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Minutes

Meeting of : Planning Committee
Date : 15 December 2025
Meeting held : The Guildhall
Commencing at : 18:30 Hours

Present:

Chair: C Corbin

Cllrs: A Bayliss, P Beaven, J Bolwell and A Suddards

Officers: Andrew Hunt

There were 2 members of the public and 0 members of the press present.

1. **Apologies:**

Apologies were received from Cllr A Riddle and Cllr M Brown.

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 17 November 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 moved application PL/2025/08963 to the top of the planning table.

8. **Salisbury City Planning Applications submitted since 17 November 2025:**

The Committee considered the following applications, and it was:

	Application number	Site address and proposal	Comment
		Bemerton Heath	
8.1	PL/2025/08961	Convenience Store, St Peters Place, Fugglestone Road, Salisbury, SP2 9FA 2x Fascia sign, 1x projecting sign, 3x dibond graphic panel, 2x dibond graphic panel to be mounted on pole.	SCC support this application.
		St Francis & Stratford	
8.2	PL/2025/08931	38 Balmoral Road, Salisbury, SP1 3PX Proposed Two Storey Extension and alterations.	SCC has no comment.
8.3	PL/2025/0888	CLIFTON HOUSE, 2 THE PORTWAY, STRATFORD SUB CASTLE, SALISBURY, SP1 3LD Single story rear extension.	SCC has no comment.
8.4	PL/2025/08963	Breamar Lodge, 18-20 Stratford Road, Salisbury, SP1 3JH Erection of two storeys to rear wing of approved care home to provide 4 new care bedrooms.	SCC Comment with concerns regarding potential overlooking from the upper

			<p>floor windows of the proposed development and the resulting impact on the privacy and residential amenity of neighbouring occupiers. The Committee therefore requested that, should planning permission be granted, a condition be imposed requiring obscure-glazed windows to any upper floor windows where overlooking may occur, with the glazing to be permanently retained thereafter.</p>
8.5	PL/2025/09215	<p>30 VICTORIA ROAD, SALISBURY, SP1 3NG</p> <p>Change of use from 2 self-contained flats (Use Class C3) to a single family dwellinghouse (Use Class C3), with associated internal alterations.</p>	<p>SCC has no comment.</p>
		Milford	
8.6	PL/2025/09178	<p>CHAFYN GROVE SCHOOL, 33 BOURNE AVENUE, SALISBURY, SP1 1LR</p> <p>T688 Horse Chestnut tree - Reduce tree to a monolith because of extensive decay and multiple Ganoderma.</p>	<p>SCC has no comment.</p>
8.7	PL/2023/10495	<p>Elmfield House, Petersfinger, SP5 3BZ</p> <p>Conversion of Elmfield House and outbuildings to 6 x dwellings and the erection of 15 dwellings, hard and soft landscaping and associated works.</p>	<p>SCC comment in support of Highways extension request to the application.</p>

8.8	PL/2025/09547	4 Tollgate Road, Salisbury, SP1 2HZ Removal of small section of boundary wall and insertion of 2 new stairwell windows in side elevation of house	SCC support this application.
		Fisherton & Bemerton Village	
		N/A	
		St Paul's	
8.9	PL/2025/09031	Leaside, 40 Longland, Salisbury, SP2 7ET Subdivision of existing dwelling to form a separate residence.	SCC object in support of highway's comments.
8.10	PL/2025/04549	42-44 York Road, Salisbury, SP2 7AT Variation of condition 2 of PL/2024/11020 (approved plans) to amend the front and side elevations by reducing the size of the approved windows.	SCC support this application.
		St Edmund's	
8.11	PL/2025/08905	48-49 Blue Boar Row, Salisbury, SP1 1DF Listed Building Consent for internal works to facilitate the removal and replacement of 3 No. cash machines and 1 No. coin car, together with necessary adjustments to the automation wall.	SCC support this application.
8.12	PL/2025/08904	12-14 Old George Mall, Salisbury, SP1 2AG Re-position of recessed entrance lobby to align to the existing shopfront with the installation of new double entrance doors and replacement of No.1 fascia signage.	SCC support this application.
8.13	PL/2025/08957	106 Fisherton Street, Salisbury, SP2 7QY Change of Use from Class D 1(c) to Class E(a).	SCC comments in support of public protection officer

8.14	PL/2025/06308 Amended Plans	Land off Rollestone Street and to the rear of 24-28 Endless Street, Salisbury, SP1 3UT The erection of three dwellings including access, parking, landscaping and associated works.	SCC object in parking concerns
8.15	PL/2025/09303	MILL STREAM APPROACH, SALISBURY, WILTSHIRE, SP1 3UE T1 Ash and Hornbeam - remove stem pushing on wall from Hornbeam and reduce canopy by 1.5m, back to suitable growth points. Reduce the canopy of the Ash tree by 1.5m, back to suitable growth points. Prune both trees to clear properties by 1m.	SCC has no comment.
8.16	PL/2025/09412 & PL/2025/08091	SALISBURY CYCLING CLUB, SALT LANE, SALISBURY, SP1 1DU Proposed change the use of the existing social club to Class E (Commercial, Business and Service), comprising a small mini-market. The works will also include the restoration and refurbishment of the three lower windows fronting Rollestone Street and associated signage.	SCC support is given having regard to the submitted scheme and intended use only and does not extend to alternative retail or non-retail uses.
8.17	PL/2025/08097	SALISBURY CYCLING CLUB, SALT LANE, SALISBURY, SP1 1DU Proposed Non Illuminated Facia Sign.	SCC support this application.
8.18	PL/2025/09363	53B Salt Lane, Salisbury, SP1 1EG Change of use of 53b Salt Lane from Cafe to Ground Floor 1 Bed Flat.	SCC support this application.
		Harnham West	
8.19	PL/2025/09201	Beechwood House, Bouverie Close, Harnham, Salisbury, SP2 8DY Front porch extension and replacement glazing. New roof to rear conservatory.	SCC support this application.
8.20	PL/2025/09325	33 New Canal, Old George Mall, Salisbury, SP1 2AA	SCC Support this application.

		SHOPFRONT ALTERATIONS TO EASTERN ELEVATION.	
		Harnham East	
8.21	PL/2025/09071	<p>25 Andrews Way, Harnham, Salisbury, SP2 8QR</p> <p>Proposed ground rear extension, garage conversion internal alterations, floor plan redesign and all associated works.</p>	SCC has no comment.
8.22	PL/2025/09187	<p>17, THE CLOSE, SALISBURY, SP1 2EB</p> <p>Reduce height of Bay tree to around 3m high. The tree has previously been pollarded at that height.</p>	SCC has no comment.
8.23	PL/2025/09221	<p>WINSTONE, PORTLAND AVENUE, SALISBURY, SP2 8BS</p> <p>Beech (T1) - In decline, potential phytophthora - remove. Beech (T2) - Small tree (girth 45 cm at 1 m) - in decline due to crowding by surrounding mature trees - remove. Beech (T3) - Small tree (girth 50 cm at 1 m) - insufficient room to grow due to surrounding mature trees - remove. Beech (T4) - Small tree (girth 60 cm at 1 m) - insufficient room to grow due to surrounding mature trees - remove. Beech (T5) - Small tree (girth 50 cm at 1 m) - insufficient room to grow due to surrounding mature trees - remove. Beech (T6) - In decline, potential phytophthora - remove.</p>	SCC has no comment.
8.24	PL/2025/09155	<p>10 North Walk, The Close, Salisbury, Wiltshire, SP1 2EB</p> <p>Structural works to stabilise rear roof slope as part of re-roofing, replacement of rotten timbers, and repairs to front dormer windows. Internal works comprising removal of defective lath and plaster surfaces to attic rooms and replacement with wood fibre board to improve insulation levels, and lime based plaster finish.</p>	SCC has no comment.

8.25	PL/2025/09203	Mompesson House, The Close, Salisbury, SP1 2EL Refurbishment of the north-east bedroom to re-open it to public view. This will involve the removal of modern and intrusive elements to reveal historic fabric which will be conserved and repaired.	SCC support this application.
8.26	PL/2025/09517 & PL/2025/09374	The Chapter House, 9-13 St Johns Street, Salisbury, SP1 2SB Carry out repairs and Replacement roof coverings, Replacement tiles to be an exact match to existing. Replacement coverings to (a) existing double lap clay plain tile, (b) existing natural slate, (c) existing felt flat roof. Repairs to (i) Existing Rear Roof 12 with double lap clay plain tile (ii) rear parapet wall. (iii) Reclad small section of horizontal timber cladding.	SCC has no comment.

9. Late Business:

The Committee considered late business, and it was:

	Application number	Site address and proposal	Comment
9.1	PL/2025/09610 & PL/2025/09609	84 Crane Street, Salisbury, SP1 2QD Change of Use and Conversion of Class A2 (Financial and Professional Services) to Class C3 Dwelling (resubmission of PL/2024/10997)	SCC support this application.
9.2	PL/2025/09694	59, THE CLOSE, SALISBURY, SP1 2EN Robinia - Crown reduction by 20% and removal of limb cracking away from main trunk.	SCC has no comment.

10. Highways Improvement Form

The Committee discussed the Highway Improvement Form for Stratford Road.

Proposed by Cllr A Bayliss
Seconded by Cllr J Bolwell

A vote was taken and it was:

Resolved that:

10.1 SCC support this application

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

The meeting closed at 19:26 Hours.

Please note: These are unsigned Minutes. Signed copies can be requested for viewing by emailing corporate@salisburycitycouncil.gov.uk.