

CASE OFFICER'S REPORT

Application Reference: PL/2025/08091 & PL/2025/09412 & PL/2025/08097
Application Type: Full planning permission/Listed Building Consent/Advertising Consent
Consultation Ends: 01/01/2026
Case Officer: Joe Richardson

Site Address: Salisbury Cycling Club, Salt Lane, Salisbury, SP1 1DU

Proposal: 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 (one non-illuminated sign).

Recommendation: Planning permission/Listed building consent and Advertising Consent be GRANTED

Site Description/Proposal:

The application site as shown in Photos A and B relates to a grade II listed building that consists of an interesting C18 former townhouse, with header bond brickwork and unusually large sash windows that demonstrate an intentionally extravagant construction. The site is currently vacant and was formerly used as the Salisbury Cycling Social Club; is within the Salisbury Conservation Area in close proximity to the grade II* listed building known as The Pheasant Public House and Crewe's Hall and the grade II listed buildings known as No's 9-15 Salt Lane. In terms of flood risk, the site is within flood zone 2 and is identified as being at risk from surface or groundwater flooding. The site is within the Salisbury City Centre Air Quality Management Area (AQMA). The site is also within the 13.8km New Forest zone of influence and the River Avon SAC Catchment Area.



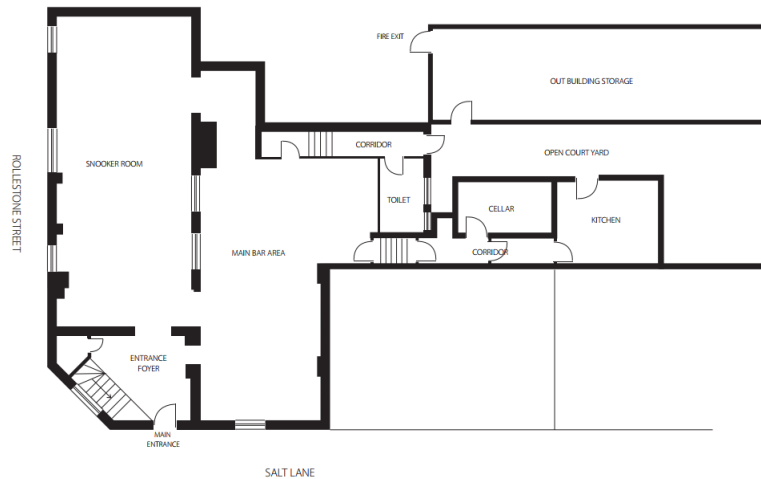
Photo A above:

Photo B above:

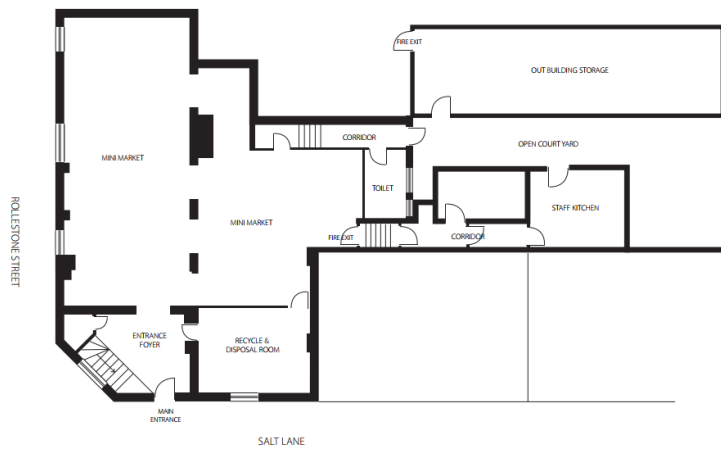
Planning permission, listed building consent and advertising consent are sought for the change of use of the building from a social club to a Class E small mini-market with associated signage. The proposed works include the restoration of the three lower floor windows fronting Rollestone Street and associated signage. Advertising consent is sought for the erection of one non-illuminated fascia sign on the corner elevation of the building.

Extracts of the existing and proposed layout of the building subject to these schemes and the proposed signage are shown below for comparative purposes. As per the photos above, it is noted that the original signage over the door has now been removed.

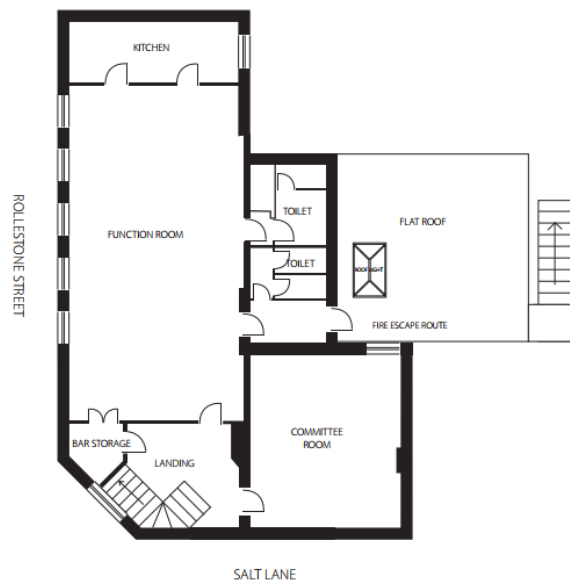
Existing ground floor layout (below):



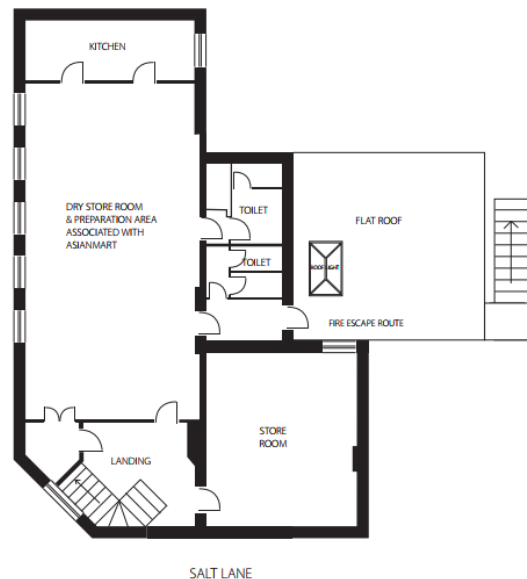
Proposed ground floor layout (below):



Existing and proposed first floor layout (below):



EXISTING FIRST FLOOR PLAN



PROPOSE FIRST FLOOR PLAN

Existing and proposed images of signage (below):



Relevant Planning History:

S/13/00495/FUL – Change of use store room to function room APP

PL/2025/05712 & PL/2025/06681 - The proposal seeks to change the use of the existing social club to Class E, comprising a small supermarket with an associated café, nail salon, and massage parlour, along with minor external alterations including the installation of a new entrance on Rollestone Street and the refurbishment of existing windows. WTD on officer advice 19.09.25

POLICIES

S16/66/72 of Planning Listed Building Conservation Areas Act 1990

Wiltshire Core Strategy

Core Policy 1 Settlement Strategy
Core Policy 2 Delivery Strategy
Core Policy 20 Salisbury Community Area
Core Policy 35 Existing Employment Land
Core Policy 38 Retail and Leisure
Core Policy 50 Biodiversity and Geodiversity
Core Policy 57 Ensuring high quality design and place shaping
Core Policy 61 Transport and Development
Core Policy 64 Demand Management
Core Policy 67 Flood Risk
Core Policy 69 Protection of the River Avon SAC

National Planning Policy Framework

Section 2 Achieving Sustainable Development
Section 12 Achieving Well Designed Places
Section 15 Conserving and enhancing the natural environment
Section 16 Conserving and enhancing the historic environment

Saved Salisbury District Local Plan

Policy S1: Primary Frontages in Salisbury and Amesbury
Policy S2: Secondary Shopping Areas in Salisbury and Amesbury
Policy S3: Location of Retail Development
Policy S10: Shopfronts

Supplementary Planning Documents:

Wiltshire Local Transport Plan 2015-2026: Car Parking and Cycling Strategy
Creating Places Design Guide SPD (April 2006)
National Design Guide 2021
Wiltshire Design Guide 2024
Salisbury Shopfronts and Advertising Guidance
City of Salisbury Conservation Area Appraisal and Management Plan
Air Quality Action Plan for Wiltshire (2024-2029) Under consultation.
Salisbury Neighbourhood Development Plan 2020 to 2038

Emerging Local Plan

ISSUES

- Principle of development;
- Design/scale and heritage impacts including Archaeology;
- Amenity impacts;
- Highway safety;
- Ecological Impact including the River Avon SAC and New Forest SPA;
- Drainage/Flood Risk

CONSULTATIONS/REPRESENTATIONS

Salisbury City Council – Support with comments received stating:

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.

WC Highways – No objection with comments received stating:

I refer to the above planning application for 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. The site is located in the centre of Salisbury close to public car parks and it is considered that the proposal is not detrimental to highway safety.

WC Conservation – No objection with comments received stating:

The building is grade II listed and within the Salisbury City Conservation Area. A number of other listed buildings are in close proximity whose setting could be affected by works at the site. The LPA is required to pay special regard to the desirability of preserving the character, setting and features of special interest of LBs by section 16 of the PLBCA Act 1990, and special attention to the character and appearance of CAs by section 72. The NPPF, NPPG, guidance from Historic England and CP58 are all applicable, along with the adopted shopfronts and advertising guidance. The application provides a heritage statement, albeit hindered by having apparently been written without the benefit of visiting the site, and without considering the historic and social significance of the original construction. There are misunderstandings of north/south and some confusion about the principal elevation. The building is a two-storeyed building constructed in the C18, presented very formally with high status (and relatively rare) header bond brickwork, large 12 pane sash windows and a heavy decorative cornice under a clay-tiled roof. Little has been established of the original form of the building other than the RCHME's assessment of it as a house. How it was used in the C19 is unclear but it has been the home of Salisbury Cycling Club for just over a century (ref SCC article on Fisherton History Soc website), in which use it had remained until very recently. Its closure and the inevitable change of use are a loss to the social landscape of the city. Buildings a short distance to the southeast, 8-14 Rollestone St, are II* listed and unusually large houses also dating from the C18, but differ most notably by their dormers and piano nobile. Detailed research of the site by John Chandler (in Sarum Chronicle 13 and pers comm) tells us the building on Rollestone St, number 19, was built by local businessman Joseph Everett as the Weavers' Hall. Everett had acquired all of the northern part of the chequer between Endless St and Rollestone St, and wanted to redevelop the Endless St side where the Weavers' Guild had their hall: he built them a new one on the east side, with reports of its opening feast appearing in the Salisbury Journal in 1784 - gammons, veal, mutton, etc and 'as much strong beer as the company could drink by 10 o'clock at night' (Haskins 1912). The building was occupied by Miss Harrison's school in the late C19/early C20. Everett's ownership of both 19 Rollestone St and 12 Endless St (the site of the former weavers' hall which he also redeveloped) no doubt explains the similarity of their contemporary header bond brickwork. The building's contribution to the streetscene is highly positive, having a remarkable run of large sash windows at first floor; the absence of ground floor entrance through the front serves to emphasise the unusual nature and history of the building. Several openings have been blocked since construction: at ground floor, three sash windows have been covered (while remaining in place) with sheets of plywood since the 1970s. The two other ground floor openings were earlier filled with brick - one within the sash reveal and one with flush brickwork such that it's effectively hidden. The central ground floor opening has a cambered arch and is wider than the others - it's hard not to wonder if this was a narrow access for carts, but the list entry refers to this being a tripartite sash window dating from the early C19 when writing in 1972. A photo in the Historic England archive shows this: <https://historicengland.org.uk/images-books/photos/englands-places/card/418553>. The opening infilled flush to the left of the central arch has disturbed brickwork down to the ground, and breaks in the plinth, suggesting that this may have been an earlier doorway. The corner building was rebuilt in the C20 and is not architecturally remarkable or of special interest in itself. A small part of the C18 buildings on Salt Lane survives between the rebuilt corner and the II* coach house, itself completely rebuilt in the late C20 (demolished 1978 according to RCHME) and warranting removal from the list.

Proposals:

External works:

Restore and repair three windows to the ground floor on the Rolleston St elevation. Removal of the boarding and repair (not replacement) is welcomed and raises no concerns. Secondary glazing, if desired, could be discreetly installed to reflect the divisions of the sash windows.

Internal works. Very little alteration is required to achieve the works, bar the removal of masonry below modern windows in the original rear wall, long since built over by a rear extension. On my site visit it was apparent that a modern plastic wall covering had been applied throughout the shop. Earlier photos show there to have been no features of particular interest at ground floor that would be adversely affected by the glaringly modern material, and it is readily reversible. Division of the bar area to create a recycling/disposal room raises no concerns.

Signage: The signage proposal is very modest and a significant improvement over previous suggestions. The simple board has no direct illumination (it's directly under a bright lamp post), and although will have an acrylic panel, this will have a traditional frame around it and the flat-cut steel lettering is more subtle than some. The signage is mounted on the C20 corner building and will have no adverse impact whatsoever.

Change of use. The change of use has some bearing on the building's character, but I am satisfied that it is a reasonable way of giving the building a viable use that should be able to ensure its ongoing maintenance and which requires very little physical alteration, thereby offering a significant public benefit that outweighs the negligible harm.

WC Archaeology – No objection with comments received stating:

This proposal is near identical to a previous, withdrawn application (PL/2025/05712). I can therefore reiterate my previous comments as follows. Salisbury Cycling Club is a Grade II listed, mid- to late-18th-century house. The house lies within Three Swans Chequer within the regionally important medieval City of Salisbury. The archaeological potential of the medieval city has been established from investigations undertaken over the last 40 years. These include excavations in 2016 on the site of the former Salisbury Bus Station, immediately south of Salisbury Cycling Club and in the early 1990s(?) on the Rolleston and Winchester Street frontages. At both sites partial remains of medieval, probably 13th- to 14th-century, buildings were recorded on the street frontages, with open yards and other structures to the rear. On the opposite side of Salt Lane to the Cycling Club is the Grade II* listed, timber-framed Pheasant Inn and Crewe's Hall, a rare late medieval, 15th-century, survival. Salisbury Cycling Club therefore is a site of archaeological interest. However, the proposals set out in this application involve change of use and refurbishment works. The accompanying Heritage Impact Assessment (AHP, November 2025) notes (Para. 3.3.3) that no below ground works are proposed. On this basis, I have no archaeological concerns with this proposal, and no further action is required as regards the buried archaeological heritage in relation to this application.

WC Public Protection – Comments received stating:

I write regarding the application for change of use from social club to mini market. The applicant has not provided details of any proposed refrigeration/ building services plant that may need to be installed externally on site as part of the change of use, neither have they provided details of proposed opening and delivery/ collection hours. Clarification should also be sought as to whether food will be cooked/ prepared on site for sale to the general public as there is a staff kitchen located on the ground floor, with a second kitchen located on the first floor.

UPDATE:

No objection subject to conditions with the following comments received:

The applicant has helpfully confirmed no external refrigeration plant will be installed on site, no food will be prepared on site for commercial sale, and the proposed opening hours are 9am to 9pm. I therefore recommend the following conditions are applied to any approval of this application:

- No external plant will be installed on site without prior approval by the LPA

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

- The use hereby permitted shall only take place between the hours of 0900hrs – 2100hrs

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

- No deliveries shall be made to or collections made from the development hereby approved except between the hours of: 0900hrs and 2100hrs

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

Third party representations – None received

ASSESSMENT

Principle of development

One of the key aspects of these applications is whether or not the principle of the proposal is considered to be acceptable. In assessing this, the following information is of relevance:

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Policies CP1 and CP2 of the Council's adopted Core Strategy relate to sustainable development in Wiltshire and have been found to be fully compliant with the NPPF. CP1 is of relevance in that it establishes the settlement strategy, whereby settlements are classified within the following four groups: i) Principal Settlement, ii) Market Towns, iii) Local Service Centres, iv) Large Villages and finally v) Small Villages.

Core Policy 20 of the WCS identifies Salisbury as a principal settlement and the application site is within the settlement boundary. The existing building is not in a prime shopping frontage and is also outside of the secondary shopping area. The principle for the change of use of the ground floor of the building to a convenience store can be considered acceptable however, given the listed status of the building, there are restrictions to what works can be undertaken to facilitate the change of use.

Furthermore, national and local plan policies support both the retention of retail and housing in centres areas such as Salisbury. Core Policies CP35 and CP38 of the Wiltshire Core Strategy refer to employment land and retail sites within Wiltshire and the importance of maintaining opportunities for new employment and retail proposals. Whilst the site is located outside of the primary shopping area and secondary shopping area as outlined within saved policies S1 and S2 of the Salisbury District Local Plan (SDLP). However, this proposal would see a new retail use which would largely be in accordance with the requirements of saved policy S3 of the SDLP. Saved policy S3 of the SDLP, refers to the location of retail development. The location of this site is reasonably well integrated to the existing shopping area of Salisbury; would not have any adverse impact to the local environment and; is able to be accessed by different modes of transport.

Notwithstanding the above, it is considered that the impact of this proposal on the heritage asset and the surrounding area are also key considerations in the acceptability of this proposal, highway matters, ecology and flood risk are also particularly relevant, and these issues will be discussed in greater depth below.

Design/scale and heritage impacts including Archaeology

The revised NPPF puts greater emphasis on the need for good design. Paragraph 135 sets out that developments should function well and add to the overall quality of the area; demonstrate good architecture, layout and appropriate and effective landscaping; be sympathetic to local character; and establish a sense of place. It states at Paragraph 139 that development that is not well designed should be refused.

At a local level, WCS policy CP57 (Ensuring High Quality Design & Place Shaping), further requires a high standard of design in all new developments through, in particular, enhancing local distinctiveness; retaining and enhancing existing important landscaping and natural features; being sympathetic to and conserving historic buildings and landscapes in terms of layouts, massing, building heights and plot sizes; and making efficient use of land whilst taking into account the local context and surrounding uses.

Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority [or the Secretary of State] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 210 of the NPPF states that in determining applications [that affect heritage assets], local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The existing building is vacant having previously been used as a social club. Officers consider the re-use of the building would be in accordance with the requirements of paragraph 210 of the NPPF as outlined above by way of the scheme enhancing the significance of the Grade II listed building and its viable use, this being for retail purposes.

As helpfully set out by the Council's Conservation Officer (within the consultee response section of this report), the physical works required to facilitate the change of use proposed externally and internally are relatively modest. The external works would see the restoring and repairing of the three ground floor windows on the Rolleston St elevation by way of the removing of the existing boarding and repair. Internally, bar the removal of the masonry below the modern windows in the original rear wall that has been built over by a rear extension and division of the bar area to create a recycling/disposal room, no other works are required. Comments are also provided regarding the signage which confirm that the proposal is very modest and a significant improvement to previous suggestions (in reference to the previously withdrawn applications, PL/2025/05712 & PL/2025/06681). The Council's Conservation Officer confirms that the proposed signage that is non-illuminated, will not have any adverse impact on the building.

The supporting text to Core Policy 58 explains that heritage assets include non-designated heritage assets such as buildings and archaeological sites of regional and local interest and paragraph 207 of the NPPF states that *'where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'*

The Conservation Area Appraisal identifies that the city has high archaeological potential. Salisbury is one of a small number of planned medieval cities that rapidly grew to fill most of its grid of streets, and consequently the archaeology of the city is considered to be of national importance.

The Council's Archaeology Team have commented on this application (see full comments with in the consultee response section of this report). On the basis of what is stated within the Heritage Impact Assessment (AHP, November 2025) notes (Para. 3.3.3), in that no below ground works are proposed, no archaeological concerns are raised by this proposal, and no further action is required as regards the buried archaeological heritage.

Amenity impacts

Core Policy 57 also requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF (paragraph 135f) states that planning decisions should 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'

Having regard for the changes outlined previously within this report, there are no significant extensions or external changes proposed. As such, it is considered that neighbouring amenity would not be adversely affected by this scheme. Notwithstanding, given the nature of the change of use, a proposed mini-market, the Council's Public Protection Team have been consulted on this application. Following clarification provided by the agent confirming no external refrigeration plant will be installed on the site, the proposed hours of operation (09:00-21:00) and that no food will be prepared on site for commercial sale, the Public Protection Team have no objection to this scheme subject to the imposing of conditions onto any consent for hours of operation, limiting any deliveries and collections between the hours of operation

and; no external plant machinery shall be installed. Subject to the imposition of the suggested conditions as outlined, officers are of the opinion that the proposed change of use will not have any detrimental impact to the amenity of the surrounding area given the relatively centrally location of the building within Salisbury.

Highway safety/parking

The Council's Highways Officer has assessed this proposal and raises no objection to the change of use of the building on the basis that the site is located centrally within the city of Salisbury and accessible by public car parks. On this basis, the proposal would not cause any adverse impact to highway safety.

Ecological Impact including the River Avon SAC and New Forest SPA

CP50 of the Wiltshire Core Strategy and the National Planning Policy Framework require that the planning authority ensures protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system.

River Avon Hampshire Catchment

This development falls within the catchment of the River Avon SAC. The development therefore has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. An Appropriate Assessment (AA) under Section 63 of the Habitats Regulations must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects. However, the issue of increases in phosphorous discharge in wastewater results from increases in residential developments only. Since the proposal is for a change of use to Class E (mini-market) and not residential, there is no mechanism for adverse effect. This proposal is therefore screened out of an Appropriate Assessment.

New Forest SPA

The proposed development site lies within the 13.8km zone of influence for the New Forest internationally protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site. Therefore, there is potential to cause adverse effects on the New Forest protected sites through increased recreational pressure which may occur alone and in combination with other plans and projects. However, as this proposal is for a change of use to Class E (mini-market) and is not for a residential use, there is no mechanism for adverse effect on this protected site.

Flood Risk

The building subject to these applications is located within Flood Zone (FZ) 2 (i.e. at a medium probability of flooding). The government's approach to flood risk is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding.



Part of the site is identified on flood maps as being located in Flood Zone 2. However, the Environment Agency mapping data is indicative and is only an indication of the flood zones and does not account for the potential impact of Climate Change, including extreme weather events. Applying the cautionary principle to flood risk, the EA advise that flood risk to the site is likely to be over much more of the site than indicated, and we would consider the entire site to be within flood zone 2; unless it can be demonstrated using flood modelling via a site-specific flood risk assessment (FRA) that the site is/will remain in Flood Zone 1 with climate change.

Sequential test:

Paragraph 173-175 of the NPPF is clear that development should be restricted in flood zones:

173. A sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding, by following the steps set out below.

174. Within this context the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test.

175. The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).

176. Applications for some minor development and changes of use should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.

63 A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3.

The Planning Practice Guidance (PPG) explains that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding and that the NPPF sets these strict tests to protect people and property from flooding which all local planning authorities are expected to follow and where these tests are not met, national policy is clear that new development should not be allowed.

The sequential test is the first stage in addressing flood risk.

Any 'Minor' development proposals for residential development require a sequential test. This is because residential development other than change of use in flood zones 2/3 is unacceptable in principle unless there are no alternative sites available for development to meet the housing needs of the authority in flood zone 1.

The only exclusions (taken from Planning Practice Guidance- PPG) - are as follows:

You also don't need to do a sequential test if either of the following apply:

☐ *your development is a minor development – but see below for definition of Minor in context of flooding:*

☐ *your development involves a change of use (e.g. from commercial to residential) unless your development is a caravan, camping chalet, mobile home or park home site*

Minor development in the context of flood risk is:

☐ *minor non-residential extensions: industrial/commercial/leisure etc. extensions with a footprint less than 250 square metres.*

☐ *alterations: development that does not increase the size of buildings e.g. alterations to external appearance.*

☐ *householder development: For example; sheds, garages, games rooms etc. within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling e.g. subdivision of houses into flats*

This application is for the proposed change of use from a social club to Class E - Commercial, Business and Service E(a) Display or retail sale of goods, other than hot food (a mini-market). Other than the alterations to the three ground floor windows and change of signage, no other external changes have been put forward as part of these applications. As there is no increase in size of the existing building, it is not considered that the proposed change of use application will have an impact on the flooding within the local area.

Conclusion

The existing building is a grade II listed building that consists of an interesting C18 former townhouse, with header bond brickwork and unusually large sash windows that demonstrate an intentionally extravagant construction. This scheme proposes to change the use of the building from a social club to a mini-market (use Class E) and the erection of one non-illuminated sign on the corner elevation of the building.

The proposed change of use of the building is in line with retail policy and saved policy S3 of the SDLP. National and local plan policies support the retention of retail in centres areas such as Salisbury. Core Policies CP35 and CP38 of the Wiltshire Core Strategy refer to employment land and retail sites within Wiltshire and the importance of maintaining opportunities for new employment and retail proposals. Furthermore, Officers consider the re-use of the building would also be in accordance with the requirements of paragraph 210 of the NPPF by way of

the scheme enhancing the significance of the Grade II listed building and its viable use for retail purposes. A view that is also supported by the Council's Conservation Officer.

For the reasons as outlined within the report, officers are of the opinion that the proposed development conforms to the objectives of Core Policies CP20, CP50, CP57, CP58, CP60, CP61 and CP67 of the Wiltshire Core Strategy, saved policy S3 of the Salisbury District Local Plan and the aims of the NPPF. Therefore, planning permission, listed building consent and advertising consent should be granted for the development.

RECOMMENDATION

For application PL/2025/08091, that planning permission be granted with the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Date Received 08.10.25

Block Plan Date Received 13.11.25

DWG No: 300925-C Existing and Proposed Elevations Date Received 13.11.25

DWG No: 300925-A2 Proposed Ground Floor Plan Date Received 13.11.25

DWG No: 300925-B Existing and Proposed First Floor Plan Date Received 13.11.25

REASON: For the avoidance of doubt and the interests of proper planning.

3. The use hereby permitted shall only take place between the hours of 09:00AM to 21:00PM Mondays to Sundays and no deliveries shall be made to or collections made from the development hereby approved except between the hours of 0900AM and 2100PM Mondays to Sundays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

4. No external plant associated with refrigeration or freezer units for the hereby approved use shall be installed on site.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

5. Notwithstanding the provisions of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or any statutory instrument revoking and re-enacting that Order with or without modification, the premises shall be used only for purposes falling within Use Class E(a) (Display or retail sale of goods other than hot

food) and for no other purpose within Class E or any other class of the Order, unless further planning permission is granted by the Local Planning Authority.

REASON: To ensure the development is used only for the purpose specified and to enable the Local Planning Authority to retain control over future changes of use.

INFORMATIVE(S) TO APPLICANT(S):

1. Please note the installation of any external plant equipment associated with refrigeration or freezer units for the operation of the permitted change of use will require the submission of separate applications for planning permission and listed building to the Local Planning Authority for consideration.

For application PL/2025/09412, that listed building consent be granted with the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Date Received 08.10.25
Block Plan Date Received 13.11.25
DWG No: 300925-C Existing and Proposed Elevations Date Received 13.11.25
DWG No: 300925-A2 Proposed Ground Floor Plan Date Received 13.11.25
DWG No: 300925-B Existing and Proposed First Floor Plan Date Received 13.11.25

REASON: For the avoidance of doubt and the interests of proper planning.

For application PL/2025/08097, that advertising consent be granted with the following conditions:

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
No advertisement shall be sited or displayed so as to-
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

REASON: To comply with Regulation 14 (7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2. This consent shall expire at the end of the period of 5 years from the date of this Notice.

REASON: To comply with Regulations 14 (7) and (8) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Date Received 08.10.25

Block Plan Date Received 13.11.25

DWG No: 300925-C Proposed Signage Details and Elevations Date Received 13.11.25

REASON: For the avoidance of doubt and the interests of proper planning.