury War Memorial as inspiration for our new street names. These names represent local men and women who gave their lives in service to our country, and incorporating them into our city's infrastructure would serve as a lasting tribute to their sacrifice.

This approach would not only honor their memory but also help future generations remain connected to the rich and meaningful history of Salisbury. It would be a small but significant way to embed our respect for the past into the future fabric of our community.

I welcome any thoughts from the Council and look forward to working together to ensure that any naming process is carried out with the utmost care and respect.

Thank you for your time and consideration.

Steve Ballock