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# Minutes

<b>Meeting of</b>	: Planning and Development Committee
<b>Date</b>	: 16 June 2025
<b>Meeting held</b>	: The Guildhall
<b>Commencing at</b>	: 6:30pm

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Present:

Chair: C Corbin

Vice Chair: A Riddle

Cllrs: A Bayliss, J Bowell, M Brown, S Charleston, C Corbin, A Riddle, and A Suddards

Officers: A Hunt, B George

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

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1. **Apologies:**

Cllr S Charleston substituted for Cllr P Beaven.  
Cllr A Hoque was not present.

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

There was a statement from Salisbury & Wilton Swifts (SAWS) regarding planning application [PL/2025/04542](#). Please see the statement at the end of these minutes.

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

None.

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

The Minutes from the previous meeting held on 19 May 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:**

The Chair announced that she attended the funday at St Peters' Place and noted it was a positive day out that highlighted what a great development it was becoming.

She reminded the committee that there was a consultation regarding the pump track to be held on 19 June 2025.

8. **Salisbury City Planning Applications submitted since 16 May 2025:**

The Committee considered the following applications, and it was:

**Resolved that:**

	Application number	Site address and proposal	Comment
<b>Bemerton Heath</b>			
8.1	<a href="#">PL/2025/00795</a>	<b>Land North West of Fugglestone Red and Bemerton Heath, Salisbury</b>  Reserved Matters application for the western public open space and relates to the provision, layout, appearance, scale and landscaping. (pursuant to outline consent <a href="#">S/2012/0814</a> ).	SCC comment that they recommend wet pour is used on playpark for surfacing.
8.2	<a href="#">PL/2025/03962</a>	<b>47 Winding Way, Bemerton Heath, Salisbury, SP2 9DZ</b>  To build garden annexe on side / front of garden.	SCC has no comment to make on this application.

<b>St Francis &amp; Stratford</b>			
8.3	<a href="#">PL/2025/04612</a>	<b>96 Castle Road, Salisbury, SP1 3RX</b>  Variation of condition 2 (Approved Plans) relating to application <a href="#">PL/2024/00001</a>	SCC has no comment to make on this application.
<b>Milford</b>			
8.4	<a href="#">PL/2025/04289</a>	<b>Premier Inn, Pearce Way, Bishopdown, Salisbury, SP1 3GU</b>  Installation of External Plant to provide air conditioning and ventilation.	SCC agree with the comments made by Public Protection.
8.5	<a href="#">PL/2025/04386</a>	<b>7 WAIN-A-LONG ROAD, SALISBURY, SP1 1LJ</b>  Cherry Plum tree - Fell. Silver Birch tree - Fell.	SCC has no comment to make on this application.
8.6	<a href="#">PL/2025/04842</a>	<b>TESCO EXTRA, BOURNE WAY, SALISBURY, SP1 2NY</b>  T17 Sorbus (in carpark) - Remove hanging branch/limb. Remove shopping basket from tree. G1 Mixed Species (adjacent to petrol station) - Crown lift to 5m from ground level. Lift Oak tree with low branches overhanging car park exit. G2 Mixed Species (adjacent to petrol station) - Cut back from property by 2m (23 trees).	SCC has no comment to make on this application.
<b>Fisherton &amp; Bemerton Village</b>			
8.7	<a href="#">PL/2025/04342</a>	<b>Land to the rear of 64 &amp; 66 Queen Alexandra Road, Salisbury, SP2 9LA</b>  Subdivision of plot, erection of 1 new dwelling, together with hard and soft landscaping.	SCC has no comment to make on this application.

8.8	<a href="#">PL/2025/02628</a>	<b>307 DEVIZES ROAD, SALISBURY, SP2 9LU</b>  Proposed Loft Conversion, Two and Single Storey extensions and alterations.	SCC has no comment to make on this application.
8.9	<a href="#">PL/2025/04579</a>	<b>64 Wellington Way, Salisbury, SP2 9BX</b>  Variation of condition 2 (Approved Plans) relating to application <a href="#">PL/2021/05911</a>	SCC has no comment to make on this application.
8.10	<a href="#">PL/2025/04697</a>	<b>1 Heath Road, Salisbury, SP2 9JS</b>  Proposed Garage Annex, Creation of Access, Parking Area and Dropped Kerb and House Extension and Alterations.	SCC has no comment to make on this application.
8.11	<a href="#">PL/2025/02913</a>	<b>Gainsborough Close MUGA and Part of 61 Community Gardens, Salisbury</b>  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.
<b>St Paul's</b>			
8.12	<a href="#">PL/2025/03700</a>	<b>35 Sarum Close, Salisbury, SP2 7LE</b>  Construction of free standing log cabin (4 meters wide, 2.5 meters depth) at the end of the garden.	SCC has no comment to make on this application.
8.13	<a href="#">PL/2025/04615</a>	<b>Leaside, 40 Longland, Salisbury, SP2 7ET</b>  2 storey side extension to form an annex (retrospective).	SCC has no comment to make on this application.
<b>St Edmund's</b>			
8.14	<a href="#">PL/2025/04455</a>	<b>61 Milford Street, Salisbury, SP1 2BP</b>  Essential repairs where the structure of the roof has failed and is at risk of collapsing. To include the insertion of a steel portal frame which will be concealed within the existing structure.	SCC has no comment to make on this application.

8.15	<a href="#">PL/2025/04459</a>	<b>4 Marlborough Road, Salisbury, SP1 3TH</b> Variation of condition 2 (Approved Plans) relating to application <a href="#">PL/2025/00085</a>	SCC has no comment to make on this application.
8.16	<a href="#">PL/2025/04537</a>	<b>79 Castle Street, Salisbury, SP1 3SP</b> Replacement shed at the rear of the building.	SCC has no comment to make on this application.
8.17	<a href="#">PL/2025/04772</a>	<b>79 Castle Street, Salisbury, SP1 3SP</b> Replacement shed at the rear of the building.	SCC has no comment to make on this application.
8.18	<a href="#">PL/2025/04542</a>	<b>47 Blue Boar Row, Salisbury, SP1 1DA</b> Internal and external alterations and change of use to facilitate the provision of two (Use Class C3) residential units, subdivision of commercial space and associated works.	SCC support SAWS.
8.19	<a href="#">PL/2025/04909</a>	<b>47 Blue Boar Row, Salisbury, SP1 1DA</b> Internal and external alterations and change of use to facilitate the provision of two (Use Class C3) residential units, subdivision of commercial space and associated works.	SCC support SAWS.
8.20	<a href="#">PL/2024/11634</a>	<b>MILFORD HALL HOTEL, CASTLE STREET, SALISBURY, SP1 3TE</b> Proposed siting of four air handling units with an enclosure at the rear of the building.	SCC has no comment to make on this application.
8.21	<a href="#">PL/2025/01939</a>	<b>30 Marlborough Road, Salisbury, SP1 3TH</b> Proposed 1st floor rear extension.	SCC support the comments made by the neighbours.
8.22	<a href="#">PL/2025/04925</a>	<b>26 CHURCHFIELDS ROAD, SALISBURY, SP2 7NH</b> T1 Western Red Cedar - Crown raise by 5-6m over river. T2 Yew - Crown raise by removing 2-4 smaller limbs.	SCC has no comment to make on this application.

		T3 Maple - Fell to ground level.	
<b>Harnham West</b>			
8.23	<a href="#">PL/2025/04531</a>	<b>LAND TO REAR OF BISHOPS DRIVE, EAST HARNHAM, SALISBURY, SP2 8NZ</b>  T1 - Sugar Maple tree - 2m-3m reduction to end weight to reduce sail effect within canopy	SCC has no comment to make on this application.
8.24	<a href="#">PL/2025/04355</a>	<b>Harnham Water Meadow, Harnham, Salisbury, SP2 2EY</b>  Mature Poplar - Reduce low limb over the river back in line with the upper canopy. Remove all secondary branches growing downwards. Fell small adjacent Goat Willow. Crown raise adjacent, mature Alder to 4.5m over the river.	SCC has no comment to make on this application.
8.25	<a href="#">PL/2025/04044</a>	<b>The Fishing Lodge West Walk The Close Salisbury, SP1 2EY</b>  Variation of condition 2 (approved plans) on <a href="#">PL/2023/04920</a> to repair and slightly increase height of roof of centre section of building plus replace felt roof with metal.	SCC has no comment to make on this application.
8.26	<a href="#">PL/2025/04559</a>	<b>51 Richards Way, Harnham, Salisbury, SP2 8NT</b>  Single Storey extension to front of property.	SCC has no comment to make on this application.
8.27	<a href="#">PL/2025/04922</a>	<b>56 HARNWOOD ROAD, HARNHAM, SALISBURY, SP2 8DB</b>  Beech tree – fell	SCC has no comment to make on this application.
<b>Harnham East</b>			
8.28	<a href="#">PL/2025/04526</a>	<b>31 NEW STREET, SALISBURY, SP1 2PH</b>  (1) - Cherry tree - fell (2) - Walnut tree - fell	SCC refer this application to the tree officer.
8.29	<a href="#">PL/2025/04423</a>	<b>97 Brown Street, Salisbury, SP1 2BA</b>  Change of use from 5 bed HMO to 7 bed HMO - Sui Generis Class	SCC note the Conservation Officer's comments.

8.30	<a href="#">PL/2025/04665</a>	<b>97 Brown Street, Salisbury, SP1 2BA</b>  Listed building consent for internal alterations: To change 2 doorways into 2 solid walls to make way for 2 new En-suites, to replace rear landing window (beyond repair) & to replace front door frame (wood work needs attention).	SCC has no comment to make on this application.
8.31	<a href="#">PL/2025/04498</a>	<b>17 St Clair Road, Harnham, Salisbury, SP2 8AE</b>  First floor rear extension.	SCC has no comment to make on this application.
8.32	<a href="#">PL/2025/04930</a>	<b>THE LODGE, 80 FRIARY LANE, SALISBURY, SP1 2HA</b>  Reduce over hanging branches on Yew tree by 3 meters.	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	<a href="#">PL/2025/04950</a>	<b>26A CHURCHFIELDS ROAD, SALISBURY, SP2 7NH</b>  T1 Beech - Cut back 1 lower limb over garden by 2.5m and remove a couple of other smaller ones to raise the crown up slightly. Remove 1 piece of major deadwood over driveway.	SCC has no comment to make on this application.
9.2	<a href="#">PL/2025/05029</a>	<b>HARNHAM SPORTS FIELD, SALISBURY, SP2 8JB</b>  T1 - Ash tree - fell T2 - Norway Maple tree – fell	SCC support this application.
9.3	<a href="#">PL/2025/05046</a>	<b>21 SOMERSET ROAD, SALISBURY, SP1 3BN</b>	SCC has no comment to

		First floor extension above existing rear lean-to and single storey rear extension.	make on this application.
9.4	<a href="#">PL/2025/04990</a>	<b>74 Endless Street, Salisbury, SP1 3UH</b> Proposed garage extension & conversion.	SCC has no comment to make on this application.
9.5	<a href="#">PL/2025/04929</a>	<b>36 Balmoral Road, Salisbury, SP1 3PX</b> Ground floor extension to front plus a two storey extension to rear and internal alterations.	SCC has no comment to make on this application.
9.6	<a href="#">PL/2025/03313</a>	<b>30 Butcher Row, Salisbury, SP1 1EP</b> Alterations to existing fascia, including timber moulding. Retention of existing glazing arrangement.	SCC refer to the shop front policy.
9.7	<a href="#">PL/2025/03623</a>	<b>30 Butcher Row, Salisbury, SP1 1EP</b> Installation of three externally-lit fascia signs and three non-illuminated projecting signs.	SCC refer to the shop front policy.
9.8	<a href="#">PL/2025/04949</a>	<b>26A CHURCHFIELDS ROAD, SALISBURY, SP2 7NH</b> T1 Western Red Cedar crown raise over river to give a 5-6m clearance T3 Holm Oak Fell to ground level.	SCC has no comment to make on this application.

## 9.2 **Suggesting names for our Street naming list**

The committee considered the idea to use the names on the War Memorial for our street naming list as requested by a member of the public, and it was:

### **Resolved that:**

9.2.1 –Officers should present a table of proposed names at the next meeting.

**Proposed by:** J Bolwell

**Seconded by:** C Corbin

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

## 9.3 **Premises License Application – Rak’s Café Bar**



The committee considered the Premises License Application for Rak's Café Bar, and it was:

**Resolved that:**

9.3.1 – SCC support the application.

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

9.4 **Street naming – Phase A2B, St Peters Place, additional streets**

The committee considered the Street naming for Phase A2B, St Peters Place and it was:

**Resolved that:**

9.4.1 – SCC put forward the names Fry, Pugin, Jewel, Fowler, Lawrence, Brewer, and Douglas

**Proposed by:** C Corbin

**Seconded by:** J Bolwell

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

9.5 **Premises License Application – Balkan**

The committee considered the Premises License Application for Balkan, and it was:

**Resolved that:**

9.5.1 – SCC support the application.

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

10. **New Premises License Application – Tesco**

The committee considered the Premises License Application for Tesco, and it was:

**Resolved that:**

10.1 – SCC have no objection to the application.

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

11. **New Premises License Application – Southern Fried Chicken**

The committee considered the Premises License Application for Southern Fried Chicken, and it was:

**Resolved that:**

11.1 – SCC have no objection to the application.

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

12. **Street naming – Phase A2B, St Peters Place**

The committee considered the Street naming for Phase A2B, St Peters Place and it was:

**Resolved that:**

12.1 – SCC put forward the names Fry, Pugin, Jewel, Fowler, Lawrence, Brewer, and Douglas.

**Proposed by:** C Corbin

**Seconded by:** J Bolwell

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

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

The meeting closed at 19:42.

**Public Statement from Salisbury & Wilton Swifts (SAWS) regarding Planning Application [PL/2025/04542](#):**

**47 Blue Boar Row, Salisbury SP1 1DA**

Salisbury & Wilton Swifts has reviewed this planning application 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.

Salisbury is very lucky to still have many old buildings with the nooks and crannies that swifts require for nesting. Unfortunately, as they are renovated these small spaces are blocked leaving nowhere for the swifts to breed. Since they are only here 3 months of the year it is unlikely they have time to find another nest site and breed in the same season.

We were really pleased to read in the Ecological Impact Assessment the recommendation for integrated swift bricks to be included and we would recommend at least 6 (if possible) to enable a new colony to become established. The RSPB's Swift Mapper shows there are swift nests dotted around this area (see link: <https://www.swiftmapper.org.uk/> and type post code SP1 1DA), and given swifts are colonial birds the provision of new nesting opportunities in this development will help maintain the current population.

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](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;'*

\* BS 42021 Integral nest boxes. Selection and installation for new developments

<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."*

Researchers at Sheffield University looked at 6,000 houses on 42 developments and their results show that the majority of conditioned/legally binding ecological enhancements are not installed. (Wild Justice's 'Lost Nature' report (<https://wildjustice.org.uk/general/lost-nature-report/>.) Hence we request that swift bricks are included as a condition of approval with photographic evidence of installation or signed confirmation from an ecologist provided for discharge. It is extremely important that the bricks are placed in a location with a clear flight access as swift approach at high speed and that they are clearly marked on the elevation drawings to ensure they are not overlooked during the construction stage.

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.

If there is a need to exclude starlings from a particular area the entrance hole should ideally be no larger than 65mm x 28mm tall. Whilst there is a need to provide nesting provision for the starling, care should be taken where such provision is sited as starlings can be messy birds and perhaps cause a nuisance to residents unless the site of the nesting provision has been thoughtfully chosen.