

The Guildhall  
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Wilts  
SP1 1JH



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## Minutes

**Meeting of** : Planning Committee  
**Date** : 17 November 2025  
**Meeting held** : The Guildhall  
**Commencing at** : 18:30 hours

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Present:

Chair: C Corbin

Vice Chair: A Riddle

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

Officers: Andy Hunt and Beth George

Also Present: Cllr J Wells

There were 11 members of the public and 0 members of the press present

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1. **Apologies:**

None received.

Cllr A Hoque arrived at 18:32 hours.

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

None received.

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

None received.

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

The Minutes from the previous meeting held on 20 October 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:**

The Chair, Cllr C Corbin brought forward item PL/2024/00720 due to public interest in the item.

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
<b>Bemerton Heath</b>			
		N/A	
<b>St Francis &amp; Stratford</b>			
8.1	<a href="#">PL/2025/08289</a>	<b>253 CASTLE ROAD, SALISBURY, SP1 3SA</b>  One storey porch extension to the front of the property with alterations to the driveway	SCC support this application.
8.2	<a href="#">PL/2025/08369</a>	<b>CAR PARK AT FIVE RIVERS LEISURE CENTRE, HULSE ROAD, SALISBURY</b>  To crown raise/prune back all the trees encroaching on the car parking spaces and covering signs around the leisure centre.	SCC support this application.
8.3	<a href="#">PL/2025/08530</a>	<b>ALBERTINE COTTAGE, THE PORTWAY, STRATFORD SUB CASTLE, SALISBURY, SP1 3LD</b>	SCC support this application.

		Fell 12 Conifers.	
8.4	<a href="#">PL/2025/08668</a>	<b>SILVERWOOD, 62 THISTLEBARROW ROAD, SALISBURY, SP1 3RS</b>  Single-storey rear extension, roof dormer extension with roof light to side roof slope, rear window, front window, lap board cladding to front elevation and enlargement of front garage door.	SCC support this application.
8.5	<a href="#">PL/2025/08634</a>	<b>291 Castle Road, Salisbury, SP1 3SB / Hudsons Field Pavilion, Castle Road, Salisbury SP1 3SA</b>  Proposed installation of a single-storey, shed-style enclosure to accommodate and protect a self-service dog wash unit.	SCC support this application.
8.6	<a href="#">PL/2025/08796</a>	<b>60 Downsway, Salisbury, SP1 3QW</b>  Proposed single storey flat roof rear extension	SCC support this application.
<b>Milford</b>			
8.7	<a href="#">PL/2025/08160</a> & <a href="#">PL/2025/08520</a>	<b>105 Milford Hill, Salisbury, SP1 2QX</b>  The demolition of a single storey structure to the side, a single and two storey extension to the rear of the property and erection of a side extension two storey extension and the addition of a two storey rear extension to the property.  Demolish existing single storey timber garage and Build garage two storey timber garage / upstairs office	SCC has no comment to make on this application.
8.8	<a href="#">PL/2025/08579</a>	<b>MILFORD HILL COTTAGE, MILFORD HILL, SALISBURY, SP1 2QZ</b>  Copper Beech tree - overall reduction by 2m and crown lift low branches over road and property to 5.2m	SCC support this application.
8.9	<a href="#">PL/2025/08705</a>	<b>45 MANOR ROAD, SALISBURY, SP1 1JT</b>  T71a Bay (Laurus Nobilis) - Reduce crown by up to 3m	SCC support this application.
8.10	<a href="#">PL/2025/08752</a>	<b>KELSEY HOUSE, 1 KELSEY ROAD, SALISBURY, SP1 1JR</b>	SCC support this application.

		Cpt 6 Sycamore - Crown lift to 2.5m over pavement and 4m over road/driveway. T1 T2 T3 T4 18 Dead Elms - Fell.	
<b>Fisherton &amp; Bemerton Village</b>			
8.11	<a href="#">PL/2025/08272</a>	<b>88 Wilton Road, Salisbury, SP2 7JJ</b>  Conversion of existing detached outbuilding to provide mixed use, of a short-term holiday let and ancillary use to the main dwellinghouse.	SCC have concerns re traffic movements and loss of privacy.
<b>St Paul's</b>			
8.12	<a href="#">PL/2025/08421</a>	<b>Brunel House, Brunel Road, Salisbury, SP2 7PU</b>  Replacement of existing circa 10m tall flour silos with new circa 15m tall silos and the installation of an additional transformer and all associated works.	SCC support this application.
<b>St Edmund's</b>			
8.13	<a href="#">PL/2025/08194</a>	<b>SALISBURY LIBRARY, MARKET WALK, SALISBURY, SP1 1BL</b>  T1-T3 - 3 x Goat Willow trees - remove lower branches and prune back from building to prevent walk way being obscured and damage to building/ windows	SCC support this application.
8.14	<a href="#">PL/2025/08367</a>	<b>Footpath in Queen Elizabeth Gardens near Crane Lodge Residential Home, Cranebridge Road, Salisbury, Wiltshire</b>  T1 Sycamore - Reduce stem with basal decay leaning over communal garden area by circa two metres to best growth points	SCC support this application.
8.15	<a href="#">PL/2025/08546</a>	<b>42 HARCOURT TERRACE, SALISBURY, SP2 7SA</b>  Rowan tree - reduce by 20%	SCC support this application.
8.16	<a href="#">PL/2025/08403</a>	<b>CAR PARK, SALISBURY ARTS CENTRE, BEDWIN STREET, SALISBURY</b>  T90 - Holly - crown raise and formative prune as necessary T91 - Holly (Golden King) - crown raise and formative prune as necessary T92 - Yew- crown raise and formative prune	SCC support this application.

		<p>as necessary T94- Lime- crown raise and formative prune as necessary T95- Yew- crown raise and formative prune as necessary T96- Lime- crown raise and formative prune as necessary T97- Yew- crown raise and formative prune as necessary T98- Lime- crown raise and formative prune as necessary T100- Pissards Plum- crown raise and formative prune as necessary T101- Leyland Cypress - crown raise and formative prune as necessary T99- Yew- crown raise and formative prune as necessary T248 - Lime- crown raise and formative prune as necessary T249 - Lime- crown raise and formative prune as necessary T106a - Cherry- crown raise and formative prune as necessary T105 - Leyland Cypress - crown raise and formative prune as necessary T106b - Pissards Plum- crown raise and formative prune as necessary T107 - Pissards Plum- crown raise and formative prune as necessary T104 - Oak- crown raise and formative prune as necessary T103 - Leyland Cypress- crown raise and formative prune as necessary T102- Cherry- crown raise and formative prune as necessary T109- Lime- crown raise and formative prune as necessary T108 - Cedar of Lebanon- crown raise and formative prune as necessary T110 - Yew- crown raise and formative prune as necessary T114 - Yew- crown raise and formative prune as necessary T111 - Lime- crown raise and formative prune as necessary T250 - Crab apple- crown raise and formative prune as necessary T112 - Box- crown raise and formative prune as necessary T115 - Yew- crown raise and formative prune</p>	
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		<p>as necessary</p> <p>T116- Yew- crown raise and formative prune as necessary</p> <p>T133- Yew- crown raise and formative prune as necessary</p> <p>T118 - Cherry- crown raise and formative prune as necessary</p> <p>T132 - Irish Yew- crown raise and formative prune as necessary</p> <p>T131- Yew- crown raise and formative prune as necessary</p> <p>T130 - Lime- crown raise and formative prune as necessary</p> <p>T129 - Cherry- crown raise and formative prune as necessary</p> <p>T128 - Lime- crown raise and formative prune as necessary</p> <p>T127 - Yew- crown raise and formative prune as necessary</p> <p>T126 - Lime- crown raise and formative prune as necessary</p> <p>T125 - Lime- crown raise and formative prune as necessary</p> <p>T124 - Walnut- crown raise and formative prune as necessary</p> <p>T119 - Silver Birch- crown raise and formative prune as necessary</p> <p>T117 - Yew- crown raise and formative prune as necessary</p> <p>T251 - Cherry- crown raise and formative prune as necessary</p> <p>T123 - Lime- crown raise and formative prune as necessary</p> <p>T122- Lime- crown raise and formative prune as necessary</p> <p>T121 - Lime- crown raise and formative prune as necessary</p> <p>T120 - Lime- crown raise and formative prune as necessary</p>	
8.17	<a href="#">PL/2025/08558</a>	<p><b>COMMUNAL GROUND ADJACENT TO 76 ENDLESS STREET, SALISBURY, SP1 3UH</b></p> <p>Copper Beech tree - crown reduce by 30% with limited thin</p>	SCC support this application.
8.18	<a href="#">PL/2025/08559</a>	<p><b>76 ENDLESS STREET, SALISBURY, SP1 3UH</b></p> <p>Tulip tree - crown reduction by 30% and light thin</p>	SCC support this application.

8.19	<a href="#">PL/2025/08552</a>	<p><b>37 BEDWIN STREET, SALISBURY, SP1 3UT</b></p> <p>Cherry tree - Reduce to 15% maximum with dead wooding and thin.  Apple tree - Reduce by 30% with dead wooding and thin.  Hazel tree - Coppiced.  Holly shrub - Side trimmed off the path.</p>	SCC support this application.
8.20	<a href="#">PL/2025/04202</a>	<p><b>12 Minster Street, Salisbury, SP1 1TF</b></p> <p>Retrospective permission for replacement illuminated fascia signs and projecting signs</p>	SCC asks that they observe the shop front policy.
<b>Harnham West</b>			
8.21	<a href="#">PL/2025/07605</a>	<p><b>Phase2 - Land South of Netherhampton Road, Wiltshire, SP2 8HD</b></p> <p>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.</p>	<p>SCC object.</p> <p>SCC strongly endorse the comments made by Salisbury Swift Group for swift bricks and their inclusion to be confirmed by an ecologist. They also endorse the comments by Cranborne Chase.</p> <p>SCC ask that they look at the number of visitor spaces.</p> <p>SCC agree with Pauline Church's comments.</p> <p>SCC reiterate previous objection comments.</p>

			<p>SCC highly recommend consultation with DIGS.</p> <p>There is concern over breaking of Policy 1 which states there must be one tree per 10m of road.</p> <p>There is no tree management plan.</p> <p>36% affordable housing is below SCC's 40% threshold.</p> <p>There has been removal of 32 trees with no plans to replace. Policy 1 states these must be replaced, or SCC would seek funding to enable the replacement of the trees removed.</p>
8.22	<a href="#">PL/2025/08505</a>	<p><b>103 Bouverie Avenue South, Salisbury, SP2 8DZ</b></p> <p>Replacement dwelling</p>	SCC support this application.
8.23	<a href="#">PL/2025/08618</a>	<p><b>212 Essex Square, Harnham, Salisbury, SP2 8HZ</b></p> <p>Window replacements</p>	SCC has no comment to make on this application.
<b>Harnham East</b>			

8.24	<a href="#">PL/2025/08209</a>	<p><b>5, THE CLOSE, SALISBURY, SP1 2EF</b></p> <p>G1 - group of Monterey Cypress trees - fell T4 - Wild Cherry tree - remove two lowest limbs on south side and deadwood on lower stem - as recommended by Arborist</p>	SCC support this application.
8.25	<a href="#">PL/2025/08564</a>	<p><b>Land to the rear of The Orangery, Crane Bridge, Crane Street, Salisbury, SP1 2QD</b></p> <p>T1 Catalpa - Decay found in lower stem at site of historic branch removal. Fell to safe height.</p>	SCC support this application.
8.26	<a href="#">PL/2025/08777</a>	<p><b>ST NICHOLAS HOSPITAL, 5 ST NICHOLAS ROAD, SALISBURY</b></p> <p>T1 Ash - Remove to ground level due to ADB. G2 Various species - Remove Ash with ADB from group to ground level.</p>	SCC support this application.
8.27	<p><a href="#">PL/2024/00720</a> &amp; <a href="#">PL/2024/00373</a></p>	<p><b>Leaden Hall, 70 The Close, Salisbury, SP1 2EN</b></p> <p>Works to facilitate the 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; associated works and repairs to the fabric of the building. Repair of the existing Patent Roman Cement render where remaining and in sound condition, and replacement in 'Roman Stucco' render (the closest available equivalent) where failing, colour matched to the existing Roman Cement. Associated external changes including removal of a short section of wall to facilitate access to the proposed archive.</p> <p>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; associated works and repairs to the fabric of the building. Change of use of Stephenson Hall from education to a 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 air source heat pumps; conversion of building to provide a plant room</p>	<p>SCC object on the grounds that they recognise there are no verified scale images, there is not enough flood protection, the design is not in keeping with surroundings, and it is an inappropriate location for a solar farm. SCC note the nearly 200 objections from the public.</p> <p>SCC will write a letter to the Dean and Chapter and request an update on the masterplan.</p> <p>SCC note that they would like the Cathedral to</p>

		for ASHP and staff cycle storage; 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.	come and speak to the committee.
8.28	<a href="#">PL/2025/08600</a>	<b>2 ANDREWS WAY, HARNHAM, SALISBURY, SP2 8QR</b>  Single storey front extension	SCC support this application.

9. **Late Business:**

The Committee considered late business, and it was:

**Resolved that:**

	Application number	Site address and proposal	Comment
9.1	<a href="#">PL/2025/08897</a>	<b>BEMERTON FARM, LOWER ROAD, SALISBURY, WILTSHIRE, SP2 9NA</b>  T1 Mature Copper Beech - Fell to ground level.	SCC support this application.
9.2	<a href="#">PL/2025/08720</a>	<b>72 Downsway, Salisbury, SP1 3QW</b>  Demolition of rear conservatory. Single storey rear extension and associated works.	SCC support this application.
9.3	<a href="#">PL/2025/07231</a> – amended plans	<b>35 Moberly Road, Salisbury, SP1 3BZ</b>  Rear two storey extension and associated internal alterations.	SCC support the neighbours' comments.
9.4	<a href="#">PL/2025/08450</a>	<b>Graham Oliver Gallery, 97 Brown Street, Salisbury, SP1 2BA</b>  To install services to a bedroom to create an ensuite	SCC support this application.
9.5	<a href="#">PL/2025/08882</a>	<b>1 Douglas Haig Road, Salisbury. SP1 3NB</b>	SCC has no comment to make

		First Floor Rear Extension, Pitched Roof to ground floor rear, and new rooflight.	on this application.
9.6	<a href="#">PL/2025/08879</a>	<b>25 BALMORAL ROAD, SALISBURY, SP1 3PX</b>  Proposed change of use from dwelling house (C3 use) to Children's care facility (C2 use) including associated internal alterations	SCC request that this application is deferred to allow for a proper consultation period.

10. **Highways Improvement Form – Lower and Middle Streets, Harnham:**

The committee considered a request for Highways improvement form for Lower Street and Middle Street in Harnham West.

**Proposed by:** A Riddle

**Seconded by:** A Suddards

A vote was taken, and it was:

**Resolved that:**

10.1 SCC support this application and refer to LHFIG.

11. **Highways Improvement Form – Fairfield Road:**

The committee considered a Highways improvement form for the replacement of white lines and signage on Fairfield Road.

**Proposed by:** A Bayliss

**Seconded by:** A Hoque

A vote was taken and it was:

**Resolved that:**

11.1 SCC support this application and refer to LHFIG.

12. **Highways Improvement Form – Balmoral Road:**

The committee considered a Highways improvement form for re-location of a bus stop on Balmoral Road. Cllr J Wells addressed the committee.

A vote was taken and it was:

**Proposed by:** J Wells

**Seconded by:** A Hoque

A vote was taken, and it was:

**Resolved that:**

12.1 SCC support the application and refer to LHFIG.

13. **Highways Improvement Form – Exeter St:**

The committee considered a Highways improvement form for a speed limit reduction on Exeter St.

**Proposed by:** J Bolwell

**Seconded by:** P Beaven

A vote was taken, and it was:

**Resolved that:**

13.1 SCC support the application and refer to LHFIG.

14. **Highways Improvement Form – Victoria Road:**

The committee considered a Highways improvement form for the removal of parking bays and replacement double yellow lines on Victoria Road. Cllr J Wells addressed the committee.

A vote was taken and it was:

**Proposed by:** J Wells

**Seconded by:** A Hoque

A vote was taken, and it was:

**Resolved that:**

14.1 SCC support the application and refer to LHFIG.

15. **Highways Improvement Form – Parkwood Gym roundabout:**

The committee considered a Highways improvement form for the installation of a pedestrian crossing at Parkwood gym roundabout.

**Proposed by:** A Bayliss

**Seconded by:** C Corbin

A vote was taken and it was:

**Resolved that:**

15.1 SCC support the application and refer to LHFIG.

16. **Tactile Paving Stones at High Street / New Street / Crane Street Junction:**

The committee were asked to comment on the proposed change by Wiltshire Council to tactile paving slabs at the junction of High Street, New Street and Crane Street from the present brown/grey colour to red tactile paving slabs as part of traffic signal replacement work.

The committee were concerned over the aesthetic of the new slabs and the absence of incidents that support their necessity

A vote was taken and it was:

**Resolved that:**

16.1 The Committee reply to Wiltshire Council to express its concern over the aesthetic of the new slabs and the absence of incidents that support their necessity.

17. **Renewal of Licensing Application – My Amazing Fantasy:**

The committee considered the application for a sex shop licence renewal for My Amazing Fantasy. It was:

**Proposed by:** P Beaven

**Seconded by:** C Corbin

A vote was taken and it was:

**Resolved that:**

17.1 SCC support the application.

18. **Councillor Riddle Motion:**

The committee considered a motion from Cllr Riddle. Due to progress having been made on the first part of them motion, Cllr Riddle proposed amending the motion to only include the second point and continue to monitor the situation.

**Proposed by:** A Riddle

**Seconded by:** A Hoque

**Resolved that:**

18.1 The committee agree to the amended motion:

*“This committee cannot give sufficient consideration to major planning applications affecting the city with less than six weeks’ notice of consultation deadlines.*

*Despite a three-weekly meeting cycle, consultation deadlines of one month mean that significant applications, some with hundreds of pages of background documents, arrive as 'Late Business' with as little as four or five days' notice, which does not allow for meaningful public consultation or representation.*

*This committee asks Officers to point out to Wiltshire planners that it is unhelpful to forward applications involving S106 finance with all the figures redacted, and to request that in future SCC is provided with sufficient information to make an informed decision. If necessary, the committee can be asked to consider matters involving development finance under exempt business.”*

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

The meeting closed at 20:29.

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