

The Guildhall
Market Place
Salisbury
Wilts
SP1 1JH



Officer to Contact: Evelyn Taylor, Senior Corporate Officer
Direct Line: 01722 342860
Email: planning@salisburycitycouncil.gov.uk
Web: www.salisburycitycouncil.gov.uk

Minutes

Meeting of : The Planning Committee
Date : 21 September 2026
Meeting held : The Guildhall
Commencing at : 1830 hours

Present:

Chair: C Corbin

Vice Chair: A Riddle

Cllrs: P Beaven, J Bolwell, M Brown, S Hocking

Officers: Clare Dickinson and Evelyn Taylor

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

1. Apologies:

Apologies were received from Cllr A Hoque, Cllr A Suddards, Cllr T Last and Cllr V Charleston.
Cllr S Hocking substituted for Cllr A Suddards.

2. Public Questions/Statement Time:

There were no questions or statements submitted by members of the public.

3. Councillor Questions/Statement Time:

There were no questions or statements submitted by councillors.

4. Minutes of the Previous Meeting:

The minutes of the meeting of the Planning Committee, held on 17 August 2026, were approved as a correct record and signed by the Chair.

5. Declarations of Interest:

No declarations of interest were received.

6. Dispensations:

No dispensations were requested or granted.

7. Chair's Announcements:

The Chair made no announcements but invited the Vice Chair provide an update.

Cllr Riddle attended a Five Rivers Local Plan scoping session, which highlighted the importance of taking a strategic, holistic approach to planning for Salisbury and its surrounding communities, recognising the links between development, infrastructure, and local services.

8. Salisbury City Major/ Minor /Listed Building Planning Applications submitted since 17 August 2026:

The Committee considered the following major, minor and listed applications, and it was:

	Application number	Site address and proposal	Comment
		Bemerton Heath	
		N/A	
		St Francis & Stratford	
		N/A	
		Milford	
		N/A	
		Fisherton & Bemerton Village	
		N/A	
		St Paul's	
		N/A	
		St Edmund's	
8.1	PL/2026/04512	The Cathedral Hotel, 7-9 Milford Street, Salisbury, SP1 2AJ Variation of condition 2 (Approved plans) for planning application PL/2024/09449	SCC supports this application
8.2	PL/2026/05077	2-6 High Street, Salisbury, SP1 2NP	SCC supports this application

		Removal of 2 existing external ATM's and replacement with 1 new ATM and associated internal structural works to locally lower non original ground floor section to accommodate new ATM	
8.3	PL/2026/05140 & PL/2026/05139	33-35 Castle Street, Salisbury, SP1 1TT Removal of existing mono pitch roof to side elevation and the rebuilding of the external wall to be finished with vertical tile hanging detail	SCC supports this application
8.4	PL/2026/05620 & PL/2026/04841	Rear of 44 Winchester Street, Salisbury, SP1 1HG Renovation of unused rear store building, converting into 2 x two bedroom dwellings. Re-submission of lapsed application PL/2022/00705.	SCC supports this application
8.5	PL/2026/05556	16 Guilder Lane, Salisbury, SP1 1HW Prior Approval under Part MA of the GPDO for change of use from commercial (Class E) to residential (Class C3) to 8no. flats. (3no. flats at ground floor level, 3no. flats at first floor level and 2no. flats at second floor level, providing a mix of 5no. one bedroom and 3no. two-bedroom units)	SCC supports this application
8.6	PL/2026/04660	Rolfes House, 56-60 Milford Street, Salisbury, SP1 2BP Formation of new shopfront and doorway to front elevation and fire escape to rear elevation (Retrospective)	SCC supports this application
		Harnham West	
		N/A	
		Harnham East	
8.7	PL/2026/05142 & PL/2026/04837	3 New Street, Salisbury, SP1 2PH Alteration and small extension to replace the poorly built 1964 extension with a new, slightly larger extension.	SCC supports this application
8.8	PL/2025/02992	Land North of Downton Road, Harnham, Salisbury Outline application for the erection of up to 220 dwellings together with multi-functional open space, SANG, locally equipped area of play, allotments, community orchard, SuD's features, landscaping, enhanced pedestrian connections and associated infrastructure with proposed	SCC does not support this application. Supporting comments to be submitted, see Annex A

		vehicular access sought from Downton Road (All other matters reserved for later consideration)	
8.9	PL/2026/05459 & PL/2026/05022	25, The Close, Salisbury, SP1 2EH Replacement rear single-storey extension and garage with bin store, erection of an enclosed rear porch, replacement roof windows, installation of two rear dormer windows, and internal alterations.	SCC supports this application
8.10	PL/2026/05293	Spirewood Grange, Odstock Road, Salisbury, SP2 8AD Deed of Variation to the original s106 Agreement dated 17th October 2024	SCC supports this application

Salisbury City Routine Planning Applications submitted since 17 August 2026:

The Committee considered the following routine applications, and it was:

	Application number	Site address and proposal	Comment
		Bemerton Heath	
8.11	PL/2026/05186	78 Westwood Road, Bemerton Heath, Salisbury, SP2 9HR Alterations and extension to garage and c. 2.0m boundary close boarded fence (retrospective).	SCC requests that Wiltshire Council follows procedure and checks the legitimacy of alterations, particularly the boundary fence.
		St Francis & Stratford	
8.12	PL/2026/04821	18 Waters Road, Salisbury, SP1 3NX Single storey rear extension and front porch extension	SCC objects to this application based on boundary encroachment and structural foundation risks
8.13	PL/2026/05301	32 Wordsworth Road, Salisbury, SP1 3BH Formation of off-road parking space with retaining wall and alterations to steps	SCC supports this application
8.14	PL/2026/05363	58 Thistlebarrow Road, Salisbury, SP1 3RS	SCC supports this application

		Proposed rear, side and dormer extensions, and conversion of garage to habitable accommodation	
		Milford	
		N/A	
		Fisherton & Bemerton Village	
8.15	PL/2026/04726	69 Queen Alexandra Road, Salisbury, SP2 9LA Partially retrospective application for the erection of a detached motorcycle garage and store as built plus additional landscaping and associated works	SCC supports this application on condition that the landscaping work takes place
		St Paul's	
8.16	PL/2026/05060	2, The Gym Group (was Home Sense), Churchill Way West, Salisbury, SP2 7TS Signage advertisement including totem, vinyl and flexface panel	SCC supports this application
8.17	PL/2026/05091	160 Devizes Road, Salisbury SP2 7LT Drive way and dropped kerb. The drive way will be surfaced with pavers and the appropriate drainage	SCC supports this application
		St Edmund's	
8.18	PL/2026/05056	53 New Canal, Salisbury, SP1 2AA Fascia sign and vinyls to two shopfronts	SCC supports this application
8.19	PL/2026/03651	20 Oatmeal Row, Salisbury, SP1 1TH Display of 1 no. fascia sign and 1 no. projecting sign with associated external illumination (retrospective)	SCC supports this application
8.20	PL/2026/05297	20 Churchfields Road, Salisbury, SP2 7NH Rear single storey extension	SCC supports this application
		Harnham West	
8.21	PL/2026/05314	12 Harnham Trading Estate, Salisbury, SP2 8NW Refurbishment of the existing units and associated yard on site and change of use from Use Class E(g)(iii) / Use Class B8 to Use Class B2	SCC supports this application
8.22	PL/2026/03370	49C Castle Street, Salisbury, SP1 3SP	SCC strongly objects to this

		Retrospective permission for the erection of a hanging circular sign	application due to contravention of the shop front policy
		Harnham East	
8.23	PL/2026/05063	Church House, 99 Crane Street, Salisbury Internal alterations to first floor flat	SCC supports this application
8.24	PL/2026/05053	Salisbury Cathedral Works Yard, The Close, Salisbury Demolition of existing sheds, a container and portacabin and their replacement with three sheds for use by Cathedral glaziers (rack for storing stone retained)	SCC supports this application
8.25	PL/2026/05119	106 The Close, Salisbury, SP1 2EY Subdivision of existing garage into a garden store and garden room, replacement doors & roof window to south east elevation.	SCC supports this application

Salisbury City Tree Works Planning Applications submitted since 17 August 2026:

The Committee considered the following tree works applications, and it was:

	Application number	Site address and proposal	Comment
		Bemerton Heath	
		N/A	
		St Francis & Stratford	
8.26	PL/2026/04936	90 Stratford Road, Salisbury, SP1 3JS Retrospective application for the creation of an off-street parking area within the front garden, construction of a gravel hardstanding with appropriate sub-base, drainage and boundary fencing.	SCC supports this application
8.27	PL/2026/05698	RIVER AVON ADJACENT TO FIVE RIVERS LEISURE CENTRE HULSE ROAD SALISBURY SP1 3NR The Environment Agency has requested that the following work be carried out prior to high flows on the river in order to mitigate against flood risk. G1 - Willow trees - remove fallen trees and stems from river	SCC supports this application

		G2 - Willow trees - remove fallen trees and stems from river G3 - Willow trees - remove fallen trees and stems from river G4 - Willow trees - remove fallen trees and stems from river G5 - Willow trees - remove fallen trees and stems from river G6 - Willow trees - remove fallen trees and stems from river	
		Milford	
8.28	PL/2026/05275	CLUSTER A, ST MARYS HOUSE HALLS OF RESIDENCE, CHURCHILL WAY EAST, SALISBURY T1 Small Cherry tree - 50% crown reduction as tree is too close to building . T2 Large multi stemmed Sycamore tree - Crown raise from timber footpath, up to 30% crown reduction. T3 T4 T5 T6 T7 - Lime trees - Crown raise up to 15ft from timber footpath. T8 Large Sycamore tree - Crown reduction by 50%. G1 Neighbouring trees - Cut back over hang of branches coming into contact with building (up to roof height). T9 Small cherry tree - 30% crown reduction. T10 T11 T12 T13 T14 T15 - Maple trees - Crown reduction 50%. Too close to building.	SCC supports this application
8.29	PL/2026/05712	1 GROVE COURT, SHADY BOWER, SALISBURY, SP1 2RH T1 - Cedar tree - crown raise over Holly tree and Yew tree to give 1.5m-2m clearance; match remaining crown to this height and deadwood and crown clean T2 - Horse Chestnut tree - crown clean and remove regenerated growth from crown	SCC supports this application
		Fisherton & Bemerton Village	
		N/A	
		St Paul's	
		N/A	
		St Edmund's	
8.30	PL/2026/05761	11 CHURCHFIELDS ROAD, SALISBURY, SP2 7NH Willow trees - reduce and remove branches which are causing an obstruction in the river and	SCC supports this application

		reduce height of trees to allow light to the garden and river	
		Harnham West	
		N/A	
		Harnham East	
8.31	PL/2026/05426	11 AYLESWADE ROAD, HARNHAM, SALISBURY, SP2 8DW Fell Leylandii. Pollard Acacia. Top 2 Pittosporum.	SCC supports this application
8.32	PL/2026/05791	12 CHURCHFIELDS ROAD, SALISBURY, SP2 7NH Ash tree - cut back branches overhanging into 11 Churchfields Road to shared boundary wall	SCC supports this application

9. Late Business:

The Committee considered late business, and it was:

	Application number	Site address and proposal	Comment
9.1	PL/2026/05524	96 Westwood Road, Bemerton Heath, Salisbury, SP2 9HR Proposed single storey rear extension	SCC has no comment as no application details have been uploaded
9.2	PL/2026/05802	MOMPESSON HOUSE, THE CLOSE, SALISBURY, SP1 2EL T1 - Pyrus x canescens - fell	SCC has no comment
9.3	PL/2026/05662	98 Harnham Road, Harnham, Salisbury, SP2 8JW Single Storey Rear extension and alterations	SCC supports this application

9.4. Netherhampton Road, Salisbury – Proposed 25-Year Lease Disposal of Public Open Space:

The Committee discussed the consultation for the proposed 25-year lease disposal of public open space at Netherhampton Road.

Proposed: Cllr C Corbin

Seconded: Cllr A Riddle

A vote was taken and it was,

Resolved that:

9.4.1. The Committee supports the proposed 25-year lease disposal. A letter of support to be provided to Wiltshire Council by SCC.

10. Highways Improvement Form for Highbury Avenue:

The Committee considered a Highways Improvement Form for Highbury Avenue.

Proposed: Cllr S Hocking

Seconded: Cllr P Beaven

A vote was taken and it was,

Resolved that:

10.1 The Committee supports this application.

11. Highways Improvement Form for Devizes Road:

The Committee considered a Highways Improvement Form for Devizes Road.

A vote was taken and it was,

Resolved that:

11.1 That the application be refused.

12. Wiltshire Local Plan Scoping Consultation:

The Committee considered a Wiltshire Local Plan Scoping Consultation.

Proposed: Cllr M Brown

Seconded: Cllr A Riddle

A vote was taken and it was,

Resolved that:

12.1 The Committee delegates authority to the Corporate Manager, in consultation with the Chair and Vice-Chair of the Planning Committee, to finalise, approve and submit Salisbury City Council's response to the Wiltshire Local Plan Scoping Consultation before the deadline of 11.59pm on 30 September 2026.

12.2 Notes that officers are continuing to review Wiltshire Council's evidence base and to identify gaps within it, and that drafts of each section of the response will be circulated to members as they are prepared.

13. Shopfront Signage Guide:

The Committee considered a report regarding shopfront signage.

Proposed: Cllr J Bolwell

Seconded: Cllr A Riddle

A vote was taken and it was,

Resolved that:

13.1 The Committee notes the advice received from Wiltshire Council, summarised at section 3 of the report.

13.2 Agrees that the Salisbury Design and Advertising Guide continues to be applied when the Committee comments on new or amended advertisement applications.

13.3 Agrees that where a member considers that a sign may not have the necessary consent, the details are provided to officers, and that officers refer the matter to Wiltshire Council's Planning Enforcement team for investigation.

13.4 Agrees that signs are not referred to Wiltshire Council solely on the grounds that they are considered unattractive or do not accord with the Design and Advertising Guide.

13.5 Agrees that the Council does not approach owners or occupiers directly in the first instance, and that matters are referred to Wiltshire Council as the local planning authority.

14. Highways Improvement Form for Somerset Road:

The Committee considered a Highways Improvement Form for Somerset Road.

A vote was taken and it was,

Resolved that:

14.1 That the application be refused.

15. Highways Improvement Form for Chiselbury Grove:

The Committee considered a Highways Improvement Form for Chiselbury Grove.

A vote was taken and it was,

Resolved that:

15.1 That the application be refused.

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

The meeting closed at 2024 hours.

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

ANNEX A

Salisbury City Council Consultation Response

Application: PL/2025/02992

Site: Land North of Downton Road, Salisbury

1. Salisbury City Council recognises that the scheme responds positively to the Salisbury Neighbourhood Development Plan 2020–2038 (SNDP) in several respects, including the extent of green infrastructure, 40% affordable housing, allotment provision, biodiversity net gain and the open corridor intended to retain the strategic approach view towards Salisbury Cathedral. However, the City Council considers that compliance with a number of specific SNDP requirements has not yet been demonstrated, and requests that the following matters are resolved or appropriately secured before the application is determined.

Extent of the Neighbourhood Plan Area

2. The site crosses the Salisbury/Britford parish boundary. The submitted Planning Statement states that approximately two-thirds of the site lies within Salisbury Civil Parish, while other application material refers to part of the site being within the Salisbury Neighbourhood Plan area. The Local Planning Authority is asked to confirm the relationship between the application red line and the SNDP area boundary and to apply the relevant SNDP policies accordingly. Notwithstanding the administrative boundary, landscape, strategic views, movement, drainage and ecological connectivity should be assessed comprehensively across the site as a whole.

Flood Risk and Drainage

3. The City Council notes and supports the matters raised in Britford Parish Council's consultation representation, supported by its appointed flood-risk consultants, Edenvale Young Associates, dated 14 September 2026. Britford Parish Council's representation reports that flooding in January 2024 affected nine properties in the village, with Lower Road and Church Lane reportedly flooded to depths of up to 450 mm for around one week.
4. The City Council notes that the July 2026 amendments redesign the attenuation basins along the northern boundary, while the submitted Flood Risk Assessment dates from February 2025. It is not clear how the revised arrangements have been assessed, whether all relevant sources of flood risk—including fluvial, groundwater and surface-water flooding—have been fully addressed, or how the matters identified in the Lead Local Flood Authority consultation response of 9 July 2025, as referred to in Britford Parish Council's representation, have been resolved.
5. The City Council asks that the application is not determined until an updated Flood Risk and Drainage Assessment, where necessary, reflects the current

layout; downstream effects on Britford have been expressly assessed; the applicant has demonstrated how outstanding Lead Local Flood Authority matters have been addressed; and the Lead Local Flood Authority has confirmed that the revised arrangements are acceptable.

6. These matters are relevant to the SNDP's requirements on design, green and blue infrastructure, flood-management infrastructure and protection of the River Avon environment. The applicant's submitted Planning Statement acknowledges a surface-water flood-risk area towards the northern boundary and proposes SuDS, attenuation and controlled discharge northwards. These features should be assessed against the final site layout and secured through enforceable conditions, the approved drainage strategy and appropriate long-term management arrangements.

Air Quality

7. SNDP Policy 2 requires particular regard to how scheme design avoids a net increase in nitrogen dioxide within Air Quality Management Areas. It also requires transport assessments to demonstrate that development will not lead to a significant worsening of air quality within an existing Air Quality Management Area.
8. The Planning Statement records that operational road-traffic impacts were to be assessed through detailed dispersion modelling once complete traffic data were available. The City Council asks Wiltshire Council to confirm whether an updated operational air-quality assessment has since been submitted and, if not, that such an assessment is completed using the current scheme, traffic evidence and mitigation package before determination.

Play and Sport

9. SNDP Policy 20 requires major residential development to make proportionate provision for play and sport to meet the demand it generates, for a range of ages and abilities, and to secure its long-term maintenance.
10. The applicant's own Planning Statement calculates a children's play-space requirement of 0.132 hectares, equivalent to three LEAPs and one LAP, and acknowledges that this requirement is not met. The submitted material indicates limited on-site equipped play provision, with no NEAP or MUGA proposed, and relies in part on nearby provision at Woodbury Rise and the possibility of an off-site contribution.
11. The City Council asks that the identified shortfall is properly addressed, including provision for older children and young people; evidence of the capacity, quality and accessibility of Woodbury Rise play area; safe, direct and convenient access to any off-site provision; and a clearly defined, secured and appropriately indexed off-site contribution where relied upon.

Sustainable Transport

12. SNDP Policy 21 requires developments to set appropriate modal-shift targets in a Travel Plan and demonstrate through ongoing monitoring whether those targets are being achieved.
13. The Residential Travel Plan uses 2011 Census data as its initial travel-to-work modal-share baseline, proposes an initial target of a 5% reduction in single-occupancy private-car use and states that the formal obligation to monitor and implement the plan would cease after five survey exercises. The City Council considers that further justification is required to demonstrate that the proposed baseline, modal-shift target and monitoring period satisfy Policy 21's requirements for appropriate targets and ongoing monitoring.
14. The City Council requests a revised Travel Plan based on current data, with appropriately ambitious and measurable modal-shift targets, a monitoring programme of sufficient duration, and enforceable remedial measures where targets are not achieved. The Planning Statement also indicates that further wider-network assessment using Wiltshire Council's SATURN model was intended during determination. The City Council requests that relevant updated transport evidence is available and assessed before determination.

Walking and Cycling

15. SNDP Policy 22 supports wider walking and cycling connectivity and states that safe walking and cycling routes to and from schools should be provided wherever possible.
16. The July 2026 amendments reportedly remove a pedestrian connection on the southern boundary with Downton Road and alter routes through the northern open space. The applicant should explain these changes and demonstrate that the revised scheme still provides safe, direct, convenient and attractive routes for walking and cycling to Britford Park & Ride, bus services, Salisbury District Hospital, nearby schools, the public-rights-of-way network and Salisbury city centre.
17. The City Council asks that the relationship between the development and the existing public-rights-of-way network is clearly secured through approved parameter plans and reserved-matters applications, including suitable surfacing, gradients, width, passive surveillance, crossing arrangements, maintenance and timely delivery.

Green and Blue Infrastructure

18. SNDP Policy 10 requires major development to provide a Green Infrastructure Plan, appropriate long-term management arrangements and compliance with the applicable National Urban Greening Factor requirement.
19. The City Council welcomes the approximately 6.78 hectares of green infrastructure and public open space proposed, representing 50% of the site area, together with 0.33 hectares of allotments. The Council has not identified a clear Urban Greening Factor calculation in the submitted documents reviewed.

20. The City Council requests a transparent Urban Greening Factor calculation demonstrating compliance with the relevant SNDP requirement. The Council also requests that the principal green corridors, structural landscape buffers, public open space, allotments, SuDS features and long-term management arrangements are secured through the outline permission, approved parameter plans, conditions and/or Section 106 Agreement.

Landscaping, Trees and Management

21. The proposed retention of existing vegetation and structural landscaping is welcomed. The mature hedgerows and trees are important to the site's landscape framework, visual containment, biodiversity connectivity and relationship with adjoining heritage assets.
22. SNDP Policies 1 and 6 contain requirements concerning tree planting, tree management, replacement planting, design quality and long-term management of landscaping, flood-management infrastructure and tree planting. These requirements are particularly important because the landscaping, SuDS and retained vegetation are central to the applicant's mitigation case.
23. The City Council asks that a suitable tree-management and replacement strategy, tree-protection measures, roadside-tree provision where practicable, and a 25-year management scheme for landscaping, flood-management infrastructure and tree planting are secured by condition or Section 106 obligation, together with funded implementation and monitoring arrangements.

Habitats Regulations and Biodiversity

24. The applicant reports biodiversity net gain of 28.15% in habitat units and 64.18% in hedgerow units. The City Council welcomes the principle of significant biodiversity enhancement, subject to confirmation through the final statutory biodiversity metric and the detailed habitat proposals
25. The City Council asks Wiltshire Council, as competent authority, to confirm that the SANG and nutrient-neutrality mitigation are sufficient, legally secured and deliverable, and that the development will not adversely affect the integrity of the River Avon SAC.
26. Any approval should secure a Habitat Management and Monitoring Plan, including implementation triggers, responsibilities, funding, monitoring, remedial measures and long-term management of retained and created habitats.

Heritage and Archaeology

27. The submitted Heritage Desk-Based Assessment concludes that the proposal would give rise to less-than-substantial harm to Salisbury Cathedral, the City of Salisbury Conservation Area, Britford Conservation Area and the Grade II listed buildings at Bridge Farm. It assesses the harm to Salisbury Cathedral and the City of Salisbury Conservation Area as at the lowermost end of the

less-than-substantial-harm spectrum; harm to the Grade II listed buildings at Bridge Farm as at the lower end; and harm to Britford Conservation Area as at the lowermost end. The applicant's mitigation case relies in part on the southern open-space corridor, landscape treatment and lower building heights in key areas. The City Council requests that the Local Planning Authority gives appropriate weight to these heritage effects and secures the mitigation relied upon by the applicant.

28. The City Council requests that the strategic Salisbury Cathedral view corridor is secured through binding parameter plans, including a defined corridor, appropriate maximum development-height parameters and a requirement for verified-view material at relevant reserved-matters stages. Protection of this view should not depend solely on illustrative material.
29. The Heritage Desk-Based Assessment confirms high archaeological potential, including nearby Palaeolithic, Bronze Age, Iron Age and Early Medieval evidence. It records that Wiltshire Council's archaeological adviser requested trial-trench evaluation and a Palaeolithic assessment before determination.
30. The City Council asks that archaeological evaluation is completed and taken into account before determination, including any necessary changes to development parameters, access, drainage, landscaping, service routes, mitigation and conditions.

Conclusion

31. Salisbury City Council asks that the application is not determined until the flood risk and drainage, air quality, play provision, Travel Plan, walking and cycling, heritage and archaeological matters set out above have been satisfactorily resolved or, where appropriate, secured through enforceable planning controls.
32. Should Wiltshire Council be minded to approve the application, the City Council requests that the strategic Salisbury Cathedral view corridor, principal green-infrastructure network, landscape buffers, trees and hedgerows, public open space, allotments, biodiversity measures, drainage infrastructure and long-term management arrangements are secured through binding parameter plans, planning conditions and the Section 106 Agreement.