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Minutes

Meeting of	: Planning Committee
Date	: 20 Oct 2025
Meeting held	: The Guildhall
Commencing at	: 6:30pm

Present:

Chair: C Corbin

Vice Chair: A Riddle

Cllrs: A Bayliss, P Beavan, J Bolwell, M Brown, A Hoque, A Suddards

Officers: Andy Hunt and Beth George

Also Present: Cllrs C Taylor and S Hocking

Cllr A Hoque arrived at 6:35pm and left at 7:50pm

There was 5 members of the public and 0 members of the press present

1. **Apologies:**

None received.

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

None received.

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

Cllr A Riddle gave a statement during Chair's Announcements.

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

The Minutes from the previous meeting held on 22 September 2025 were approved by the committee and signed by the Chair.

5. **Declarations of Interest:**

None received.

6. **Dispensations:**

No dispensations were requested.

7. **Chair's Announcements:**

Cllr Corbin invited Cllr A Riddle to speak. Cllr A Riddle gave the following statement:

'Salisbury City Council Planning Committee cannot give sufficient consideration to major planning applications affecting the city when Wiltshire Council gives less than six weeks' notice of consultation deadlines.

The committee meets every three weeks, but the frequent receipt of significant, complicated applications as 'late business', with as little as four or five days' notice including weekends, does not allow for residents to be properly notified, let alone consulted, or for them to lobby their elected representatives or arrange to attend committee meetings. This can lead to public dissatisfaction at a perceived lack of representation.

A motion will be brought to the next meeting of this committee asking officers to contact Wiltshire planning to make this clear and to seek more effective arrangements.

I will also be proposing another motion at the next meeting stating that city councillors cannot be expected to make informed decisions on applications involving development finance when all the figures in the paperwork are redacted, and this is disrespectful to elected members who could, if required, move into exempt business to discuss such information.

I am unable to propose this tonight as I am informed that standing orders do not permit motions to be submitted at such short notice.'

She said she would bring forward applications [PL/2025/07543](#), [PL/2025/07943](#), and [PL/2025/07605](#).

8. **Salisbury City Planning Applications submitted since 22 September 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.	<u>PL/2025/07498</u>	17 Windlesham Road, Salisbury, SP1 3PY Proposed Two and Single Storey extensions and alterations.	SCC agree with the Highways report.
8.2.	<u>PL/2025/06882</u>	Albertine Cottage, The Portway, Stratford Sub Castle, Salisbury, SP1 3LD Replacement porch.	SCC support this application.
8.3.	<u>PL/2025/07792</u>	VICTORIA LODGE, 61 CASTLE ROAD, SALISBURY, SP1 3RH Change of use to Dental Surgery (Use Class E(e)).	SCC support this application.
8.4.	<u>PL/2025/07967</u>	MANSE HOUSE, STRATFORD ROAD, STRATFORD SUB CASTLE, SALISBURY, SP1 3LH Sycamore tree & Field Maple tree - Overall reduction of 40%.	SCC has no comment to make on this application.
8.5.	<u>PL/2025/07871</u>	6 RIDGEWAY ROAD, SALISBURY, SP1 3BU Variation of Conditions 2 (Approved Plans) and 3 (Materials) of application PL/2024/05136 - Proposed Loft conversion with dormer window, hip to gable on the rear elevation with a high level window in its apex, single storey side extensions and associated alterations.	SCC has no comment to make on this application.
8.6.	<u>PL/2025/08006</u>	63 MOBERLY ROAD, SALISBURY, SP1 3BX Single storey rear extension, first floor side extension, garden terracing & retaining walls.	SCC has no comment to make on this application.

8.7.	PL/2025/08055	HAZELWOOD, STRATFORD ROAD, STRATFORD SUB CASTLE, SALISBURY, SP1 3LQ Construction of a two story side extension and remodeling of existing rear extension and elevation, together with new roof light and associated Rear garden hard and soft landscaping alterations.	SCC has no comment to make on this application.
Milford			
8.8.	PL/2025/07414	24 Elm Grove Road, Salisbury, SP1 1JW Dormer extension to roof.	SCC has no comment to make on this application.
8.9.	PL/2025/07873	6 MILLBROOK, SALISBURY, SP1 1NH T1 Plum - Fell. T2 Crab Apple - Reduce to best growth points circa 40-50cm below previous pruning points and reshape. T3 Bay (no. 5 Millbrook) - Reduce the height by 3-3.5 metres and trim to shape as feasible.	SCC has no comment to make on this application.
8.10.	PL/2025/07910	MATALAN RETAIL LTD, SOUTHAMPTON ROAD, SALISBURY, SP1 2LE 1 no. totem sign at site entrance.	SCC has no comment to make on this application.
8.11.	PL/2025/04324	ST MARKS CHURCH, ST MARKS AVENUE, SALISBURY, SP1 3DL Ground floor extension for a new entrance, disabled compliant external lift, new steps, meeting room and toilets and access from the church.	SCC supports the conservation officer.
8.12.	PL/2025/08093	2 GROVE COURT, SHADY BOWER, SALISBURY, SP1 2RH T1 Cedar - Split and hanging limbs. Fit non invasive cable brack to central limbs (upright) with included bark union. T2 Cedar - Remove broken branch stubs from previous failures.	SCC has no comment to make on this application.
8.13.	PL/2025/08080	FLAT 3, THE OLD HOUSE, 3 ROUGEMONT CLOSE, SALISBURY, SP1 1LY T8 Lime tree - Stem to repollard to previous points leaning standing pole.	SCC has no comment to make on this application.

8.14.	PL/2025/08073	THE OLD HOUSE, 3 ROUGEMONT CLOSE, SALISBURY G1 - Hedge and tree line (Laurel and Acer spp.) to reduce to previous reduction points (varying heights between 8-10ft and reshape) T1 - Lime to reduce by 2m and reshape (1-2m above previous pollard points) T2 T3 T4 - Maples to reduce by 2-3m to previous reduction points T5 - Willow re-pollard to previous points T6 - Ash tree light pruning work up to 1m to reshape canopy T7 - Yew tree to reduce in height by 2m and reshape/hedge cut to keep good form T9 - Yew tree to reduce in height by 1.5m and hedge cut to manage as smaller shrub going forward H1 - Laurel hedge to reduce in height by 1.5m.	SCC has no comment to make on this application.
Fisherton & Bemerton Village			
		N/A	
St Paul's			
8.15.	PL/2025/07807	66 Russell Road, Salisbury, SP2 7LR Proposed Conservatory to rear elevation	SCC has no comment to make on this application.
8.16.	PL/2025/08127	LAND SOUTH OF MAGNET LTD, WATT ROAD, SALISBURY, SP2 7UD T1 - Willow tree - reduce tree back by 2m in order to clear the footpath T2 - unspecified tree - remove tree and fallen branches from river in order to prevent obstruction for river users.	SCC has no comment to make on this application.
8.17.	PL/2025/08139	Shelter belt woodland surrounding Montgomery Gardens, Salisbury, Wiltshire T1 (Ash) - Fruiting bodies and cracks observed just below stem union. The trees structural integrity is compromised. Dismantle to circa one metre above main union. T2 (Elm) - 50% apical dieback. Dismantle to low stump. T3 (Ash) - Tree has Ash Dieback. Fell to a safe height of 5m. T4 (Sycamore) - Dieback of crown, sparse	SCC has no comment to make on this application.

		<p>foliage. Due to location next to a road fell to a safe height.</p> <p>T5 (Horse Chestnut) - Large bark wound at the base of stem and horizontal crack with exposed heartwood. Fell to safe height.</p>	
St Edmund's			
8.18.	PL/2025/07309 & PL/2025/07260	<p>28 Milford Street, Salisbury, SP1 2AP</p> <p>Change of use of ground and first floor from Sui generis (bar) to E 'Commercial, business and service' (i) with internal alterations and re-configuration to create office spaces with welfare facilities. Upgrades to residential flat on second floor to improve fire safety. New fenestrations with repair and replacement of existing windows'.</p>	SCC support this application.
8.19.	PL/2025/07403	<p>8 FISHERTON ISLAND, SALISBURY, SP2 7TG</p> <p>T1 Silver Birch - Light pollard. T2 Ash (self seeded) - 50% reduction. T3 Black Alder (self Seeded) - Light pollard. T4 Judas - Light pollard. T5 Dogwood - Light pollard. T6 Strawberry - Annual haircut. T7 French Tamarisk - Light pollard. T8 Ceanothus Skylark - Light pollard. T9 Choisya Skylark - Light pollard. T10 Bay - Light pollard. T11 Acer Palmatum - Light pollard. T12 Acer Japonicum - Light pollard. T13 Smoke tree - Light pollard. T14 Viburnum Farreri - Pollard. T15 Crab Apple - Pollard.</p>	SCC has no comment to make on this application.
8.20.	PL/2025/07563	<p>14 MILL ROAD, SALISBURY, SP2 7RZ</p> <p>Demolition of existing conservatory, erection of single storey rear extension and extension to the first floor over the existing roof with associated works.</p>	SCC has no comment to make on this application.
8.21.	PL/2025/07778	<p>29-31 Pennyfarthing Street, Salisbury, SP1 1HJ</p> <p>Change of use of ground floor retail unit to residential and unification of the 2 units into 1 dwelling with associated works.</p>	SCC has no comment to make on this application.
8.22.	PL/2025/08007	Long Bridge which connects Queen Elizabeth Gardens to the Town Path	SCC has no comment to make

		<p>towards Harnham, Mill Road, Salisbury, Wiltshire.</p> <p>T1 Willow - Reduce 2 stems to strongest growth points (one to be reduced to upright stem) to remove growth in contact with bridge.</p>	<p>on this application.</p>
8.23.	PL/2025/06308	<p>Land off Rollestone Street and to the rear of 24-28 Endless Street, Salisbury, SP1 3UT</p> <p>The erection of three dwellings including access, parking, landscaping and associated works.</p>	<p>SCC support the conservation officer's concerns about the ancient wall and support resident's comments about parking.</p>
8.24.	PL/2025/07965	<p>BISHOPS MILL, 7 THE MALTINGS, SALISBURY, SP1 1BD</p> <p>T1 Sycamore - Reduce growth encroaching on The Bridge Tap and Bishops Mill Pubs to provide a minimum 2 m clearance from buildings.</p>	<p>SCC has no comment to make on this application.</p>
8.25.	PL/2025/07962	<p>26 CHURCHFIELDS ROAD, SALISBURY, SP2 7NH</p> <p>T1 Silver Birch - Fell to ground level.</p>	<p>SCC has no comment to make on this application.</p>
8.26.	PL/2025/08116	<p>HARDY HOUSE, 54 RECTORY ROAD, SALISBURY</p> <p>T1 Common Lime tree - Repollard back to previous points. T2 English Yew - Crown reduction of 2m from the top and 1.5m - 2m on the lateral branches over the garden side only. T3 English Yew - Crown reduction of 2m from the top and 1.5m - 2m on the lateral branches. Crown raise to 2m agl and remove new basil growth.</p>	<p>SCC has no comment to make on this application.</p>
8.27.	PL/2025/08115	<p>111 GIGANT STREET, SALISBURY, SP1 2BQ</p> <p>T1 Pittosporum - Remove to ground level.</p>	<p>SCC has no comment to make on this application.</p>
8.28.	PL/2023/08557	<p>(S106) RIVERSIDE CHILDRENS RESOURCE CENTRE, 29 CHURCHFIELDS ROAD, SALISBURY, SP2 7NH</p> <p>Conversion of Riverside House to 3 x dwellings, demolition of existing building,</p>	<p>SCC object to this application based on comments made by Highways and</p>

		erection of 14 dwellings, hard and soft landscaping and associated works.	Salisbury and Wilton Swifts.
8.29.	PL/2025/07842	LAND BETWEEN WYNDHAM TERRACE AND, COLLEGE STREET, SALISBURY Works to stabilise & repair the existing wall.	SCC support this application.
8.30.	PL/2025/07966	Queen Elizabeth Gardens between Mill Road & the River Nadder, Salisbury, Wiltshire. T1 Crack Willow - Monolith immediately above lowest point of regrowth due to multiple fruiting bodies of Laetiporus sulphureus.	SCC has no comment to make on this application.
8.31.	PL/2025/07970	CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU Bi-fold openings out to new public entrance on Fisherton Street. LED Screen for advertising. Internal reconfiguration to improve circulation and zoning. Installation of a new café and public-facing amenities. Upgrading of building services and accessibility features. Enhancement of street facing facade and signage to improve wayfinding and visual appeal.	SCC support this application.
8.32.	PL/2025/08099	DUNNS HOUSE, ST PAULS ROAD, SALISBURY, SP2 7BE Schedule 2 Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order (as amended) 2015 for change of use of Class E space to form 44no. apartments	SCC support this application but comment that the council would like to request a proportion of affordable housing and that no resident parking permits are to be awarded.
Harnham West			
8.33.	PL/2025/07543	Land North of Netherhampton Road, Salisbury, SP2 8FT Modification of the Section 106 agreement pursuant to application PL/2021/06594, as amended via s73 under permission PL/2023/05286, to vary financial contributions in respect of highways and education.	SCC made a comment on this application: Salisbury City Council strongly objects to Vistry homes being allowed relief from its

			<p>obligations to the people of Salisbury to compensate in terms of infrastructure for the impacts of its developments. It's not up to the council taxpayers of Salisbury and Wiltshire to subsidise Vistry's profits.</p> <p>Developers need to accept the downsides as well as the upsides of being in business.</p> <p>We expect all property developers building in our parish to comply with the legislation.</p>
8.34.	PL/2025/07943	<p>Land south of Netherhampton Road, Salisbury, SP2 8HD</p> <p>Modification of the Section 106 agreement pursuant to application 19/05824/OUT, as amended via Deed of Variation under permission PL/2024/08212, to vary financial contributions in respect of transport, education, waste and recycling, play pitches, healthcare, buses and public art.</p>	<p>Salisbury City Council strongly objects to Vistry homes being allowed relief from its obligations to the people of Salisbury to compensate in terms of infrastructure for the impacts of its developments.</p>

			<p>It's not up to the council taxpayers of Salisbury and Wiltshire to subsidise Vistry's profits.</p> <p>Developers need to accept the downsides as well as the upsides of being in business.</p> <p>We expect all property developers building in our parish to comply with the legislation.</p>
8.35.	PL/2025/07771	<p>HARNHAM RECREATION GROUND, HARNHAM ROAD, SALISBURY, WILTSHIRE</p> <p>T1 Mixed hedgerow - shape and reduce by up to 2m to allow area to be more manageable . T2 Apple - Formative prune. T3 Grey Poplar - Reduce crown by 2-3m. T4 Crack Willow - Re-pollard. T5 Weeping Willow - Reduce back to previous points. T6 Cherry 'kanzan' - End weight reduction of extended laterals by 20% and remove epicormic growth. T7 Cherry 'pink perfection' - Reduce crown by 15%. T8 London Plane - End weight reduction by 2-3m of laterals that extend towards the cricket pitch to rebalance the tree. T9 Common Lime - Raise low canopy to 3m over car parking spaces. T10 Common Lime - Raise low canopy to 3m over car parking spaces. T11 Common Lime - Raise low canopy to 3m over car parking spaces.</p>	<p>SCC has no comment to make on this application.</p>

8.36.	PL/2025/07648	22 Harnwood Road, Harnham, Salisbury, SP2 8DB Proposed Single Storey Extension and alterations	SCC support this application.
Harnham East			
8.37.	PL/2025/07660	Friary Court, The Friary, Salisbury, SP1 2HU T1 Robinia - Reduce by up to 2-3m. T2 London Plane - Reduce by up to 2-3m. T3 Remove all dead trees. T4 Remove length of low level dead box hedging. T5 Trim annual growth of Yew hedge.	SCC has no comment to make on this application.
8.38.	PL/2025/07536	12, THE CLOSE, SALISBURY, SP1 2EB T1 Yew tree - Remove 1 low limb. Reduce remaining canopy by up to 1-2 metres	SCC has no comment to make on this application.
8.39.	PL/2025/07486 & PL/2025/07740	55 HARNHAM ROAD, HARNHAM, SALISBURY, SP2 8JJ Alterations to existing garage including replacement roof.	SCC has no comment to make on this application.
8.40.	PL/2025/07806	THE NORTH CANONRY, 60, THE CLOSE, SALISBURY, SP1 2EN 2 x Beech trees – fell.	SCC has no comment to make on this application.
8.41.	PL/2025/07894	36 WILMAN WAY, HARNHAM, SALISBURY, SP2 8QS T1 Mature Sycamore: crown reduction, reducing the height and spread of the tree by up to 2.5 metres. Approximately back to the previous pruning point and suitable growth point. Justification: Maintain trees in the available space, increase the light within the property, and perform general tree maintenance.	SCC has no comment to make on this application.
8.42.	PL/2025/07654	MYLES PLACE, 68, THE CLOSE, SALISBURY, SP1 2EN T1 Yew - Reduce by up to 30% T2 Plane - Reduce by up to 20%.	SCC has no comment to make on this application.
8.43.	PL/2025/05931	The Greyfisher, Ayleswade Road, Harnham, Salisbury, SP2 8DW Demolition of existing garages and erection of retail unit (Class E), together with alterations to means of access, car parking and	SCC reinforce their objections. The retail assessment does

		associated works including garden pergola and festoon lighting.	<p>not take into account Nisa and Ayeleswade Store.</p> <p>The road is a busy road and this will impact on the traffic.</p> <p>The Highways assessment is based on a project that has not yet been approved and seems to be disappearing.</p> <p>There will be disruption to the neighbours.</p> <p>The opening hours are excessive and could encourage antisocial behaviour.</p> <p>There are concerns about parking.</p> <p>There is overdevelopment of the site.</p> <p>Light pollution is a potential a problem for residents.</p>
8.44.	PL/2025/08120	54 ST ANN STREET, SALISBURY, SP1 2DX Magnolia - Reduce the shape and profile by up to 2m.	SCC has no comment to make on this application.

9. **Late Business:**

The Committee considered late business, and it was:

Resolved that:

	Application number	Site address and proposal	Comment
9.1	PL/2025/08039 & PL/2025/07968	30 Milford Street, Salisbury, SP1 2AP Change of use of use from Sui generis (drinking establishment) to Class E (i) (office) with associated works External and internal repairs with interior remodelling of premises to provide staff WC and kitchenette in conjunction with change of use from Sui generis (drinking establishment) to Class E (i) - office.	SCC support this application.
9.2	PL/2025/07973	Odstock Road, Harnham Hill, Salisbury, SP2 8TB Erection of development signage comprising of 7 flag poles, one board sign and Bellway feature entrance sign on wooden posts.	SCC has no comment to make on this application.
9.3	PL/2025/08283	42 New Zealand Avenue, Salisbury, SP2 7JX Single Storey Rear Extension	SCC has no comment to make on this application.
9.4	PL/2025/07605	Phase2 - Land South of Netherhampton Road, Wiltshire, SP2 8HD Full Planning Application for the erection of 406 dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation area, public open space (including 5.5ha Country Park), attenuation basins and drainage with associated infrastructure and engineering works.	SCC would like this application to be deferred on the grounds that they have had insufficient time to be consulted. There were concerns over the CIL and S106 money uncertainties.
9.5	PL/2025/00795 (S/2012/0814)	Land North West of Fugglestone Red and Bemerton Heath, Salisbury Reserved Matters application for the western public open space and relates to the provision, layout, appearance, scale and landscaping. (pursuant to outline consent S/2012/0814)	SCC support this application.

10. **Highways Improvement Form – Castle Street Railway Bridge:**

The committee considered a request for Highways improvement form for Castle Street Railway Bridge.

A vote was taken, and it was:

Resolved that:

10.1 SCC support this application and refer it to LHFIG.

11. **Highways Improvement Form – Ashley Road Parallel Crossing:**

The committee considered a request for Highways improvement form for Ashley Road Parallel Crossing. There was a discussion on whether the onus should be on the cyclists to exercise common sense and to request signs on the cycle path.

A vote was taken, and it was:

Resolved that:

11.1 SCC support this application and refer it to LHFIG.

12. **Highways Improvement Form – Avon Approach Car Park:**

The committee considered a request for Highways improvement form for Avon Approach Car Park.

A vote was taken, and it was:

Resolved that:

12.1 SCC support this application and refer it to LHFIG.

13. **Highways Improvement Form – Avon Approach Contraflow:**

The committee considered a request for Highways improvement form for Avon Approach Contraflow.

A vote was taken, and it was:

Resolved that:

13.1 SCC support this application and refer it to LHFIG.

14. **Highways Improvement Form – Stratford Road – Portway Junction:**

The committee considered a request for Highways improvement form for Avon Approach Car Park. Cllr J Wells spoke on the request.

A vote was taken, and it was:

Resolved that:

14.1 SCC support this application and refer it to LHFIG.

15. **Premises License Application – Amber Taverns**

The committee considered the Premises License Application for Amber Taverns, Cooper & Co Social Tap, 40 Blue Boar Row, Salisbury, SP1 1DA. It was:

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

Resolved that:

15.1 SCC support this application.

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

None were raised.

The meeting closed at 8:04pm.