

APPLICATION FOR FULL-PLANNING PERMISSION

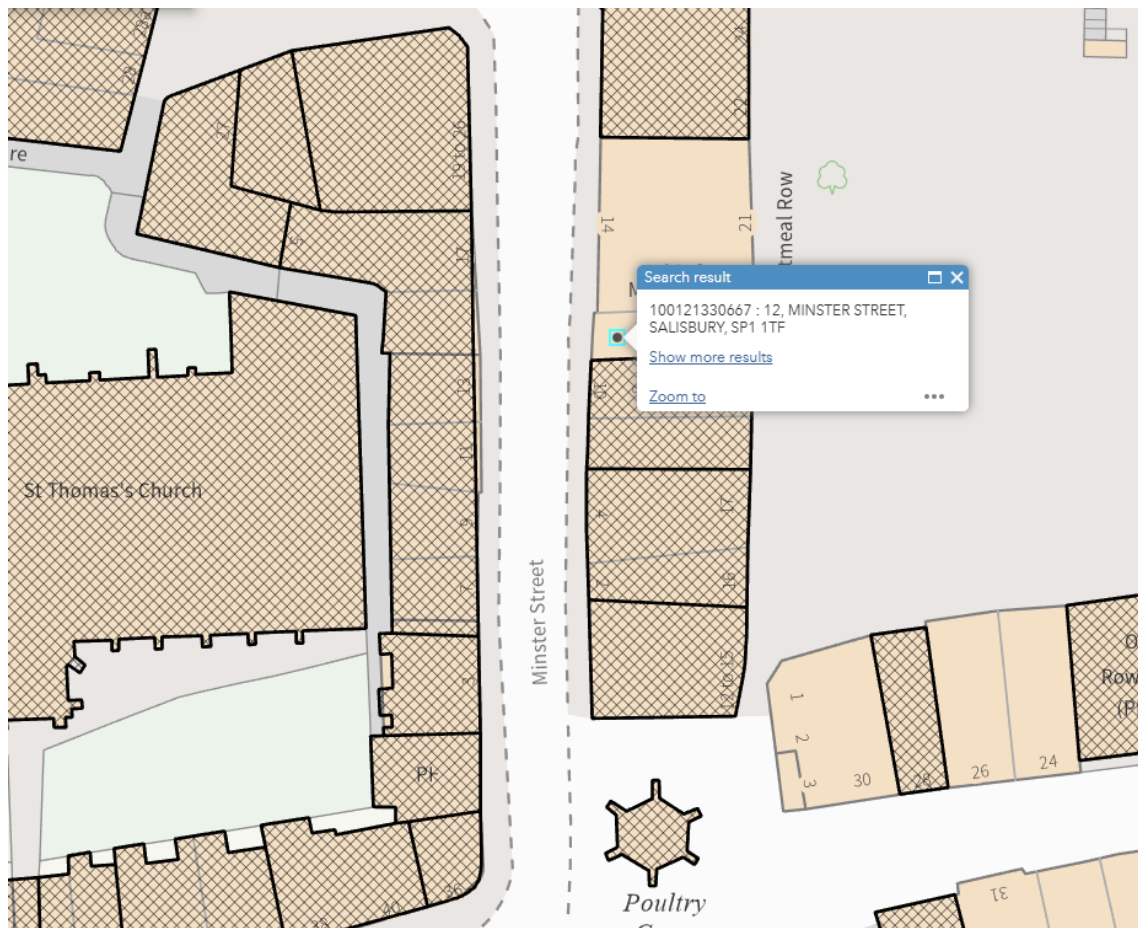
CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01062
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	12 Minster Street, Salisbury, SP1 1TF
DEVELOPMENT DESCRIPTION:	Retrospective planning application for insertion of extract grille to shop front to serve ventilation equipment
RECOMMENDATION:	That Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

The application site comprises the ground-floor and basement retail unit at No. 12 Minster Street, Salisbury, currently occupied by PittaPitta Limited and operating as a Greek food outlet within Use Class E. The property forms part of a continuous terrace and is characterised by a traditional shop front with a fascia and glazed display window. The unit is also referred to as 20 Oatmeal Row, reflecting the presence of entrances on both Minster Street and Oatmeal Row, which serve the same commercial premises.

The site lies within the Salisbury Conservation Area and within the Prime Shopping Frontage as defined by Saved Policy S1 of the Salisbury District Local Plan. While the application building itself is not listed, the entire row of buildings on the opposite side of Minster Street is Grade II and Grade II* listed, with further listed buildings located immediately to the north and south along the same frontage.



**Listed buildings shown
in black hatched boxes**

PROPOSAL

The proposal seeks full retrospective planning permission for the insertion of an extract grille to the shop front fascia at No. 12 Minster Street, Salisbury.

The shop frontage already contains an existing extract grille serving the basement of the same building, with the grille subject to this application positioned directly adjacent to it. The extract grille measures approximately 1000 mm in length and 300 mm in height and represents a small-scale alteration to the appearance of the shop front.

PLANNING HISTORY

Proposal / Summary
S/1996/1230 - Full planning permission Decision - Approve with Conditions Date: 30/9/1996 – New shop front
S/1996/1101 - Full planning permission Decision - Approve with Conditions Date: 11/10/1996 – To wine bar licensed premises. Alterations to entrance steps
19/10307/ADV - Consent to display an advertisement Decision - Approve with Conditions Date: 20/1/2020 – Advertisement Facias
19/10673/FUL - Full planning permission Decision - Approve with Conditions Date: 20/1/2020 – Change of use from A1 to A3
PL/2025/04202 - Consent to display an advertisement – Retrospective permission for replacement illuminated fascia signs and projecting signs

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide
- S/66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted **Wiltshire Core Strategy (WCS)**, with particular regard to:

- Core Policy 1 Settlement Strategy
- Core Policy 2 Delivery Strategy
- Core Policy 20 Spatial Strategy for the Salisbury Community Area
- Core Policy 57 Ensuring High Quality Design and Place Shaping

- Core Policy 58 Ensuring the Conservation of the Historic Environment

Neighbourhood Plan:

- Salisbury Neighbourhood Plan and associated Salisbury Design and Advertising Guide

Supplementary Planning Documents:

- Wiltshire Design Guide (adopted April 2024)
- Shopfront Design in Salisbury SPD (adopted December 2004)
- Salisbury District Local Plan (Saved Policy) S1-Prime Shopping Frontage
- Salisbury Conservation Area Plan

ISSUES

- Principle of development
- Design and impact on the character and appearance of the area
- Amenity
- Heritage impact

CONSULTATION RESPONSES

WC Conservation: no objection – with the following comment received:

‘This application reflects details provided in the recent LBC application and raises no concerns with regard to the fabric, character and appearance of the LB, the setting of adjacent/facing LBs and the CA.’

The above comment from WC Conservation references a recent LBC application. This is not the case as the building is not listed. Clarity was sought by the case officer and no objection from Conservation is made against these proposals.

WC Public Protection: comment - with the following text received:

‘This department has no observations.’

Salisbury City Council: no comment – with the following text received:

‘SCC has no comment on this application.’

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties
- A site notice displayed near the site
- An advertisement placed in the local press

No representations were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

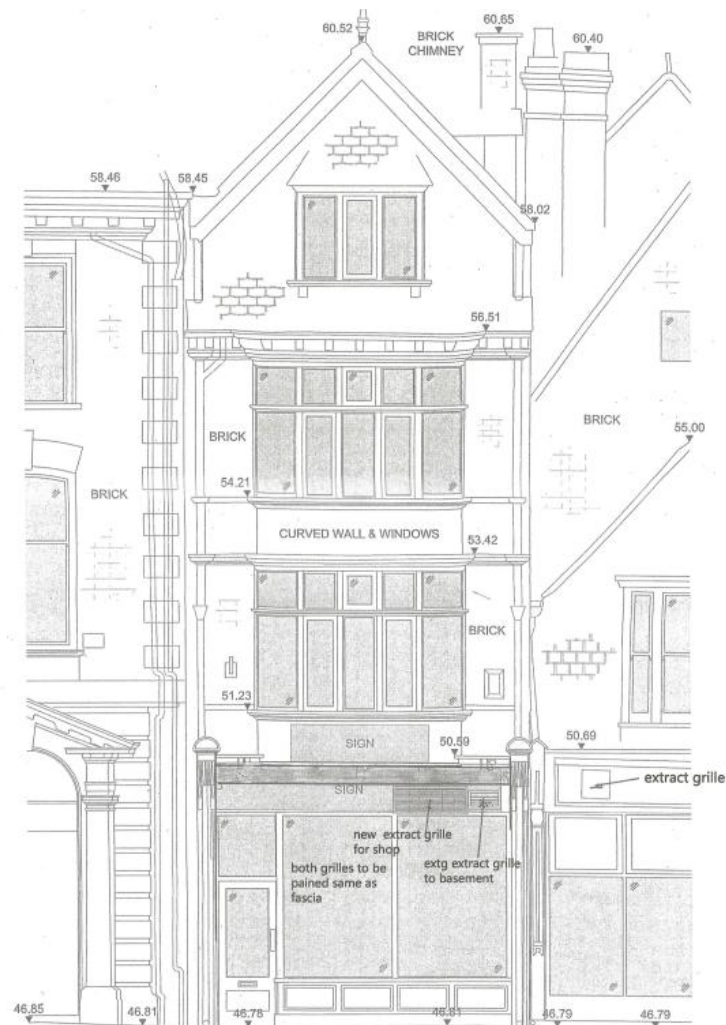
"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of development

The principle of installing associated ventilation infrastructure to serve an existing commercial use is acceptable in planning terms. The use of the premises as a food outlet within Use Class E is lawful, and the provision of an extract grille to serve existing equipment is a common and generally necessary feature of such premises.

Given the modest scale of the extract grille, its functional purpose and its location within an established shopping area where similar features are present, the development is considered acceptable in principle, subject to an assessment of its detailed impacts on visual, amenity and heritage considerations.





View of 12 Minister street front elevation



Existing extract grille

Extract grille subject to this application

Design and impact on the character and appearance of the area

Section 12 of the National Planning Policy Framework places emphasis on achieving well-designed places, requiring development to be visually attractive as a result of good architecture, layout and appropriate materials, and to function effectively for its intended use.

Core Policy 57 of the Wiltshire Core Strategy requires development to achieve a high standard of design that enhances local character and responds appropriately to the natural, historic and built environment. It seeks to ensure that important features such as trees and hedgerows are retained where possible, that development supports sustainable construction and that it is

compatible with surrounding uses while creating safe, legible and accessible places. The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

At the time of issuing any decision on this application, a separate advertisement consent application remains live and has not yet been determined. The shop frontage currently incorporates a large fascia board along the Minster Street elevation of No. 12 which does not benefit from advertisement consent and is to be removed, as consent will not be granted in its current form. This is relevant to the assessment of the proposal, as the consideration of the extract grille has been undertaken on the basis that it will be exposed and not obscured by the existing fascia board.

The extract grille has been installed within flush against the existing shop front fascia and reads as a functional and subordinate addition to the building. Its modest size and simple detailing ensure that it does not appear visually dominant and are appropriately scaled in relation to the proportions of the shop front. The grille is positioned alongside existing ventilation infrastructure on the same frontage, with the neighbouring unit, Henderson's Cafe, also containing an extract grille immediately adjacent to the one subject to this application. The submitted plans state that the extract grille will be painted to match the fascia, consistent with the treatment of the adjacent grille at Henderson's Cafe, which has similarly been painted to match the colour of the unit.

Overall, the extract grille is a modest and functional addition that integrates satisfactorily with the proportions and detailing of the shop front. When assessed on the basis that it will be exposed, the development is considered to result in no harm to the appearance of the building or the immediate street scene.

Amenity

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents. The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

The extract grille serves existing ventilation equipment associated with the lawful operation of the commercial unit. An extract grille serving the same premises is already in place immediately adjacent to the one subject to this retrospective application. Public Protection were consulted and confirmed that the department has no observations, and it is noted that any concerns relating to noise, odour or disturbance arising from the installation or use of the equipment would normally have been raised at this stage. In the absence of any such concerns, the proposal is not considered to result in unacceptable impacts on residential or public amenity.

Heritage impact

From the perspective of the historic environment, the statutory duties set out in the Planning (Listed Building and Conservation Areas) Act 1990 are of primary relevance. Section 66 requires special regard to be given to the desirability of preserving listed buildings, their

settings and any features of special architectural or historic interest, while Section 72(1) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas. National policy is set out in Chapter 16 of the National Planning Policy Framework, which seeks to conserve and enhance the historic environment in a manner consistent with sustainable development.

At the local level, Core Policy CP58 of the Wiltshire Core Strategy requires designated and non-designated heritage assets and their settings to be conserved and, where appropriate, enhanced in accordance with their significance. Core Policy CP57 further requires high-quality design that responds positively to the historic environment and is sympathetic to the character, form, scale, materials and setting of historic buildings and areas.

The development has been assessed in terms of its impact on the Salisbury Conservation Area and the setting of nearby listed buildings. The proposal involves a very minor and discreet alteration to the shop front in the form of a small extract grille, which is flush with the frontage and positioned adjacent to existing extraction infrastructure. As such, it does not alter the form or significance of the building or its wider context. WC Conservation were consulted on the application and raised no objections, and it is therefore considered that the proposal preserves the character and appearance of the Conservation Area and does not result in harm to the setting of nearby listed buildings.

Conclusion

Overall, the proposal relates to a small-scale and functional alteration to an existing shop front, comprising the retrospective installation of an extract grille to serve established ventilation equipment associated with a lawful commercial use. The grille is modest in size, flush with the frontage and positioned adjacent to existing extraction infrastructure serving both the application unit and the neighbouring premises. In design terms, it is subordinate in appearance, will be painted to match the fascia and integrates satisfactorily with the proportions and detailing of the shop front.

The development has been assessed against relevant design, amenity and heritage considerations and is considered acceptable in principle. Public Protection and Wiltshire Council Conservation Officers have raised no objections, and the proposal has been found to preserve the character and appearance of the conservation area and the setting of nearby listed buildings, while giving rise to no unacceptable impacts on residential or public amenity. The proposal is therefore considered to comply with relevant planning policies, and approval is recommended.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions

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

- Location plan and elevation – (ref: 04625-3) – date received: 16/02/2026

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

INFORMATIVES

(1) Biodiversity Net Gain. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply: Development is below the de minimis threshold, meaning development which: (i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and (ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).