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Minutes

Meeting of	**:**	Planning Committee
Date	**:**	22 Sept 2025
Meeting held	**:**	The Guildhall
Commencing at	**:**	18:30

Present:

Chair: C Corbin Vice Chair: A Riddle

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

Officers: A Hunt and B George

Also Present: Anthony Gallagher, Chairman of Upavon Parish Council.
Cllr S Hocking to speak on PL/2024/00373.

There was 1 member of the public and 1 member of the press present.

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1. **Apologies:**

   Apologies were received from Cllr A Suddards.
   Cllr A Hoque was not present.

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 18 August 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 Riddle to provide an update on the Harnham Housing Estate plans. Cllr Riddle referred to a Facebook post from the group 'Halt Harnham Housebuilding'. The Committee noted the update and thanked her.

The Chair announced that she would bring forward **Item 11** and **PL/2024/00373** to allow those speaking on the items to leave.

8. **Salisbury City Planning Applications submitted since 19 August 2025:**

The Committee considered the following applications, and it was:

Resolved that:

	Application number	Site address and proposal	Comment
Bemerton Heath			
8.1	PL/2025/06756	**Land known as B3, Land North West of Fugglestone Red and Bemerton Heath, Salisbury** Variation of Condition 11 (Approved Documents) to allow for a more tailored reptile mitigation strategy and allow development to progress while avoiding harm during construction works and also the Removal of Condition 12 (Reptile Mitigation Scheme) as it will be redundant should Condition 11 be amended relating to application PL/2023/05287.	SCC supports this application.
St Francis & Stratford			

8.2	PL/2025/06843	**1 CHANCELLORS FARM, STRATFORD ROAD, STRATFORD SUB CASTLE, SALISBURY, SP1 3LG** Fell 3 small Lime trees	SCC supports this application.
8.3	PL/2025/06554	**Tennis Courts Opposite 18, Stratford Road, Salisbury, SP1 3JH** Careful dismantling of existing Multi Use Games Area and the construction of three floodlit Padel courts adjacent to the existing tennis courts in Victoria Park surrounded by new 3m high fencing to match the existing adjacent fencing. Relocation and reconstruction of Multi Use Games Area adjacent to the children's play area within the park and construction of new path to link the new Padel courts to the existing tennis courts.	SCC supports this application.
8.3	PL/2025/07231	**35 Moberly Road, Salisbury, SP1 3BZ** Rear two storey extension and associated internal alterations.	SCC supports this application.
Milford			
8.4	PL/2025/06963	**7 WAIN-A-LONG ROAD, SALISBURY, SP1 1LJ** Sycamore tree - remove deadwood	SCC supports this application.
8.5	PL/2025/06995	**ESTATE MANAGERS OFFICE, 12 HOWARTH PARK, SALISBURY, SP1 2QW** T1 - Beech - Crown reduce by 3m due to poorly formed included bark unions and install dynamic cable bracing system to support these unions T2 - Bean Tree - Dead - Remove	SCC supports this application.
8.6	PL/2025/07031	**TESCO EXTRA, BOURNE WAY, SALISBURY, SP1 2NY** Proposed 3x DT Gas Cooler and 3x DT Compressor Pack to be installed, 2.4m high Hit and miss fence with access gates.	SCC supports this application.
8.7	PL/2025/07006	**Springfield, 25-27 Bishopdown Road, Salisbury, SP1 3DS** Retrospective Change of use from C3(b) to Sui Generis, Existing garage to be made into	SCC supports the application but comments that the HMO license

		a self sufficient apartment, with own kitchenette / living space, bedroom and bathroom Existing Property of 6 beds, Proposed works increase this to a 9 bed	needs to be in place.
Fisherton & Bemerton Village			
8.8	PL/2025/06813	**24 AUSTRALIAN AVENUE, SALISBURY, SP2 7JT** Proposed Loft Conversion/Rear Extension & Internal Alterations	SCC does not support this application on the grounds of the comments made by the neighbour regarding concerns about a reduction in light.
8.9	PL/2025/06969	**54 LOWER ROAD, SALISBURY, SP2 9NQ** Copper Beech tree - crown reduce by 3m and raise crown	SCC supports this application.
St Paul's			
8.10	PL/2025/06634	**12 Butts Road, Salisbury, SP1 3ND** Construction of new part-1, part-2 storey rear extension to existing house, in materials to match existing.	SCC has no comment to make on this application.
8.11	PL/2025/06971	**MONTAGUE HOUSE, 34-36 WILTON ROAD, SALISBURY SP2 7EJ** T1 - Willow tree - re-pollard removing up to 3m T2 - Holly tree - crown lift to 2.5m OH1 - Prunus tree - reduce lateral overhang removing up to 1.5m - this tree in garden of 38 Wilton Road Salisbury SP2 7EJ	SCC supports this application.
8.12	PL/2025/07203	**Waitrose Petrol Filling Station, Churchill Way West, Salisbury, SP2 7TS** Variation of Condition 11 relating to application S/1997/0130 to extend permitted trading hours on Sundays, Bank Holidays and Public Holidays to between 06:30am to 10.00pm	SCC supports this application.
St Edmund's			

8.13	PL/2025/06618	**Milford Hall Hotel, Castle Street, Salisbury, SP1 3TE** Installation of an air intake duct on the north elevation of the building to provide air flow to the kitchen	SCC supports this application.
8.14	PL/2025/06708	**10-11 Ox Row, Salisbury, SP1 1EU** Strapping back of 2no. existing leaning chimney stacks	SCC supports this application.
8.15	PL/2025/06853	**29-31 High Street, Salisbury, SP1 2NN** New internal Air Conditioning (AC) and Mechanical Ventilation with Heat Recovery (MVHR) systems including replacement external condensers.	SCC support comments made by the conservation officer.
8.16	PL/2025/07033	**29-31 High Street, Salisbury, SP1 2NN** New internal Air Conditioning (AC) and Mechanical Ventilation with Heat Recovery (MVHR) systems including replacement external condensers.	SCC support comments made by the conservation officer.
8.17	PL/2025/06450	**Rowanmoor House, 46-50 Castle Street, Salisbury, SP1 3TS** Conversion of an existing class E use building to 3 residential use flats	SCC supports this application.
8.18	PL/2025/07183	**38 Windsor Road, Salisbury, SP2 7DX** Retrospective change of use from two flats into a 6-bedroom Class C4 HMO, the erection of a rear dormer and the enlargement of an existing extension.	SCC supports the application but comments that the HMO license needs to be in place.
Harnham West			
8.19	PL/2025/06589	**106 Bouverie Avenue South, Salisbury, SP2 8DZ** Single storey rear, and first floor side extension and associated works.	SCC has no comment to make on this application.
Harnham East			
8.20	PL/2025/06832	**127 EXETER STREET, SALISBURY, SP1 2SG** T1 - Leylandii tree - fell H2 - Leylandii hedge - remove	SCC supports this application.

8.21	PL/2025/06714	**68 ST ANN STREET, SALISBURY, SP1 2DX** T1: 2 x Cypress trees - prune to clear shed roof T2: Alder tree - re-pollard top of canopy, leaving lateral growth and prune to clear rear of garage by 1m T3: Laurel tree - trim annual growth T4: 2 x Goat Willow trees - re-pollard back to previous pollard points T5: Laurel tree - trim annual growth from top and inside face	SCC supports this application.
8.22	PL/2025/06903	**21A New Street, Salisbury, SP1 2PH** Change of use of two floor office (Class E) to a single dwellinghouse (Class CS) Internal alterations but no external alterations proposed	SCC supports this application.
8.23	PL/2025/06904	**21A New Street, Salisbury, SP1 2PH** Change of use of two floor office (Class E) to a single dwellinghouse (Class CS) Internal alterations but no external alterations proposed	SCC supports this application.
8.24	PL/2025/07214	**Land to the rear of 81 Downton Road, Salisbury, SP2 8AY** Erection of a 2-bedroom house with hard and soft landscaping, parking and associated works following demolition of the existing garage	SCC object to this application due to potential overdevelopment.

9. **Late Business:**

The Committee considered late business, and it was:

Resolved that:

	Application number	Site address and proposal	Comment
9.1	PL/2025/07251	**Units 1 & 2, Churchill Way West Retail Park, Churchill Way West, Salisbury, SP2 7TS**	SCC supports this application.

9.2	PL/2025/07493	**AVON VALLEY NATURE RESERVE - ADJACENT TO FIVE RIVERS LEISURE CENTRE, HULSE ROAD, SALISBURY, SP1 3NR** T1 - Willow tree - remove section of lowest branch to prevent hitting boardwalk T2 - Willow tree - pollard at 5m	SCC supports this application.
9.3	PL/2024/00373	**Leaden Hall, 70 The Close, Salisbury, SP1 2EN** 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 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.	SCC support the application but would like to highlight Policy 7 of the Neighbourhood Development Plan.
9.4	PL/2024/00720	**Leaden Hall, 70 The Close, Salisbury, SP1 2EN** 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	SCC support the application but would like to highlight Policy 7 of the Neighbourhood Development Plan.

		short section of wall to facilitate access to the proposed archive.	
9.5	PL/2025/07224	**31 NEW STREET, SALISBURY, SP1 2PH** T1 Walnut - Reduce crown by a maximum of 3 metres. T2 Cherry - Reduce crown by a maximum of 3 metres.	SCC supports this application.
9.6	PL/2025/07305	**19-23 High Street, Salisbury, SP1 2NJ** Variation of Condition 5 of S/2012/1581/FUL Relating to Proposed Change in Opening Hours	SCC supports this application.

10. **Highways Improvement Request Form – Donaldson Road**

The committee considered a request for highway improvements at Donaldson Road

Resolved that:

10.1 SCC support the application.

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

11. **Request for Support – Sunday Bus Service (Salisbury–Swindon X5):**

The Committee considered a request from Upavon Parish Council to support a Sunday bus service between Salisbury and Swindon. Anthony Gallgher, Chairman of Upavon Parish Council, attended the committee and asked for support. It was

Resolved that:

11.1 Councillors support the request for a Sunday bus service between Salisbury and Swindon.

Proposed by: C Corbin
Seconded by: J Bolwell

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

12. **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 19:38.

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