

AGENDA

Meeting: Southern Area Planning Committee
Place: Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Thursday 23 February 2017
Time: 6.00 pm

Please direct any enquiries on this Agenda to Lisa Moore, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01722) 434560 or email lisa.moore@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225) 713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Membership:

Cllr Fred Westmoreland (Chairman)	Cllr Mike Hewitt
Cllr Christopher Devine (Vice Chairman)	Cllr George Jeans
Cllr Richard Britton	Cllr Ian McLennan
Cllr Richard Clewer	Cllr Ian Tomes
Cllr Brian Dalton	Cllr Ian West
Cllr Jose Green	

Substitutes:

Cllr Trevor Carbin	Cllr Leo Randall
Cllr Terry Chivers	Cllr Ricky Rogers
Cllr Ernie Clark	Cllr John Smale
Cllr Tony Deane	Cllr John Walsh
Cllr Dennis Drewett	Cllr Bridget Wayman
Cllr Peter Edge	Cllr Graham Wright
Cllr Magnus Macdonald	

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Public Participation

Please see the agenda list on following pages for details of deadlines for submission of questions and statements for this meeting.

For extended details on meeting procedure, submission and scope of questions and other matters, please consult [Part 4 of the council's constitution](#).

The full constitution can be found at [this link](#).

For assistance on these and other matters please contact the officer named above for details

AGENDA

Part I

Items to be considered when the meeting is open to the public

1 **Apologies**

To receive any apologies or substitutions for the meeting.

2 **Minutes of Previous Meetings** (*Pages 7 - 36*)

To approve and sign as a correct record the minutes of the last two meetings held on Thursday 12 January 2017 and Thursday 2 February 2017.

3 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

4 **Chairman's Announcements**

To receive any announcements through the Chair.

5 **Public Participation**

The Council welcomes contributions from members of the public.

Statements

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register by phone, email or in person no later than 5.50pm on the day of the meeting.

The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice. The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application and up to 3 speakers on any other item on this agenda. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered.

Members of the public will have had the opportunity to make representations on the planning applications and to contact and lobby their local member and any other members of the planning committee prior to the meeting. Lobbying once the debate has started at the meeting is not permitted, including the circulation of new information, written or photographic which have not been verified by planning officers.

Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in particular, questions on non-determined planning applications.

Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda no later than 5pm on **Thursday 16 February** in order to be guaranteed of a written response. In order to receive a verbal response questions must be submitted no later than 5pm on **Monday 20 February**. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6 **Salisbury Cathedral Master Plan** (*Pages 37 - 148*)

To consider the Salisbury Cathedral Master Plan for endorsement as a material planning consideration for the purposes of development management.

7 **Planning Appeals and Updates**

There are no Planning Appeals received or decided between 19/01/2017 and 10/02/2017.

8 **Planning Applications**

To consider and determine planning applications in the attached schedule.

8a **16/11241/OUT - 142 Netherhampton, Salisbury, Wiltshire, SP2 8LZ** (*Pages 149 - 160*)

Demolish and erect pair of semi detached 3 bed houses and 2 no. detached houses (Resubmission of 16/07471/OUT).

8b **16/10220/FUL - Old Wardour Castle, Nightingale Lane, Wardour, Tisbury, Wiltshire, SP3 6RR** (*Pages 161 - 172*)

Installation of new parking meter.

9 **Urgent Items**

Any other items of business which, in the opinion of the Chairman, should be taken as a matter of urgency

SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 2 FEBRUARY 2017 AT ALAMEIN SUITE, CITY HALL, SALISBURY.

Present:

Cllr Fred Westmoreland (Chairman), Cllr Richard Britton, Cllr Richard Clewer, Cllr Jose Green, Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr Ian Tomes, Cllr Ian West, Cllr Peter Edge (Substitute) and Cllr John Smale (Substitute)

Also Present:

123 Apologies

Apologies for absence were received from:

- Cllr Brian Dalton – who was substituted by Cllr Peter Edge
- Cllr Chris Devine – who was substituted by Cllr John Smale

124 Minutes of the Previous Meeting

The minutes of the meeting held on 12 January 2017 would be presented at the next meeting due to outstanding editing.

125 Declarations of Interest

The following declarations were made:

- In relation to application 16/08981/FUL - Cllr Jose Green noted that the land owners Mr & Mrs Sheppard were an acquaintance of hers. As this was a non-pecuniary interest Cllr Green took part in discussion and voted on this application.

126 Chairman's Announcements

The Chairman explained the meeting procedure to the members of the public.

127 **Public Participation**

The Committee noted the rules on public participation.

The following question was then asked by Cllr Ian West:

With regards to the decision and conditions set for application 16/03988/FUL Stonehenge Visitor Centre – at the meeting of the Southern Area Planning Committee on 17 July 2016.

Could the Planning Team Leader provide clarity on whether condition 4 (detailed below) had been satisfied or whether it was still outstanding?

Condition 4

Notwithstanding the submitted drawings showing the proposals for directing pedestrian arrivals in the vicinity of the A344 junction with Byway 12, prior to the commencement of the development hereby approved further details shall be submitted to and approved in writing by the Local Planning Authority demonstrating how pedestrians using the signed and lined route on the southern side of the A344 can access the Stones without having to cross the A344 or to walk within the route used by the Visitor Transit System to the east side of Byway 12. The approved details shall be implemented before the proposed bus turning arrangements are brought into effect.

Reason: In the interests of highway and visitor pedestrian safety.

Action: The Planning Team leader would look in to the matter and provide an update to Cllr West.

128 **Rights of Way - Donhead St Andrew, Path No. 27**

Public Participation

Anne Shaw spoke in Objection to the application

Marcus Sheppard spoke in objection to the application

Colin Saw spoke in Support of the application

Liz Collyer spoke in Support of the application

Simon Barham spoke in Support of the application.

Cllr Patricia Maxwell-Arnot of Donhead St Andrew Parish Council spoke in Support of the application.

The Rights of Way Officer presented the report which asked Members to consider the objections and representations received against the evidence already before the Council in this case and the legal tests for making a definitive map modification order, under Section 53 of the Wildlife and Countryside Act 1981 and Section 31 of the Highways Act 1980, in order to determine the Wiltshire Council recommendation to be attached to the Order when it was forwarded to the Secretary of State for determination.

Attention was drawn to two amendments to Appendix E of the report, as follows:

Appendix E:

- 1) Page 14 – “Objections” column – paragraph 4, lines 1 and 2 presently read *“It is also untrue that the majority of the village wants this new path; it is true that the vocal majority want it...”* Please substitute the second reference to “majority” to “minority” to read ***“It is also untrue that the majority of the village wants this new path; it is true that a vocal minority want it...”***
- 2) Page 15 – “Objections” column – paragraph 2, lines 15 and 16 presently read *“...is shown marked S2...”* Please add the wording *“...by a green line. The position of the stile in the new fence is...”*, to read ***“...is shown by a green line. The position of the stile in the new fence is marked S2...”***

The Application was submitted by Donhead St Andrew Parish Council and was supported by 33 witness evidence forms. There had also been 9 objections to the order.

The Committee then had the opportunity to ask technical questions of the Officer, it was noted that if a Land owner took steps formally to tell public that they had permission to use a route, then that would prevent that route from becoming a public Right of Way. It was also noted that regardless of the decision of the Committee, the next stage would be for the Order to go to the Secretary of State.

Members of the public then had the opportunity to present their views as detailed above.

The Unitary Division Member, was not in attendance.

Cllr Tomes moved APPROVAL in line with Officer’s recommendation. This was seconded by Cllr Edge.

Resolved:

That the Order for Path No. 27, Donhead St Andrew be forwarded to the Secretary of State for the Environment, Food and Rural Affairs for determination, with a recommendation from Wiltshire Council that the Order be confirmed without modification.

129 **Planning Appeals and Updates**

The Committee received details of the appeal decisions as detailed in the report attached to the agenda, for the period 20/12/16 to 19/01/17.

Resolved

That the report be received and noted.

130 **Planning Applications**
131 **16/08981/FUL - Toll Cottage, Towns End, Wylve, BA12 0RZ**

Public Participation

Nicola Worrall spoke in Objection to the application.
Patricia Craddock spoke in Support of the application
Anthony Craddock spoke in Support of the application
James Appleton spoke in Support of the application.

The Planning Team Leader introduced the application for erection of a single storey side extension at Toll Cottage, Towns End, Wylve. The application was recommended for APPROVAL with conditions.

The Committee then had the opportunity to ask technical questions of the Officer, it was noted that the proposed development would be set back from the existing frontage of the cottage. It was clarified that the property had always been a two-storey building.

Members of the public then had the opportunity to present their views as detailed above.

The Unitary Division Member, Councillor Ian West noted that this had been a difficult application for him to consider as he could see both sides. He felt that although the building was not listed the proposals would lead to the existing character of the old toll house being lost.

Cllr West proposed refusal against Officer's recommendation on the grounds of loss of original building and impact on the street scene. This motion was seconded by Cllr McLennan

The Committee then discussed the application, where it was noted that there was nothing on record to indicate that the property had ever been flooded externally.

It was noted that there had been no objections from either Highways or the Conservation Officer and that off-road parking was provided within the proposal.

Whilst some members felt that the historic significance of this property had already been lost due to previous works, it was noted that there were many other single story extensions in Wylve as alterations were sometimes needed to make properties more suitable for modern living.

The Committee voted on the motion for REFUSAL. That motion was not carried.

Cllr Westmoreland moved Officer's recommendation for APPROVAL, this was seconded by Cllr Hewitt.

Resolved:

That application 16/08981/FUL be APPROVED in line with Officer's report, 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 Application form received 29/09/2016 Proposed plans and elevations Drg no 1315/16/02/C received 28/11/16 Parking layout Drg no 1315/16/05 received 18/11/16

3) The development hereby permitted shall not be first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

4) No part of the development hereby permitted shall be first brought into use until the access and parking spaces have been completed in accordance with the details shown on the approved plans (1315/16/05). The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety

5) No development shall commence on site until details of all eaves, windows (including head, sill and window reveal details), doors, rainwater goods and canopies have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

6) The development hereby permitted shall not be first brought into use until all of the external walls have been rendered and painted in a colour and finish to match that of the external walls of the existing building unless otherwise agreed in writing and approved by the Local Planning Authority.

REASON: In the interests of visual amenity and the character and appearance of the area.

7) The tiles to be used in the development hereby permitted shall match those of the existing building in terms of their material, colour, texture, profile and pattern of laying unless otherwise agreed and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and the character and appearance of the area.

Cllr Clewer left the meeting at 8pm

132 **16/04956/FUL - Longacre Farm, Figsbury, Salisbury, SP4 6DT**

Public Participation

Mr Burrows (Agent) spoke in Support of the Application

The Planning Team Leader drew attention to the late correspondence, from Highways and the Applicant which had been circulated at the meeting. He then introduced the application for proposed construction of agricultural trackway, pole barn for hen house, service link building, pole barn for rearing shed and feed bins, along with temporary stationing of mobile home, all in connection with free range egg production flock, with associated works, at Longacre Farm, Figsbury, Salisbury.

The application was recommended for REFUSAL on Highways grounds.

The Committee then had the opportunity to ask technical questions of the Officer, it was noted that it would not be possible for the applicant to adjust the land to overcome the visibility issue raised by Highways.

It was noted that the decisions of previous planning applications detailed in the report had all either been refused or withdrawn.

Members of the public then had the opportunity to present their views as detailed above.

The unitary Division Member, was not in attendance.

Cllr Hewitt moved APPROVAL, against Officer's recommendation. This was seconded by Cllr McLennan.

The Committee then discussed the application, it was noted that the access to the farm lay in a dip and that farm vehicles exiting the site would have limited visibility from vehicles approaching at speed from the direction of Salisbury.

Some Members felt that as the site was clearly visible from the road the proposals were contrary to CP51 & 58.

The motion for approval was not carried.

Cllr Westmoreland then moved REFUSAL in line with Officer's recommendation on the grounds given by Highways and in addition to the impact on Landscape issues raised during discussion, CP51 & CP58. This was seconded by Cllr Britton.

Resolved:

That application 16/04956/FUL be REFUSED in line with Officer's recommendation, for the following reasons:

- 1. The site is served by bridleway FIRS3 directly off the A30. Vehicles resulting from the proposed development entering and leaving the busy fast section of the A30 Class 1 road at a point where visibility from and of such vehicles is substandard, would endanger, impede and inconvenience other road users to the detriment of highway safety. As such the proposal is considered to be contrary to the aims and objectives of Core Policy 62 'Development impacts on the transport network' of the Wiltshire Core Strategy as the development does not provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages.**
- 2. The proposed pole barn, rearing shed and feed bins will be substantial structures in this sensitive rural location, measuring as they do, 5.4M in height to the top of the feed bins and 5.2M to the ridge of the barns. Such substantial structures will be prominently visible in the landscape in views along the A30 and from Figsbury rings Hill Fort, scheduled Ancient monument. There is a roman road that runs to the South of the application site along footpath Firs 2. It is considered that the effect of these structures in combination with that of the new trackway and mobile home would not be completely mitigated by the bunding proposed. The site is located in a special landscape area and it is considered that such large and prominent structure's will have a negative and intrusive effect on the special landscape area and views of it, and would therefore be contrary to Saved policy C6 of the Salisbury District council local plan and core policy 51 (vi) of the Wiltshire Core strategy.**

133 Urgent Items

There were no urgent items, however the following site visits were requested, should the applications come to committee:

- Cllr West requested 16/11817/FUL - Land at Grove House Maddington Street Shrewton Salisbury Wiltshire.

- Cllr Tomes requested 16/11241/OUT - 142 Netherhampton Road Salisbury Wiltshire SP2 8LZ.
- Cllr Britton requested 16/11803/FUL - Forest View Clay Street Whiteparish Wiltshire SP5 2ST
- Cllr Jeans requested 16/12217/OUT - Land at Castle Street Mere Wiltshire.

(Duration of meeting: 6.00pm – 8.30pm)

The Officer who has produced these minutes is Lisa Moore of Democratic Services, direct line (01722) 434560, e-mail lisa.moore@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115

SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 12 JANUARY 2017 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Fred Westmoreland (Chairman), Cllr Christopher Devine (Vice Chairman), Cllr Richard Clewer, Cllr Brian Dalton, Cllr Jose Green, Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian Tomes and Cllr Ian West

Also Present:

108 **Apologies**

Apologies were received from:

- Cllr Richard Britton
- Cllr Ian McLennan

109 **Minutes of the Previous Meeting**

The minutes of the meeting held on Thursday 3 November 2016 were presented.

Resolved:

To approve as a correct record and sign the minutes.

110 **Declarations of Interest**

Councillor George Jeans declared a non-pecuniary interest in relation to item 9f S/2003/1016 - due to him sitting on the Western Area Committee of Salisbury District Council when the application had first come for consideration. He stated that he would look at it with a fresh mind.

111 **Chairman's Announcements**

The Chairman explained the meeting procedure to the members of the public.

112 **Public Participation**

The committee noted the rules on public participation.

113 **Village Design Statement - Steeple Langford**

The Committee considered the contents of the Village Design Statement (VDS) for Steeple Langford.

The Committee noted that Steeple Langford and all involved in the work should be commended for the VDS.

The Chairman proposed the Committee support the VDS going forward as a material consideration. This was seconded by Cllr Hewitt.

Resolved

The Southern Area Planning Committee endorsed the Steeple Langford Village Design Statement as a material consideration for future planning applications.

114 **Rights of Way - Durnford Paths 8, 25 and 26**

Public Participation

Nick Gallop spoke in Support to the Application

Fiona Curtis spoke in Support of the Application

The Rights of Way Officer presented the report including one representation and one objection received to the making of The Wiltshire Council Durnford Paths 8, 25 and 26 Rights of Way Modification Order 2016 made under Section 53 of the Wildlife and Countryside Act 1981.

The Committee then had the opportunity to ask technical questions of the Officer, of which there were none.

Members of the public then had the opportunity to present their views as detailed above.

The Unitary Division Member, Councillor Hewitt noted that the report showed evidence that the paths had been used for several years.

Cllr Hewitt proposed Support in line with Officer's recommendation; this was seconded by Cllr Devine.

Resolved

The Southern Area Planning Committee Approved the recommendation that the Order be forwarded to the Secretary of State for Environment,

Food and Rural Affairs for determination and that Wiltshire Council supports the confirmation of the Order as made.

115 **Planning Appeals and Updates**

The Committee received details of the appeal decisions as detailed in the report attached to the agenda, for the period 21/10/2016 to 20/12/2016.

Resolved

That the report be received and noted.

116 **Planning Applications**

117 **14/01986/FUL The White Hart, St John Street, Salisbury, SP1 2SD**

Public Participation

Cecile Gemmell spoke in Objection to the Application

Carina Birt spoke in Objection to the Application

Katie Brown (Agent) spoke in Support of the Application

The Senior Planning Officer drew attention to late correspondence circulated at the meeting and introduced the application for alterations and extensions to existing rear extension/courtyard, buildings, to provide function rooms, entrance, and 28 guest, bedrooms. Internal changes and refurbishment, with, enhancement of existing parking area. A site visit had taken place earlier in the day. The Officer gave a brief overview of the planning history of the site and previous schemes leading to the current revised scheme and presented the proposal.

The application was recommended for APPROVAL subject to conditions.

The Committee then had the opportunity to ask technical questions of the Officer, it was noted that new fire escapes were included. There were no details on which type of glass would be used in the glazed stairwell.

The Parking Statement submitted detailed that 53 spaces would be provided. The addition of a function room to the site was new, as there had only previously been a meeting room. No comments had been submitted by Salisbury City Council (SCC).

Members of the public then had the opportunity to present their views as detailed above.

The Unitary Division Member, Councillor Tomes pointed out the visual differences between the front of the building to the rear extension built in the 1970's. He noted that the proposal was more suited to other locations outside of Salisbury and its historic environment.

He felt that the proposed extension was not suited in a conservation area; next to a grade II listed building.

With an additional 28 bedrooms and losing 23 car parking spaces, the addition of the extra guests using the function rooms would increase the number of people needing to park. The nearby car park in Brown Street, was a short stay and there were rarely many free spaces.

Noise was an issue to consider, as with the function rooms, this would bring a larger mass of people even closer to the neighbouring residents, adding to the amount of people coming and going, increasing the noise disturbance taking place. The noise management plan would be forgotten in time, windows would still be left open allowing noise to escape.

Cllr Tomes proposed REFUSAL against Officer's recommendation for the following reasons:

- Noise and amenity (related to the function rooms and increased operations of the hotel in close proximity to dwellings, dominance and overlooking of adjacent properties).
- Parking – based on the loss of parking and increase in bedroom numbers.
- Heritage Impact – on listed building and conservation area due to the poor design

This was seconded by Cllr West

The Committee discussed the application noting that the lack of input from SCC Planning Committee was unfortunate. The impact of noise on the houses in close proximity to the extension would be quite substantial. The Committee felt that covering the 1970's extension with a more pleasing design had its merits; however the proposed design was considered by some, not to be appropriate for the conservation area.

The Neighbouring houses back gardens would sit a meter below the car park, so the proposed extension would be over bearing to those gardens.

The function rooms cause a noise issue, as they are pushed away from hotel and towards the neighbouring homes.

Resolved

That application 14/01986/FUL be REFUSED against Officers recommendation, for the following reasons:

- 1. The White Hart is a substantial Grade II* listed building located at the heart of the Conservation Area of the historic city of Salisbury and forms a significant part of one of the historic Chequers of the mediaeval settlement. The Planning (Listed Building and**

Conservation Areas) Act 1990 (Sections 16 & 66) places a statutory duty on the local planning authority for 'special regard' to be given to the desirability of preserving the special interest of listed buildings and their settings. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also places a statutory duty on the local planning authority that 'special attention' shall be paid to the desirability of preserving or enhancing the character or appearance of that area. The proposed extension to the hotel would result in a further substantial and bulky addition to the original listed building with an uncharacteristic roof form, including an upward extension to the later 1970s block. It is considered that the built form and design of the proposed development would be unsympathetic to the character and setting of the main listed building, would have a negative impact on the setting of the nearby listed buildings and would adversely affect the character and appearance of the Conservation Area. As such, the scheme as submitted is considered to be contrary to Core Policies CP57 and CP58 of the adopted Wiltshire Core Strategy (January 2015); guidance within the PPG and NPPF; and the duty placed on the Council under Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed building and to pay special attention to the desirability of preserving the character and appearance of the Conservation Area. Having regard to advice in Section 12 of the NPPF (in particular paragraphs 131-135) it is considered that the public benefits of the proposal would not outweigh the resultant harm identified above.

- 2. The significant bulk and scale of the proposed development would result in a dominant impact on the outlook of surrounding properties in close proximity to the site together with increased levels of overlooking. The proposed expansion of the hotel would also result in an intensification of use of the site with a likely increase in noise and disturbance; in particular that associated with the use of the function rooms, car park and rear service area. As such, it is considered that the proposal would have an adverse impact on the living conditions and amenities for the occupants of surrounding properties (in particular those properties 2- 12 Ivy Street, 82-102 Brown Street and 3-5 St Johns Street in close juxtaposition with site boundary and proposed extensions) contrary to Core Policy 57 of the adopted Wiltshire Core Strategy.**
- 3. The proposed development would result in a significant increase in hotel floorspace, including 2 function rooms and 28 additional guest bedrooms, whilst there would be an overall reduction in the current level of on-site parking available to the hotel. Having regard to Core Policy 64 of the adopted Wiltshire Core Strategy and the aims and objectives of the Wiltshire Local Transport Plan, it is considered that the proposed reduction in the level of on-site parking for the resultant development would be inappropriate;**

where in this busy trafficked location there is pressure on the existing restricted level of on-street parking in the surrounding area; and where it is considered there are no overriding design, conservation and or amenity benefits resulting from the proposed scheme that would outweigh the harm from the significant shortfall in on-site parking provision in this case.

118 **14/01990/LBC The White Hart, St John Street, Salisbury, SP1 2SD**

The presentation and discussion relating to this application was included with the previous application on the agenda - 14/01986/FUL.

The chairman; Cllr Westmoreland moved REFUSAL against Officer's recommendation for the following reason:

- Heritage Impact – on listed building and conservation area due to the poor design

This was seconded by Cllr Devine.

Resolved

That application 14/01990/LBC be REFUSED for the following reason:

4. **The White Hart is a substantial Grade II* listed building located at the heart of the Conservation Area of the historic city of Salisbury and forms a significant part of one of the historic Chequers of the mediaeval settlement. The Planning (Listed Building and Conservation Areas) Act 1990 (Sections 16 & 66) places a statutory duty on the local planning authority for 'special regard' to be given to the desirability of preserving the special interest of listed buildings and their settings. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also places a statutory duty on the local planning authority that 'special attention' shall be paid to the desirability of preserving or enhancing the character or appearance of that area. The proposed extension to the hotel would result in a further substantial and bulky addition to the original listed building with an uncharacteristic roof form, including an upward extension to the later 1970s block. It is considered that the built form and design of the proposed development would be unsympathetic to the character and setting of the main listed building, would have a negative impact on the setting of the nearby listed buildings and would adversely affect the character and appearance of the Conservation Area. As such, the scheme as submitted is considered to be contrary to Core Policies CP57 and CP58 of the adopted Wiltshire Core Strategy (January 2015); guidance within the PPG and NPPF; and the duty placed on the Council under Sections 16 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed building and to pay special attention to the desirability of preserving the character and appearance of the Conservation Area. Having regard to advice in Section 12 of the NPPF (in particular paragraphs 131-135) it is considered that the public benefits of the proposal would not outweigh the resultant harm identified above.**

118a 16/09228/FUL Land at the rear of 82 Britford Lane, Harnham, Salisbury, SP2 8AJ

Public Participation

Andrew James spoke in objection to the Application

Roger Pragnell spoke in objection to the Application

Richard Harvey (Applicant) spoke in Support of the Application

The Senior Planning Officer drew attention to the late correspondence circulated at the meeting and introduced the application for the proposed development of two detached chalet dwellings and garages. The application was recommended for Approval subject to conditions. It was noted that an application for 9 dwellings on an adjoining site had been approved the previous year.

The Committee then had the opportunity to ask technical questions of the Officer, it was noted that there were no affordable housing contributions because the proposal did not require section 106 contributions.

Members of the public then had the opportunity to present their views as detailed above.

The Unitary Division Member, Councillor Tomes noted that he understood why the applicant wanted to develop their land, however there had been objections from several residents and SCC on the grounds of overdevelopment.

Cllr Tomes proposed REFUSAL against Officer's recommendation on the grounds of Overdevelopment.

This was seconded by Cllr Brian Dalton.

The Committee discussed the application, noting that the nursery development next to the site had already put in a lot of backfill. In comparison to the other plots around the site, this proposal did not equate to overdevelopment and therefore from a planning point of view the application could not be refused on those grounds. It was felt that the proposal was an extension to a reasonable sized development that has already been allowed.

The motion to REFUSE was not carried.

The Chairman; Cllr Westmoreland then moved the motion of APPROVAL in line with Officer's recommendation. This was seconded by Cllr Devine.

Resolved

That application 16/09228/FUL be APPROVED in line with Officer's recommendation, subject to 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:

Arboricultural Impact Assessment and Method Statement dated 19/09/2016, including Tree Protection Plan GH1652b, received by this office 21/09/2016

Plan Reference: P16-065 02-02-003, dated August 2016, received by this office 21/09/2016

Plan Reference: P16-065 02-03-001, dated August 2016, received by this office 21/09/2016

Plan Reference: P16-065 02-03-002, dated August 2016, received by this office 21/09/2016

Plan Reference: P16-065 02-05-001, dated August 2016, received by this office 21/09/2016

Plan Reference: P16-065 02-05-002, dated August 2016, received by this office 21/09/2016

Plan Reference: P16-065 02-02-002A, dated 07/11/2016, received by this office 11/11/2016

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

(3) No development shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

(4) No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the local planning authority. The development shall not be first occupied until surface drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

(5) No development shall commence within the area indicated (proposed development site) until:

- **A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and**
- **The approved programme of archaeological work has been carried out in accordance with the approved details.**

REASON: To enable the recording of any matters of archaeological interest.

(6) No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site.

Step (ii) If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment has been carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: The site includes the adjacent former Nursery Site and this condition is necessary to ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved.

(7) The development hereby permitted shall not be first occupied until the first ten metres of the access, measured from the edge of Britford Lane, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: To ensure that the site access is laid out and constructed in a satisfactory manner.

(8) No part of the development hereby permitted shall be first occupied until the access and vehicle turning area has been completed in accordance with the details shown on the approved plans. These areas shall be maintained for these purposes at all times thereafter.

REASON: In the interests of highway safety.

(9) The dwellings hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until evidence has been issued and submitted to, and approved in writing by, the local planning authority certifying that this level or equivalent has been achieved.

REASON: To ensure that the objectives of sustainable development equal or equivalent to those set out in Policy CP41 of the Wiltshire Core Strategy are achieved.

(10) No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interests of amenity.

(11) The development shall be completed in accordance with the Arboricultural Impact Assessment and Method Statement dated 19/09/2016, including Tree Protection Plan GH1652b, received by this office 21/09/2016.

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

(12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

(13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or the Town and Country

Planning Act 1990 (or any Order revoking and re-enacting that Order with or without modification), there shall be no additional windows, rooflights or dormer windows inserted above ground floor level in the roofslopes or gable ends of the dwellings.

REASON: To secure adequate standards of privacy for the occupants of neighbouring premises.

INFORMATIVE: Private Property/Access Rights

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

The applicant is advised to consider the third party comments re private rights and the developers should satisfy themselves/resolve matters before development commences.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

INFORMATIVE TO APPLICANT: Community Infrastructure Levy

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the **Council's Website** www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

INFORMATIVE TO APPLICANT: Archaeology work

The work should be conducted by a professionally recognised archaeological contractor in accordance with a written scheme of investigation approved by this office and there will be a financial implication for the applicant.

INFORMATIVE TO APPLICANT: Dorset & Wiltshire Fire & Rescue

The applicant should be made aware of the letter received from Dorset & Wiltshire Fire & Rescue Service regarding advice on fire safety measures.

This letter can be found on the application file which can be viewed on the council's website against the relevant application record.

INFORMATIVE TO APPLICANT:

No burning of waste or other materials should take place on the development site during the demolition/construction phase of the development.

119 **16/09446/FUL Mayfield, White Way, Pitton, SP5 1DT**

Public Participation

James Mardon spoke in Objection to the Application

Chris Juhkental (Applicant) spoke in Support of the Application

Cllr Rod Coppock – Chair of Pitton PC spoke in Objection to the Application

The Planning Officer introduced the application for Rear extension and raise roof to provide rooms within roof space. The application was recommended for approval with conditions.

The site was adjacent to a conservation area, in an adopted core policy housing boundary area.

Planning permission had been granted in March last year for a two storey dwelling next door, for a property named Journey's End.

A site visit had taken place earlier that day.

The Committee then had the opportunity to ask technical questions of the Officer, it was noted that the development at the neighbouring property named Journeys End would be built on the existing footprint.

Members of the public then had the opportunity to present their views as detailed above.

Concerns were expressed by a third party with regards to the accuracy of the Officer's report, however the case Officer presented slides to clarify this point showing the relative heights of the application dwelling to adjacent dwellings, and explained that the dwelling as enlarged would be above the height of Journeys End to the south east.

The Unitary Division Member, Councillor Devine thanked Chairman of Pitton parish council for coming to present their views. He noted that Pitton was a unique village which had not been overrun by development of its bungalows.

He felt the parking situation was not sufficient, as having three spaces in a line was not practical in that section of the village. He suggested that the applicant listen to neighbours and bring back a proposal more in keeping with the village.

Cllr Devine proposed refusal against Officer's recommendation on the grounds of the inappropriate parking arrangement. This was seconded by Cllr West.

The Committee discussed the application, noting that the proposed parking arrangements were unrealistic, as to juggle cars out on to a busy road was not practical, as it sits on the narrowest point of the road. Officers should have a proper plan on how parking would work on the site.

The proposed development was approximately 80% larger than the original property. From a planning point of view there were already other properties along the road which were two storeys, with Journeys End about to become 1.5 storeys, so to say that a chalet bungalows did not fit here was not valid.

There was room for an extension on this bungalow; however something would need to be worked out in terms of parking. And a condition could be put in to request this.

The motion for REFUSAL was not carried.

The Chairman Cllr Westmoreland then moved APPROVAL subject to the addition of a condition to request a revised Parking Plan which would incorporate room for parking and turning in front of the property to allow vehicle to leave in a forward direction. This was seconded by Cllr Hewitt.

Resolved

That application 16/09446/FUL be APPROVED as per Officer's recommendation with the addition that the Applicant submit a revised Parking Plan; which would incorporate room for parking and turning in front of the property to allow vehicles to leave in a forward direction, to be approved by Highways before a decision is issued. Once a suitable plan has been received, a planning condition shall then be imposed related to the amended parking area.

and 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 and documents:

Application Form

Location Plan

Block Plan

Drawing No. 16053/1 G F Plan

Drawing No. 16053/2/A F F Plan

Drawing No. 16053/3/A Elevations

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

3) The brick and roof tile to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the southeast or northwest roof slopes of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

5) No development shall commence on site until a scheme for the discharge of surface water from the site, incorporating sustainable drainage details together with permeability test results to BRE365 with determination of ground water levels to allow at least 1m of unsaturated soil between the base of any soakaway to the top level of groundwater taking into account of seasonal variations, has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development can be adequately drained

6) The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

120 **16/05643/FUL Land to the rear of 22-30 High Street (The Old Garden Centre) and 98 Crane Street, Salisbury**

Public Participation

Margaret Reese spoke in Objection to the Application

John Collins spoke in Objection to the Application

Dan O'Boyle spoke in objection to the Application

Philip Villars (Agent) spoke in support of the Application

The Senior Planning Officer introduced the application for Change of use of existing retail unit/storage for restaurant use, extensions, landscaping and public access onto Avon riverside path and servicing access. The application was recommended for Approval with conditions.

The site was in a conservation area and secondary shopping area.

The Committee then had the opportunity to ask technical questions of the Officer, it was noted that the vehicular entrance would be located on Crane Street, via a gated building, which was next to a protected wall. The conditions in the report included the inclusion of a scheme for safety bollards to protect the wall and the buildings either side.

Riverside walk was partly owned by the applicant and partly by SCC, which had indicated support for the proposals.

Members of the public then had the opportunity to present their views as detailed above.

The Unitary Division Member, Councillor Hoque was not in attendance

The Chairman; Cllr Westmoreland proposed approval in line with Officer's recommendation. This was seconded by Cllr Devine.

The Committee discussed the application, noting that this part of the river front was a missed opportunity for development. However the vehicular access on Crane Street presented issues. Deliveries would either block the road or have difficulty turning in at that point of the narrowing road. The pedestrian path also crossed the route and vehicles using the access would not be able to see people using the path until they had driven out across it.

The site was a derelict site in the city centre, ripe for development, however the entrance on Crane Street did not work.

The motion for APPROVAL was not carried.

Cllr Clewer then moved REFUSAL against Officer's recommendation for the following reasons:

- Poor design of the proposed building and access onto Crane Street, and the subsequent impact on the area, contrary to CP57 & 58.

Resolved

That application 16/05643/FUL be REFUSED against Officer's recommendation; for the following reasons:

- **Poor design of the proposed building and access onto Crane Street, and the subsequent impact on the area, contrary to CP57 & 58.**

Reasons for Refusal:

98 Crane Street is an unlisted building in the Salisbury Conservation Area. The proposal requires the demolition of this building to provide service access for the development. The late 19th century exterior of the building

makes a positive contribution to the streetscape and the setting of nearby listed buildings and the Conservation Area. The approach to the access from Crane Street is physically restricted on each side by the boundary wall to the Masonic Hall and the flank wall of 96 Crane Street, which is a Grade II listed building.

The proposed replacement building would be of a "gatehouse" design, with no specific proposed use or occupier. It would comprise a timber gated access on the ground floor to enable delivery vehicles up to 7.5 tonnes in size to access the delivery yard.

The design and functional requirements of the proposed replacement building mean that it would not provide the same quality of aesthetic value as the original building to be demolished. The replacement building attempts to retain elements of the mass and scale of the original building whilst also trying to articulate itself as a gatehouse, resulting in a confusion of architectural styles which is considered to be unsuitable for this sensitive location. The resulting change in character in the active, street frontage from a publicly accessible beauty salon to a gatehouse is considerable and would be detrimental to the streetscene. The necessary bollards or similar barrier scheme to protect adjacent buildings and structures from manoeuvring vehicles is also likely to appear cluttered within the streetscene.

98 Crane Street is considered to be a non designated heritage asset and its demolition and replacement as proposed is likely to have a negative impact on the character of the Conservation Area. There are no public benefits arising from the development that would outweigh this harm. The proposal would therefore be contrary to the Wiltshire Core Strategy Core Policy 57 (i), (iii), (iv), (vi) and (ix), Core Policy 58, paragraphs 134, 135 and 128 of the NPPF and sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

121 S/2003/1016 - E V Naish Ltd, Crow Lane, Wilton, SP2 0HD

Public Participation

Mark Blackburn spoke in Objection to the Application

David Von Zeffman spoke in Objection to the Application

Keith Crockett spoke in Objection to the Application

Gavin Hall spoke in Support of the Application

Geoff Naish spoke in Support of the Application

Cllr Trevor Batchelder spoke from Wilton Town Council, in Objection to the Application.

The Senior Planning Officer drew attention to late correspondence circulated at the meeting and introduced the application for Demolition of Existing Buildings to Facilitate the Mixed Use Development of the Site to Provide 61 Residential Units, Two Commercial Units of B1 Use, One Retail Unit, and Associated Car Parking. The application was recommended for Approval.

There were two current access points to the site. One of which was not currently used by the owner.

As the development was subject to a feasibility study, the elements up for consideration at the meeting were the access and the number of dwellings.

A site visit had taken place earlier that day.

The Committee then had the opportunity to ask technical questions of the Officer, it was noted there was no affordable housing was offered by the applicant as part of the scheme. The applicant wanted to know whether they would get permission for the scheme before he carried out a feasibility study.

Affordable housing was separate to CIL and it would be possible to ask for an education contribution. The Education authority would want some from this development.

Members of the public then had the opportunity to present their views as detailed above.

The Unitary Division Member, Councillor Edge noted that he called the application in because of the impact on the centre of Wilton. He was disappointed to see the old building was due to be removed. However the continuation of industrial use on this site was not viable.

The Crow lane access was often hit by large lorries, causing damage to buildings either side. In his view, the development would ease traffic congestion. He noted that access from the C&O tractor site was due to come available in the near future, this could be considered as an alternative.

He confirmed that emergency vehicles could currently access the site and would still be able to in the future.

A Flood protection investigation has been worked on and there had been lots of negotiations on putting forward a proposal.

The Old coach works was next to a listed building on the site, any development would need to maintain some access for that resident. He asked the Committee to move approval with conditions.

Cllr Fred proposed Approval in line with Officer's recommendation. This was seconded by Cllr Hewitt.

The Committee discussed the application, noting that the site was not suitable for industrial use any longer. The applicant intended to move the business to another site where the existing staff could be taken on.

There were access problems due to the narrow width of Crow Lane and North Street.

This site was ripe for development; however the Committee felt that an affordable housing allocation should be included. There was also no public transport contribution and flooding was also a consideration which it was thought could be addressed.

It was noted that SSSI had not been ignored, and was included in the report.

If the agreement could not be reached on the viability in 6 months then the development would be refused.

The motion for APPROVAL was not carried.

Cllr Devine moved the motion for REFUSAL against Officer's recommendation for the reasons as set out in the decision below.

This was seconded by Cllr Tomes.

Resolved

That application S/2003/1016 was REFUSED against Officer's recommendation for the following reasons:

- 1. The precautionary approach adopted by The National Planning Policy Framework is that the overall aim of decision-makers should be to steer new development to Flood Zone 1 and a 'Sequential Test' must be undertaken to see whether there are alternative lower risk sites that could accommodate the development. The proposal is for a 'more vulnerable' form of development proposed within Flood Zone 2/3. The NPPF makes clear that such development should be located in Flood Zone 1 unless it can be demonstrated that no such sites are available.**

The council can demonstrate that there is a readily available and deliverable 5-year supply of housing land in Flood Zone 1, the zone of least risk, within the Local Planning Authority area to meet the housing development needs of the area. South Wiltshire has 5.69 years of deliverable housing land supply and therefore there is no urgent or immediate need for further housing to be permitted on this site to meet strategic requirements.

The applicant has not demonstrated that the site should be brought forward for housing development ahead of other sites in Flood Zone 1. The proposal would therefore represent an unacceptable form of development with particular regard to its flood zone location, the flood vulnerability of the residential development and the sequential test of the NPPF, NPPG and contrary to Core Policy 67 of the Wiltshire Core Strategy.
- 2. The applicant has provided a viability assessment dated the 7th April 2016 which outlines the applicants case that the proposed development is not considered to be viable to provide the required contributions for affordable housing and other infrastructure contributions. The local planning authority's assessment of this**

document indicates that there is scope to provide some contributions towards infrastructure requirements associated with the site.

Therefore the proposed development, does not make provision for 40% affordable housing on site as required by core policy 43 of the Adopted Wiltshire Core strategy nor does it make provision for other infrastructure requirements including contributions towards the cost of a traffic regulations order to control parking on the estate, Education contributions towards primary and secondary school education in the area, on site public art contribution or contribution towards waste and recycling as required by core policy 3 of the adopted Wiltshire Core strategy.

3. The site is located in the historic market town of Wilton and will be served by several narrow access roads. The development would result in significant traffic generation which would utilise the existing access points. Traffic generated by this residential development is likely to result in 24 hour use of the site on an ad hoc basis by residents to the detriment of the amenity of neighbouring residential properties situated on these access roads, as such the proposal is considered to be contrary to policy CP57 (vii) of the Wiltshire Core strategy.

Councillors Westmoreland, Clewer and Hewitt requested their dissent of the decision was noted.

121a 16/07192/FUL - E V Naish Ltd, Crow Lane, Wilton, SP2 0HD

The presentation and discussion relating to this application was included with the previous application on the agenda – S/2003/1016.

The Chairman moved Officer's recommendation for APPROVAL in line with Officer's recommendation; this was seconded by Cllr Hewitt.

The motion was not carried.

Cllr Devine moved the motion for REFUSAL against Officer's recommendation for the reasons as set out in the decision below.

This was seconded by Cllr Tomes.

Resolved

That application 16/07192/FUL was REFUSED against Officer's recommendation for the following reasons:

4. The precautionary approach adopted by The National Planning Policy Framework is that the overall aim of decision-makers should be to steer new development to Flood Zone 1 and a 'Sequential

Test' must be undertaken to see whether there are alternative lower risk sites that could accommodate the development. The proposal is for a 'more vulnerable' form of development proposed within Flood Zone 2/3. The NPPF makes clear that such development should be located in Flood Zone 1 unless it can be demonstrated that no such sites are available.

The council can demonstrate that there is a readily available and deliverable 5-year supply of housing land in Flood Zone 1, the zone of least risk, within the Local Planning Authority area to meet the housing development needs of the area. South Wiltshire has 5.69 years of deliverable housing land supply and therefore there is no urgent or immediate need for further housing to be permitted on this site to meet strategic requirements.

The applicant has not demonstrated that the site should be brought forward for housing development ahead of other sites in Flood Zone 1. The proposal would therefore represent an unacceptable form of development with particular regard to its flood zone location, the flood vulnerability of the residential development and the sequential test of the NPPF, NPPG and contrary to Core Policy 67 of the Wiltshire Core Strategy.

- 5. The applicant has provided a viability assessment dated the 7th April 2016 which outlines the applicants case that the proposed development is not considered to be viable to provide the required contributions for affordable housing and other infrastructure contributions. The local planning authority's assessment of this document indicates that there is scope to provide some contributions towards infrastructure requirements associated with the site.**

Therefore the proposed development, does not make provision for 40% affordable housing on site as required by core policy 43 of the Adopted Wiltshire Core strategy nor does it make provision for other infrastructure requirements including contributions towards the cost of a traffic regulations order to control parking on the estate, Education contributions towards primary and secondary school education in the area, on site public art contribution or contribution towards waste and recycling as required by core policy 3 of the adopted Wiltshire Core strategy.

- 6. The site is located in the historic market town of Wilton and will be served by several narrow access roads. The development would result in significant traffic generation which would utilise the existing access points. Traffic generated by this residential development is likely to result in 24 hour use of the site on an ad hoc basis by residents to the detriment of the amenity of neighbouring residential properties situated on these access roads, as such the proposal is considered to be contrary to policy CP57 (vii) of the Wiltshire Core strategy.**

Councillors Westmoreland, Clewer and Hewitt requested their dissent of the decision was noted.

122 **Urgent Items**

There were no urgent items

(Duration of meeting: 6.00 - 11.16 pm)

The Officer who has produced these minutes is Lisa Moore of Democratic Services, direct line (01722) 434560, e-mail lisa.moore@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115

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Wiltshire Council

AGENDA ITEM NO. 6

Southern Area Planning Committee

23 February 2017

Purpose of Report

1. To:

Endorse the Salisbury Cathedral masterplan shown at **Appendix 1** to this report as a relevant material planning consideration to be taken into account when making decisions on planning applications on any proposals set out in the masterplan, subject to the recommended change set out in paragraph 17 of this report.

Relevance to the Council's Business Plan

2. The master plan is a relatively simple portfolio of projects which aim to preserve the specialness of Salisbury Cathedral and the Close, its heritage and craft skills.
3. Endorsement of the master plan will contribute towards the Business Plan's priority of boosting the local economy by helping to stimulate economic growth through tourism

Background

4. The Wiltshire Core Strategy was adopted in January 2015, and sets the strategic framework for growth and development in Wiltshire up to 2026. The Core Strategy sets out individual strategies for each of the community areas in Wiltshire. The area strategy for Salisbury explains that the presence of Salisbury Cathedral makes Salisbury an international tourist destination which brings significant revenue to the city.
5. Core Policy 58 aims to ensure that Wiltshire's important monuments, sites and landscapes and areas of historic and building heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life.
6. The supporting text to Core Policy 58 states that the preparation of conversation area management plans and other proactive strategies will be encouraged to support policy delivery. The production of this master plan which will guide the future development of Salisbury Cathedral therefore complements the Wiltshire Core Strategy. The master plan

sets out proposals that can form an agreed basis for decision making in future years.

7. In 2008 the Cathedral produced a master plan entitled 'Faith in the Future' in consultation with its partners. This Plan showed how the Cathedral's objectives and needs could be met, managing change for the Cathedral and its landscape. This master plan was the subject of widespread public scrutiny as a result of an extensive public consultation undertaken by the Cathedral authorities between June and December 2015.
8. Following a careful assessment of all the response received during this consultation, a revised version of the master plan was prepared by the Cathedral authorities entitled 'An Exceptional Place'. This revised master plan provides the context for proposals that will be taken forward in the future, and details the planning considerations that will need to be addressed in doing so.
9. The projects set out in the revised version relate to the following:
 - (i) Public access to the Cathedral's south side and wider Cathedral grounds
 - (ii) Improving access in the Close and Welcome Point at 32-33 The Close
 - (iii) Magna Carta and the Cathedral Library and Archive
 - (iv) Meeting Rooms and Function Spaces
 - (v) Development of the South Side and Works Yard Site
 - (vi) The Cathedral School – New School Facilities
 - (vii) Building a New Auditorium
 - (viii) Providing new Clergy Housing
 - (ix) Movement around the Cathedral and Close
 - (x) Investing in and making the best use of buildings within the Close
10. Wiltshire council officers provided input into the preparation of the revised master plan, ahead of the council's own consultation on the master plan.

Consultation

11. Consultation on the revised master plan took place from 19th September 2016 for 6 weeks, closing on 28th October 2016.
12. During the consultation period, the master plan could be viewed at: www.wiltshire.gov.uk/salisburycathedralconsultation and at the following locations:
 - Monkton Park, Chippenham
 - 3-5 Snuff Street, Devizes
 - Bourne Hill, Salisbury
 - County Hall, Trowbridge
 - Salisbury Library (during normal opening hours)

13. Comments could be made via the following means:
- online via the Council's consultation portal:
<http://bit.ly/SalisburyCathedralConsult>
 - by email using the form available at:
www.wiltshire.gov.uk/salisburycathedralconsultation and returned to
spatialplanningpolicy@wiltshire.gov.uk; or
 - by post in writing to: Spatial Planning, The Council House, Bourne Hill Salisbury Wiltshire SP1 3UZ.
14. A Public Exhibition was also being held on 28th September between 10 am and 7 pm at the Guild Hall, Market Place Salisbury, SP1 1JH.

General Summary of Comments

15. The schedule of responses received during this consultation can be found at **Appendix 2**. This provides details of all of the representation received, along with a response from officers.
16. The common themes arising from the consultation responses can be summarised as follows:

Improving public access

- There was support for proposals to improve the experience for visitors to the Cathedral by better signage and welcome facilities that clarify routes to approach the building from main pedestrian accesses to the Close.
- Similarly, respondents supported measures that reduce non-essential vehicle movements in the interest of improving the environment for pedestrians and cyclists and resolving pedestrian/vehicular conflicts within the Close.
- There were mixed views about using 32-33 The Close as a visitor centre, with some supporting it, and others not convinced that this was a suitable was forward.

Public access to south side of the Cathedral

- Many respondents supported the proposal for improved visitor access to south side of the Cathedral, which would open up an unused area to residents and visitors.
- However, some respondents expressed concern about security, particularly in the context of the children who attend Salisbury Cathedral School.
- Comments also pointed out that the Close is a large area with several attractions, and that Salisbury as a whole has many historical attractions; there is therefore no need for further areas to be open for visitors and few would have the time or inclination to go there. In any case, there is a good view of the south side of the Cathedral from the Refectory and Broad Walk.

North Porch

- There were mixed opinions about whether the north porch would be appropriate as the main public access.
- Those in support commented that using the north porch as the main public access would create greater openness, accessibility and welcome to the Cathedral in perpetuity, whilst recognising that adapting the North Porch for this use would potentially be an expensive investment.
- Other respondents felt that using the North Porch as the main access will be disruptive to worshippers while Nave services are in progress. North door development to enable visitor access will prove to be hugely architecturally controversial, and very expensive. The North porch is a very beautiful part of the old building and adapting the North porch for the main entry point will be detrimental to it.
- Respondents also made reference to the fact that using the North Porch as a main entry point has been tried in the past, and was unsuccessful because of the confusion, disruption and noise that this created.

Magna Carta

- Some respondents commented that there is a strong case for the Magna Carta to be displayed in the Salisbury Museum where it can be appropriately curated with a permanent exhibition. It would be secure in this location and of great benefit to the museum. This would be preferable to having to provide a new, expensive, purpose-built structure.
- Other respondents commented that the Magna Carta is in the safest environment at present in the Chapter House, which has a single entrance from the Cloisters, and is surrounded by thick medieval walls with no ground floor windows. Moving it would be a conservation disaster.

Lack of detail in Master Plan

- Several respondents expressed concern that the revised master plan consists of little more than general aspirations, rather vaguely set out and that many issues are left essentially unresolved.
- There is no landscape or visual appraisal and subsequently no landscape plan or management scheme. The local distinctiveness and sense of place of the Precinct/Close are key issues that a Masterplan ought to include.

Commercialism

- Whilst some respondents welcomed the development of a holistic and considered approach to the management and development of the Cathedral's assets within the Close, others were concerned about the

potential “creeping commercialism” of the Close, and did not support any further increase in commercial or retail activity.

Development of works yard site

- The proposal to modernise, rationalise and improve the Works Development buildings was generally supported.

Providing new Clergy Housing

- The proposal to provide clergy housing to the rear of 20 the Close received a mixed response.
- Some respondents supported this proposal.
- Others raised concerns because such development would be within the curtilage of various listed buildings and together with the plans for No 20 almost all of the existing gardens will have to be lost to provide space for the necessary and desirable parking that will be associated with these proposals

Overview of proposed changes needed to the Master Plan

17. As a result of the consultation responses, the only amendment recommended to the master plan is in response to comments made by the Cycling Opportunities Group Salisbury (COGS). They recognised that the Master Plan emphasises the need to improve the experience for visitors to Salisbury and the Cathedral by better signage and welcome facilities that clarify routes to approach the building from main pedestrian accesses to the Close. COGS went on to suggest that this approach should be extended to include movement of cyclists. It is therefore proposed to amend the Master Plan accordingly. The detailed wording of this can be found in Appendix 1.

Safeguarding Implications

18. There are no direct safeguarding implications arising from this report.

Public Health Implications

19. Public health bodies will continue to be consulted on planning matters, including in relation to any subsequent planning applications that come forward, where appropriate.

Environmental and Climate Change Considerations

20. Statutory bodies including the Environment Agency, Natural England and Historic England have been consulted on the draft masterplan, and their comments, along with officer responses, are set out in full at **Appendix 2** of this report. Consultation with environmental bodies will continue to take place on planning matters in any subsequent planning applications.

Risk Assessment

21. By endorsing the master plan, this helps to build consensus and to have a shared vision for the future of Salisbury Cathedral and the Close. The master plan includes many projects that will involve some fairly significant planning matters which will need careful management and the master plan will provide a shared framework for considering how the area will develop in the future.

Financial Implications

22. There are no financial implications to the Council at this time.

Legal Implications

23. Once the masterplan has been endorsed by Committee, full regard must be had to its content in decision making, including as a material consideration in determination of planning applications. However, endorsement will not predetermine any such applications, which will still have to be considered on their own merits, taking account of the issues identified in the masterplan.

Options Considered

24. The master plan sets out proposals that can form an agreed basis for decision making in future years. It complements the Core Strategy and endorsement of the Master Plan by Committee gives the document weight in this future decision making.

Conclusions

25. The area strategy for Salisbury as set out in the Core Strategy recognises the presence of Salisbury Cathedral make Salisbury an international tourist destination which brings significant revenue to the city. The Core Strategy aims to ensure that Wiltshire's built heritage continues to be protected and enhanced in order that it continues to make an important contribution to Wiltshire's environment and quality of life. The preparation of proactive strategies for Wiltshire's built heritage are to be encouraged to support policy delivery.
26. The production of this master plan which will guide the future development of Salisbury Cathedral therefore complements the Wiltshire Core Strategy.
27. The draft masterplan at Appendix 1 has been subject to public consultation with members of the public, stakeholders and statutory bodies. Prior to that, the Cathedral Authorities undertook their own public consultation on an earlier version of the masterplan. Subject to the minor change that is recommended at paragraph 17 of this report, the masterplan represents an agreed basis for decision making in future years.

Recommendation

28. It is recommended that the master plan for Salisbury Cathedral, as attached at Appendix 1, subject to the amendment in paragraph 17 of this report, and any other minor alterations required to improve its clarity, is endorsed as a material planning consideration for the purposes of development management.

Alistair Cunningham
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Report Authors:

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Major Projects

The following documents have been relied on in the preparation of this report:

Wiltshire Core Strategy

Appendices

Appendix 1 – Salisbury Cathedral “An Exceptional Place” Revised Master Plan 2016
Appendix 2 – Schedule of comments received and officer responses

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Consultee	Consultee Representation	Wiltshire Council Response
<p>Cycling Opportunities Group Salisbury (COGS)</p>	<p>COGS is a voluntary organisation with over 130 members that aims to improve facilities for cyclists in and around Salisbury by working with Sustrans and other national cycling organisations as well as Wiltshire Council through the Salisbury Cycle Liaison Panel.</p> <p>My comments refer specifically to section 10, Movement around the Cathedral and Close.</p> <p>The Master Plan emphasises the need to improve the experience for visitors to Salisbury and the Cathedral by better signage and welcome facilities that clarify routes to approach the building from main pedestrian accesses to the Close. We should like to see this approach extended to include movement of cyclists. Many residents of Salisbury and the Close, as well as visitors, use bikes for utility and leisure purposes, and travel through the Close as a safe route between the city centre and Southampton Road (for Alderbury and the New Forest), Harnham and Odstock, as well as visiting the Cathedral. The importance of this route for green tourism and utility has been recognised by Sustrans and it forms part of both National Cycle Network routes that pass through Salisbury (NCN 24 and 45). This brings benefits to the Cathedral and city in terms of green tourism, improving air quality and health benefits of active travel.</p>	<p>Amend paragraph 10.7E to read “Improved signage – including for cycling routes and parking; and directing cars...”</p>
	<p>COGS welcome measures that reduce non-essential vehicle movements in the interest of improving the environment for pedestrians and cyclists. The preferred option in section 10.9 could perhaps include a commitment to travel planning as referred to in sections 10.6 and 10.7 (F), for Cathedral staff, residents, schools and businesses so that reduction in traffic movement could be measured against specified aims and objectives.</p>	<p>Support noted.</p>
	<p>Section 10.7 E refers to improved signage to direct cars away from the Close. COGS would also support improvements in signage of the NCN routes, clarifying where cyclists are expected to ride to avoid conflict with pedestrians and vehicles. We work closely with Sustrans as Rangers for NCN 24 and 45, and any redesign of</p>	<p>Noted.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>facilities in the Close would benefit from Sustrans' extensive experience in engineering solutions for pedestrians and cyclists.</p> <p>COGS would also welcome better signage for cycle parking as well as more cycle parking stands at key locations to assist in the implementation of the Master Plan. COGS have data (cycle parking counts) accumulated over the last 4 years for usage of cycle parking stands in the Close as well as city centre locations. The cycle parking stands near College Green are very visible and are often full to capacity, especially in the summer months. However, other stands that are not so visible from the main cyclists' entry points at the High Street and Harnham gates are underused e.g. those by the café that are behind a wall, and on the south side by the Stonemasons' Yard. None of the cycle parking is signposted at present. We would willingly share our cycle parking counts with those in charge of the Master plan so that they can assess numbers and locations of cycles in the Cathedral Close and chart monthly and annual usage.</p>	Noted.
Salisbury Conservation Advisory Panel (Mr R Deane)	<p>The Salisbury Conservation Advisory Panel is an independent advisory committee to Wiltshire Council. Its membership includes representatives from:</p> <p>Salisbury Business Improvement District</p> <p>The Salisbury Civic Society</p> <p>Salisbury Museum</p> <p>The Downton Society</p> <p>The Campaign to Protect Rural England</p> <p>The Royal Institute of Chartered Surveyors</p>	<p>Rather than being 'vague' it is considered that the Master Plan sets out a clear and simple set of projects which the Cathedral Chapter wish to pursue in the medium term. To set too rigid timeframes and specific outcomes, would mean that the Plan would be unable to respond to factors such as availability of funding (which may mean projects can be implemented sooner or later</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>The Society for the Protection of Ancient Buildings</p> <p>The Royal Institute of British Architects</p> <p>The Royal Town Planning Institute</p> <p>The Ancient Monuments Society</p> <p>The Landscape Institute</p> <p>Two elected members are also included in the Panel membership, one from Wiltshire Council and one from Salisbury City Council.</p> <p>The master plan document was circulated to Panel members, and the document was discussed at its meeting on October 25th. The following comments represent the Panel's agreed view on the document.</p> <p>In general terms, the Panel feels that the document falls well short of covering the ground that it ought to. An effective master plan should explain how a site will be developed, describing and illustrating the proposed form in three dimensions. It should show how that form will achieve the intended vision for the place, and how a distinct and appropriate character will be created. It should also describe how the project will be taken forward through a delivery strategy which sets out phasing, timing and funding. Important aspects that a master plan should include are: an overall development concept, governing principles, present and future land use, urban design and landscape, built form, infrastructure, circulation and service provision. Although it may include more detailed principles, such as building heights, movement, spaces etc, this doesn't necessarily preclude a degree of flexibility and options within the plan. Ideally, a range of professionals and specialists should be involved, contributing relevant expertise. The timescale is usually medium to long term.</p> <p>As presented, the revised master plan consists of little more than general</p>	<p>than envisaged. This flexibility and use of indicative timeframes is in accordance with the NPPF.</p> <p>The Master Plan has been informed by relevant specialists including from within and outside Wiltshire Council.</p> <p>The Council are committed to working in partnership with the Cathedral authorities to help set out a clear programme for future works that will enhance the Cathedral. To endorse this Master Plan as a material consideration to be taken into account when determining future planning applications, is a sign of that commitment, but it is not the case that this in anyway short-circuits the planning regulations. It is a material consideration and not planning policy or the grant of planning permission per se. All statutory procedures will be followed with individual planning applications, so parties can have a say as and when the projects come forward in more</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>aspirations, rather vaguely set out. Many issues are left essentially unresolved. There is very little in the way of clear timings, with the statement that 'It is likely that the commencement of any development on the Works yard site will be toward the end of the 2017-2022 period or beyond [our italics]', being typical.</p> <p>The vagueness of the plan is such that the Panel is unable to understand why it has now been taken on for consultation by Wiltshire Council, with the apparent intention that it should ultimately be formally adopted by the council. The clear danger is that such adoption will lead to a view being taken that loosely expressed aspirations have gained the status of approved policy, and that the critical process of developing them into actual proposals will not be subject to the full degree of analysis and critique that will be needed.</p> <p>The Panel therefore has to object to the adoption of the master plan, in its current form, by Wiltshire Council.</p> <p>On specific aspects of the master plan, the Panel nevertheless has some comments to make, which are set out on the following pages.</p>	<p>detail.</p> <p>In accordance with National Planning Policy, the Master Plan builds upon and provides more detailed advice or guidance on the policies in the Local Plan. For such a sensitive place this is considered advantageous to all parties, and draws on paragraph 153 of the NPPF, documents should be used where they can help applicants make successful applications or aid infrastructure delivery.</p> <p>It is disappointing that the SCAAP object to a document that only adds further to transparency in clearly setting out clear intentions for how the Cathedral and its close will be enhanced over time.</p>
	<p>1) Bishop's Palace - The fundamental change between the original master plan and the revised one is of course the removal of any suggestion that facilities could be relocated to the Bishop's Palace, following the decision by the Cathedral School to object to the loss of its current home. The result is that there is now a void at the core of the master plan, with no consideration of the future of the palace building, on any time scale. The school's wish to remain in the building does not preclude a proper analysis of all the factors entailed in the retention of that use. These would include consideration of the impact on the dynamic of the Close of what is now one of two remaining schools within it, and the value of experiencing the cathedral and</p>	<p>The question of the utility of the Bishops Palace is the prerogative of the Cathedral Authorities and was explored at an earlier stage of consultation. It has been removed from the Master Plan as a positive response to that listening exercise. Rather than leaving a</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>associated historic buildings at close hand by a constantly changing population of children. Since this is clearly a very positive factor, as is the close association with the cathedral choir, there needs to be analysis of whether the school's viability depends on retaining its current arrangements exactly as they stand, or whether there is scope for some rearrangement of its facilities, with associated new building to the east of it, as proposed in the original master plan, even if not taken to the extent originally envisaged. There should also be some account of the exact impact of school use on the major historic building which houses it, and consideration of whether the use is sustainable indefinitely.</p> <p>A properly considered master plan would not simply drop any reference to the Bishop's Palace, apart from saying that it is no longer available as a location for various facilities which the previous version suggested might move there.</p>	<p>void in the Master Plan it should be considered to add certainty over its continued use.</p>
	<p>2) Works Department yard and surrounding area. The Panel's response to the original master plan was already based on the perception that a change of use for the Bishop's Palace had become unviable soon after the plan was published, and the response therefore accepted that this area has to be the chief focus for any relocation of facilities. The Panel believes it is correct that the Works Department staff, and the separate stained glass operation, should remain based here, though there may be options for moving some of the heavy equipment, specifically the stone saws, elsewhere. Redevelopment of the existing premises, whose parts are to varying extents unworthy of this location, is essential, and opportunities for visitors to the Cathedral to gain a better understanding of what the building's craftsmen and women do should certainly be built into any such project.</p> <p>There is clearly scope for other facilities to be relocated within the yard area, but until such time as more detailed proposals emerge, there is little else that the Panel can say on this point at this stage.</p>	<p>Comments on works department noted. Any redevelopment will be subject to planning consents and subject of further consultation.</p>
	<p>3) Plumbery - Although the plan refers to the possibility of the restaurant and shop moving from this area, and it becoming available for display and interpretation of the Magna Carta, it makes no commitment of any sort to what would be the</p>	<p>Options are still being considered with regards to the relocation of the Magna Carta</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>preferred option, and there is therefore very little which the Panel can usefully say about this part of the plan.</p>	<p>and the possibility of the Plumbery being used to house the Magna Carta.</p>
	<p>4) Chapter House - It has been an aspiration accepted by many, including it would probably be fair to say the Dean & Chapter themselves ever since the Rothermel Thomas Report of 1991, for the Chapter House to be cleared of displays and returned to an empty interior, which can be experienced and enjoyed in its own right as a superb medieval space. The Panel supports this view, which means of course that an alternative, more suitable location for the Magna Carta needs to be a key component of any strategy for Cathedral and Close.</p>	<p>Comment noted.</p>
	<p>5) Improved visitor access to south side of the Cathedral - The Panel believes that in principle, and subject to detailed arrangements, this is a very sensible idea. If the continued use of the Bishop's Palace as a school limits the possibilities for such access, this needs to be properly analysed and factored in to any decision-making process.</p>	<p>Comments noted.</p>
	<p>6) Use of Ladywell for welcoming visitors - The suggestion in the revised master plan is that an extension to the west of Ladywell could enable the creation of a visitor welcome point. Such a facility would be particularly welcome if it provided information on all the visitor attractions within the Close, not just those controlled by the Dean & Chapter, and a well-designed extension could well be a successful way of providing it.</p>	<p>Comments noted.</p>
	<p>7) Clergy accommodation, and possibly other facilities, behind No 20 The Close Detailed design will obviously be key to how any well any such scheme succeeds, but in principle the low visibility of the area concerned from any public viewpoint would seem to indicate that it is at least worth investigating.</p>	<p>Comments noted.</p>
	<p>8) Redesign of road into the Close through the High Street Gate - This was not referred to in the original master plan, but the Panel picked up on the suggestion in</p>	<p>Comments noted.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>the response to that version of the plan by the Close Preservation Society, focusing on the idea of a shared space approach to the whole roadway from the New Street/Crane Street/High Street traffic lights, through the High Street Gate and up to the start of Choristers Green, or perhaps the ticket box. The Panel felt that this is an excellent idea, subject again to detailed design, though some reduction in traffic to go alongside it would make it even better.</p> <p>Clearly the stretch north of the High Street Gate is the responsibility of Wiltshire Council rather than the Dean & Chapter, but with a shared space type design for the Minster Street/Blue Boar Row/Castle Street junction in the city currently under serious consideration by the council, such an initiative at the south end of the High Street could be very timely.</p> <p>The Panel is disappointed that the revised master plan makes no reference to such a redesign of the way into the Close, limiting itself to a vague reference to 'a change in real and perceived priorities between drivers and pedestrians'. The Panel believes that the master plan should contain a clear commitment to at least properly analysing the possibilities for a shared space design, and the benefits it could bring.</p>	<p>The Master Plan presents proposals in their widest sense, and is intended to be indicative.</p>
	<p>9) Other traffic matters - The Panel has no particular views on thorny and long-running issues regarding traffic into and out of the Close, or within it, apart from the obvious point of keeping it to the minimum possible.</p>	<p>Comments noted.</p>
	<p>10) Archaeology - The Panel would like to see thought given to making more of the bell tower footprint, visible near Ladywell in dry conditions, and an interesting reminder of changes which have taken place over the centuries. Some display of information on the lost chantry chapels at the east end of the cathedral would also be valuable, ideally incorporating the revelation of a wider rebuilding exercise for that part of the building in the later medieval period, commenced but never</p>	<p>Comments noted.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>completed, as featured in a Time Team programme a few years ago. More widely, consideration of new building work should always bear in mind the possibility of surviving archaeology in areas not known to have been disturbed in recent times.</p> <p>In conclusion, the Panel has to repeat its overall view, which is that a proper master plan could be of immense benefit to consideration of the long-term future of the Cathedral and its Close. As currently constituted, the master plan falls well short of achieving such benefit, and carries the risk that when properly developed schemes start to emerge for, in particular, new facilities on the Works Yard site, they are considered to have been already accepted in principle, when in fact there is insufficient detail for any real appraisal of them to be carried out. The Panel does not consider that there is anything to be gained by Wiltshire Council adopting the master plan in its present form.</p>	<p>See Council's initial response to SCAP, above.</p>
<p>Miss EA Carpenter</p>	<p>Pedestrian Access to the Cathedral</p> <p>The aims in the Revised Master Plan to make the Cathedral more open and accessible are to be applauded. Whether or not any of the Master Plan's other stated objectives are accomplished over the coming years, greater openness and accessibility (not to mention welcome) to the Cathedral could be achieved simply by getting the Cathedral's north door back into full use as the main pedestrian entrance to this magnificent building.</p> <p>Directly facing the High Street, the splendid north porch was clearly designed and built as a statement of welcome and an invitation to enter. Having this door closed for most of the week sends out tangibly negative messages to all comers, it being the first (and only) Cathedral entrance visible whether entering The Close from the High Street or St. Ann's Gate. While it is understandable that the north porch is not a favourable working environment for those who sit at the now obligatory donations</p>	<p>Support noted.</p> <p>Comments re: the North Porch are noted. Paragraph 2.2 of the Masterplan makes clear that the Cathedral is still committed to examining options for using the North Porch to add to the</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>desk, having the door closed for most of the week does neither the Cathedral nor the wider Church any favours whatever.</p> <p>Glazing the north porch would achieve a suitable working environment as well as accessibility, yet retain the integrity of the building. This would clearly be an expensive investment, with design, the type of glass, security, heating, light, etc. all having to be taken into account.</p> <p>Nevertheless, once completed, greater openness, accessibility and welcome to the Cathedral would be achieved in perpetuity.</p> <p>Inside, appropriate literature could guide visitors round the Cathedral to see everything of note, and lead them to the other exits (south transept or south-west corner of the nave), thus introducing a one-way system. Suitable signage at those exits could indicate the other things still available (cloisters, chapter house, Magna Carta, restaurant, shop, toilets), thus also inviting expenditure in the commercial outlets.</p>	<p>welcome given to visitors and ensuring it is effectively preserved.</p>
	<p>However, the proposal in the revised Master Plan to use 32-33 The Close as a visitor welcome point is an attractive one. As suggested, this would allow visitors to pause and gain an overall assessment of The Close and better appreciate our Cathedral's unique setting. If this property were to include the equivalent of the present donations desk, as well as the existing Tea Room and the Friends' office, it would seem to be a very productive option, and would obviate the need to glaze the north porch with the attendant expense. The north door could then be freely open to visitors without a donations desk.</p> <p>It is encouraging to note that pedestrian access to the Cathedral is to be addressed within the next five years. Getting the north door back into full function is crucial to the achievement of the Cathedral's openness accessibility and welcome, and cannot come soon enough.</p>	<p>Support to use 32-33 The Close as a visitor centre is noted.</p> <p>Support noted.</p>

Consultee	Consultee Representation	Wiltshire Council Response
Friends of Salisbury Cathedral (Kathryn Beckett)	<p>The Council of the Friends of Salisbury Cathedral has carefully considered and responded to the Cathedral’s Master Plan and its revisions at each point in its development, through to this latest version and consultation via Wiltshire Council.</p> <p>As Trustees of our charity, the Council appreciates that the Revised Master Plan presents proposals in its widest sense and lacks the detail necessary to allow expansive comment.</p> <p>The Friends’ Council can respond in principle as follows:</p> <p>Public Access to the South Side of the Cathedral – agree</p> <p>Improving Access in the Close and Welcome Point at 32-33 The Close – agree</p> <p>Providing a permanent home for Magna Carta – agree</p> <p>Access to the Cathedral Archive and Library – agree</p> <p>Creating Education Facilities – strongly agree</p> <p>New facilities for Salisbury Cathedral School – agree</p> <p>Development of the Works Yard site – agree</p> <p>Providing new Clergy housing – disagree</p> <p>Improving office accommodation for staff – agree</p> <p>Development of choir facilities – agree</p> <p>Submitted on behalf of the Governing Body, the Council of the Association of the Friends of Salisbury Cathedral, charity registration number 243439. Our objects are to support the Dean & Chapter in maintaining preserving improving and enhancing the fabric fittings ornaments furniture music and monuments of the Cathedral; and to support the life worship and ministry of the Cathedral. The Friends were formed in 1930.</p>	<p>Support noted.</p>

Consultee	Consultee Representation	Wiltshire Council Response
English Heritage (Simon Ramsden)	<p>We have previously commented on drafts of this document, on 27 November 2015, 24 October 2014 and in 2009. Copies of the first two responses referred to are attached.</p> <p>We welcome the development of a holistic and considered approach to the management and development of the Cathedral's assets within the Close. We also welcome the extensive consultation undertaken by the Cathedral in preparing the current draft, as well as the recognition that some elements previously proposed (such as the Auditorium) were likely to be unrealistic and have been omitted.</p> <p>There is, however, limited detail about some of the remaining elements of the proposals- many of which now appear as high level concepts. Given the complexity and number of proposals being considered, this is in some ways understandable. However, it does limit responses to commenting on principles only, which must inevitably be caveated and dependent upon seeing further details.</p>	Support noted.
	We broadly welcome the aspiration to increase public access to the south side of the Cathedral and to resolve any pedestrian/vehicular conflicts within the Close, by management measures such as discouraging unnecessary car usage rather than physical intervention.	Support noted.
	We also welcome certainty over the use of the Bishops' Palace, and confirmation that the Cathedral School will be remaining in the building.	Support noted.
	<i>Thank you for supplying the revised draft of Beyond the Major Repair Programme (BMRP) (dated June 2105) for comment. We have previously commented on strategic master-plan proposals for the Cathedral and Close in May 2009 and October 2014.</i>	THESE REPRESENTATIONS WERE SUBMITTED DURING THE EARLIER CONSULTATION ON

Consultee	Consultee Representation	Wiltshire Council Response
	<p><i>These comments should be read in conjunction with those previously made.</i></p> <p><i>We are broadly supportive of the overarching aims of the BMRP, in that it seeks to provide a strategic framework for sustainable management (in its widest sense) of the undoubtedly highly significant historic assets in your care and guardianship. However, it is something of a concern that there is little visual representation or details behind the high level concepts, which in turn limits our ability to offer a clear steer on the proposals.</i></p> <p><i>For example, it is suggested that should the trial of a welcome centre at Ladywell prove to be “successful this use would be carried forward into a design for a more comprehensive welcome centre.” (paragraph 2.14). However, without any indication (in the BMRP) of what form or scale any such development might take (assuming it takes the form of additional development) it is not possible to give an indication of whether a more comprehensive welcome centre might be acceptable in this location. In movement terms Ladywell is in a key location in terms of people arriving into the Close and progressing towards the Cathedral, and it is therefore a highly sensitive location in terms of the setting of the Cathedral, and how people experience and appreciate it.</i></p> <p><i>Likewise, as discussed with recently, another concern is that a number of the proposals are interlinked and sometimes, although not always, interdependent. Individually certain proposals might be acceptable but if considered together their cumulative impact might be problematic.</i></p> <p><i>In addition to the comments previously made, and those above, on the BMRP we would offer the following on the latest draft:</i></p> <p><i>The Magna Carta and Cathedral Archive. We have previously commented on the historic location of the Library within the Cathedral, as well as the need to demonstrate that these facilities could be accommodated in their currently preferred location; the Bishop's Palace. It is noted, in paragraph 3.21, that an options analysis has been done (regarding the location of archive/library) and it would be useful to see this work to inform consideration of this element of the BMRP. Likewise it is noted that moving the library to the Bishop's Palace would be dependent upon the</i></p>	<p>THE DOCUMENT ENTITLED “BEYOND THE MAJOR REPAIR PROGRAMME” AND WERE CONSIDERED THEN.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p><i>Cathedral School vacating that building, and that they too have commissioned an options appraisal (paragraph 6.2) and business plan (paragraph 1.10). Again without site of this work we are unable to give a clear view on this aspect of the BMRP.</i></p> <p><i>Reduced Works Department Site and (possible) combined education/heritage centre (paragraph 5.7), Meeting Rooms (paragraph 4.6) and/or choir rehearsal space (paragraph 5.10). As per our previous comments, without any indication of the scale of the proposals it is not possible to comment on their impact. However, the BMRP is right to highlight potential conflicts with the aspirations to open up the south of the Cathedral Close to visitors and to open up the “Constable view”.</i></p> <p><i>Auditorium for the Cathedral and Cathedral School. We welcome that it is not now proposed to locate a 200 seat auditorium north of the Bishop's Palace. It is not clear from the latest draft whether it is proposed to omit this facility altogether the proposals (paragraph 7.2) or whether it remains an aspiration (paragraph 1.13).</i></p> <p><i>No further details have been provided on the proposed residential accommodation in the Close (paragraphs 8.1-8.10), but we welcomed the continued commitment to undertake an assessment of Cathedral owned property in the Close (paragraph 12.18) and commenting further on emerging traffic management plans within the Close.</i></p> <p><i>We welcome the opportunity to meet with you in the new year and look forward to progressing discussions on the Beyond the Major Repair Programme, in order to provide a sustainable and well managed future for the all the very important historic assets in your care. It would be advantageous to have officers from Wiltshire Council at the meeting to ensure that everyone is kept up to date on the concerns of the relative organisations.</i></p> <p><i>Next Steps</i></p> <p><i>I hope these comments are of use in providing areas of discussion for our meeting on the 12th January 2016. It would also be useful to discuss any outcomes from the recent trials with regards to varying vehicular and pedestrian access to the Close.</i></p>	

Consultee	Consultee Representation	Wiltshire Council Response
	<p>We recognise the importance of no.s 32-33 the Close as a point of entry and can see the rationale behind its use as a visitor information point. We are unable to offer a clear view on a possible extension to this Grade II* building as it is not clear how large or what form this might take.</p>	<p>Comments noted.</p>
	<p>Clearly the current Works' Yard is capable of improvement, but what is less clear is its capacity to accommodate the possible uses that it is suggested might be re-located there, such as some or all of:</p> <ul style="list-style-type: none"> · a reduced works compound (with craft skills centre and public access) · the Cathedral archive and/or Library · possible home of the Magna Carta (or shop/cafe if the Magna Carta is located in their current location); and/or · Choir School rehearsal spaces. <p>As the Draft Master Plan acknowledges this is a highly sensitive location, the development of which will be further complicated by any underlying archaeology and the flood zone issue, and a desire not to compromise the "Constable View". Should the Library and/or Archive be re-located we would seek confirmation as to how those existing spaces would be re-used.</p>	<p>It is intended to endorse the Master Plan as a material consideration to be taken into account when determining future planning applications. This does not in anyway short-circuit the planning regulations. It is a material consideration and not planning policy or the grant of planning permission per se. All statutory procedures will be followed with individual planning applications, so parties can have a say as and when the projects come forward in more detail.</p>
	<p>With regards to the proposals for residential accommodation to the rear of no. 20 the Close, we previously commented (October 2014):</p> <p>"The preferred option is to provide new accommodation to the rear of no. 20 the Close, which is Grade II* listed, as well as being adjacent to the Grade I Theological College. Map regression shows that the rear plots of the buildings to the north of the Close were historically open, and the BRMP notes that "this open area of land to the rear of the North Walk frontage is quite unusual." (paragraph 8.7). The proposed scale of development for three (?) Residential Canons is not stated, but given the rare survival of the historic plots in this area, we would be unlikely to support back</p>	<p>Comments noted.</p>

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	<p>land development in this area. It is also stated that the intention would be to rent out accommodation vacated by the Canons. However, regardless of occupant, there is likely to be a similar desire for environmental improvements to those properties; it might be worth considering those improvements in the first instance, prior to considering decanting the Canons to new build within the Close that is potentially problematic.”</p> <p>We have no information on the interior of no. 20 the Close to hand, so are unable to offer a view as to whether it would be possible to locate meeting rooms there. In addition to having suitable meeting spaces, issues such as DDA access and adequate services, such as toilets, kitchen facilities, etc. would need to be considered.</p>	
	<p>Investing In and Making Best Use of the Buildings Within the Close: Whilst the introduction of the Draft acknowledges the unique nature and historic importance of the Cathedral and the buildings of its Close, it is a pity that this acknowledgement of heritage significance and historic importance does not run more explicitly through the document itself. The Cathedral has a unique, historic role as a custodian, responsible for some of the nation's most important heritage assets, which could be stated more clearly throughout the Master Plan.</p> <p>Paragraph 11.1 of the Draft talks of the Cathedral's “responsibility to manage its property efficiently” and paragraph 12.13 talks of need to keep its buildings in “their optimum productive use”. Paragraph 11.6 promotes a feasibility report to look more closely at the use of the Cathedral’s property, “with advice from a commercial surveyor”. Any such report will need to take into account the significance of the heritage assets in question, with advice from a suitably experienced expert on the historic environment. It must also take into account advice in the NPPF, and other documents, regarding the optimum viable use of assets, and it would be more useful if the Draft was framed in these terms. Such a report should also be done in light of the Cathedral’s historic and on-going custodianship of those assets, and the impact even small changes can have on the character and appearance of the Cathedral and it’s Close.</p> <p>Next Steps</p>	<p>It is considered that the document does acknowledge the heritage significance and historic importance of the Cathedral and the Close throughout.</p> <p>The endorsement of the Master Plan as a material planning consideration does not stop the need for detailed planning applications to take into account the adopted development Plan and NPPF, which address the issue of heritage assets.</p> <p>Comments noted. The Master Plan will be endorsed as a</p>

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	<p>Overall, however, we welcome the intent to produce a strategic vision for the Cathedral and its Close. We look forward to commenting on the details of further proposal as they come forward, in the hope that the strategic vision and aspirations of the Draft Masterplan might be delivered, in a way that secures a viable, sustainable future for the many heritage assets in the Cathedral's care.</p> <p>The consultation is not clear on what status is being sought for the Master Plan, and we would welcome clarity on this point.</p> <p>I hope these comments are useful- please do not hesitate to contact me should you require clarification on any points in this letter.</p>	<p>material planning consideration by Wiltshire Council to be taken into account when determining future planning applications.</p>
<p>English Heritage (Simon Ramsden)</p>	<p><i>Thank you for seeking pre-application advice from English Heritage regarding the latest proposals for Salisbury Cathedral's vision for the Cathedral and the Close. May I apologise for the delay in responding to your request. We have responded to the previous version of the masterplan for the site in our letter dated 1 May 2009, and these comments should be read in conjunction with that response.</i></p> <p><i>The significance of the Cathedral and the Close is undoubted and agreed; and for reasons of brevity is not restated here. For ease of reference, we will address the proposals within the "Beyond the Major Repair Programme" (BMRP) in the order that they are presented in that document. Certain elements of the BMRP are similar to options presented in the previous masterplan, for which draft outline briefs were previously prepared (dated February 2009). We would seek clarity on the status of those draft briefs and whether they have been, or would be, used to inform any further work suggested in the BMRP.</i></p> <p><i>Access to the Close and the Cathedral</i></p> <p><i>We have recently commented on the proposal for a low key cafe at Ladywell, which subject to details such as the boundary treatment, we did not object to. The use of the North Porch and West Entrance to the Cathedral seems perfectly logical.</i></p>	<p>THESE REPRESENTATIONS WERE SUBMITTED DURING THE EARLIER CONSULTATION ON THE DOCUMENT ENTITLED "BEYOND THE MAJOR REPAIR PROGRAMME" AND WERE CONSIDERED THEN.</p>

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	<p><i>However, we note (paragraph 2.12) "if the trial [at Ladywell] becomes successful this use would be carried forward into a design for a more comprehensive welcome centre." Without any indication of the scale or type of facility which might be envisaged it is not possible to offer a definitive view on this. However, we have previously commented that a shop and refectory in this location would be contentious and "that re-use of existing buildings or south of the Cathedral would be preferable" (letter dated 1 May 2009). Reference is made in the BMRP document to the possible use of a marquee in the vicinity of the Cathedral during busy periods. Whilst one off events such as the Magna Carta celebrations may justify the temporary erection of additional accommodation, we would not wish to see a marquee becoming a more regular feature within the Close.</i></p> <p><i>Magna Carta and Cathedral Archive</i>The preferred option is to move the Magna Carta, and the Cathedral's archive and library, into the Bishop's Palace, subject to the latter being wholly or partially vacated by the Cathedral School. Whilst greater public access (albeit controlled) to the Bishop's Palace would be welcomed, we have previously expressed concern regarding the potential of removing the Library from its current home where it has been since the mid-fifteenth century. The re-use of the spaces vacated would also require consideration. The BMRP document rightly identifies issues which would have to be addressed in re-housing the Magna Carta and collections in the Bishop's Palace: establishing appropriate environmental conditions for the collection, addressing security and flood risk, capacity for visitor numbers, etc. which may be difficult to accommodate in the Grade I listed building. We do not, as yet, have any details of the School's proposals for an alternative site, and we would welcome early involvement in any discussions on that matter.</p> <p><i>Meeting Rooms and Function Spaces</i>We support the use of existing spaces within the Bishop's Palace and the wider Close, and/or the use of multi-functional spaces, in order to minimise the pressure for new development within the Close.</p> <p><i>The Works Department Site</i> We welcome the aspiration to increase public access to the south of the Cathedral and the "Constable view". The Works Department and the open air swimming pool are visible in those views, and a reduction in their prominence would be welcomed. However, we recognise the value of retaining the</p>	

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	<p><i>Works Department in close proximity to the Cathedral. Cathedrals are a vital component in the retention and promotion of traditional craft skills and we welcome the aspiration to make their works more visible/accessible to the public. However, without further details of the proposed facility or the possible scale of the Song School it is not possible to offer a definitive view.</i></p> <p><i>Cathedral School As noted previously, we would welcome early involvement in any discussions on future proposals.</i></p> <p><i>An Auditorium for the Cathedral and Cathedral School As discussed at our recent meeting, we share Wiltshire Council's concerns with the option of locating an auditorium in the Cathedral's preferred location to the north of the Bishop's Palace. It is difficult to see how a building of the required scale could be accommodated in such a sensitive location, within the settings of the Palace, the Cathedral, etc. Given the likely scale of the auditorium it may be necessary to reconsider the aspiration to provide this facility within the Close. The use of existing spaces and/or the multi-functional new spaces should be considered.</i></p> <p><i>Residential Accommodation The preferred option is to provide new accommodation to the rear of no. 20 the Close, which is Grade II* listed, as well as being adjacent to the Grade I Theological College. Map regression shows that the rear plots of the buildings to the north of the Close were historically open, and the BRMP notes that "this open area of land to the rear of the North Walk frontage is quite unusual." (paragraph 8.7). The proposed scale of development for three (?) Residentiary Canons is not stated, but given the rare survival of the historic plots in this area, we would be unlikely to support back land development in this area. It is also stated that the intention would be to rent out accommodation vacated by the Canons. However, regardless of occupant, there is likely to be a similar desire for environmental improvements to those properties; it might be worth considering those improvements in the first instance, prior to considering decanting the Canons to new build within the Close that is potentially problematic.</i></p> <p><i>Movement Again, we welcome the aspiration to reduce traffic, journeys and pedestrian/vehicular conflicts, without harm to the public realm and overall character of the Close. We have been unable to support some previous proposals,</i></p>	

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	<p><i>e.g. new openings in the Grade I Close Wall, but it is hoped that a movement/transport strategy can be developed to minimise impact on the Close. Any strategy should be linked to transportation outside the Close, and we would encourage it to include car-parking, coach drop-offs, park-and-ride, emergency vehicle access, etc. As the Cathedral is aware, there is great concern regarding damage caused to existing gates and access points by vehicle strikes, and any strategy, management regime, and/or trials, should take this into account.</i></p> <p><i>Investing In and Making Best Use of the Buildings Within the Close</i> <i>We recognise the desire to generate revenue from the Cathedral's assets and to be financially sustainable, but we would caution against introducing uses incompatible with the calm and tranquil character of the Close, and with the wider objectives of preserving its historic fabric. Clearly the brief for any further feasibility work (paragraph 10.6) looking at the best use for buildings is important, to ensure that the desire to "optimise their rental income" is compatible with sustaining their heritage significance.</i></p> <p><i>Interim Proposals for 2015 and the Celebrations Relating to the Magna Carta</i> <i>The use of temporary toilets, etc., whilst not ideal, is understandable. We are confident that the Cathedral will make every effort to ensure that they are placed as inconspicuously as possible, so as not to detract from the wonderful setting of the Cathedral and the character of the Close.</i></p> <p><i>We welcome the strategic approach to the future use of the Cathedral and the Close, and look forward to further engagement in the developing proposals and studies. We would particularly welcome further details on significant elements, such as the future location of the Cathedral School.</i></p> <p><i>If you have any queries please do not hesitate to contact us.</i></p>	
Salisbury Cathedral Guild of Stewards (Mr Colin Smith)	Master Plan paragraph 1.12 and 2.9 - 2.12	Comments about the north porch as a possible entrance are

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	<p>Possible conversion of the North Porch to be the main visitor entrance</p> <p>This comment is submitted on behalf of the Guild of Stewards of Salisbury Cathedral. We are a body of 60 volunteers, some of whom are on duty in the Cathedral for all major services. A key part of our role is to provide a welcome to people arriving at the Cathedral, whether they are intending to join the congregation for the service or a visitor not aware that a service is about to start or is in progress.</p> <p>Currently the North Porch is the main entrance for attending services. It is opened for the congregation to enter and leave for almost all services and remains open during services that are not taking place in the Nave. However, during services in the Nave the North Porch is closed and signage directs everyone to enter via the West Front entrance to the cloisters, which is currently the main visitor entrance.</p> <p>It is difficult to see how the North Porch could be a visitor entrance while Nave services are in progress. Visitors need to get to the cloisters, refectory, shop, toilets and Chapter House while they are unable to explore the interior of the Cathedral itself. Creating an inside thoroughfare across the West End of the Nave from the North Porch door to the Consistory Court door would be very disruptive to worshippers, so it would be necessary to send visitors back outside to re-enter via a West Front entrance.</p> <p>The experience of members of the Guild of Stewards suggests that a single visitor access point to all the Cathedral facilities which works at all times, whether or not a service is in progress, is strongly to be preferred. An entrance on the West Front, currently to the cloisters and Consistory Court door, fulfils this requirement well. During services we can welcome everyone, explain what is going on, invite them to experience or join in the worship, or direct them to the alternatives available, all without any adverse impact on the worship that is in progress.</p>	<p>noted. Paragraph 2.12 of the Masterplan acknowledges that the Cathedral recognises the challenges that use of the North Porch as a main entrance to the building presents. However, it is still committed to examining options for using the North Porch to add to the welcome given to visitors and ensuring it is effectively preserved.</p>

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<p>Mr Julian Hepplewhite</p>	<p>We have the following comments on the above document:</p> <p>1. We are unclear about the role of the Council in conducting this consultation ahead of any consideration under the formal planning system of more concrete proposals. We assume that this exercise will inform but not pre-empt detailed scrutiny of individual planning applications arising from this document.</p>	<p>1. Yes, the Masterplan will inform individual planning applications, but will not pre-empt detailed scrutiny.</p>
	<p>2. The proposal to site new buildings within the curtilage of the existing Works yard appears to be in conflict with the objective of opening up the vistas to the South side of the Cathedral.</p>	<p>2. Maintaining an on-site Works Department in its current location has several advantages: it continues the centuries-old tradition of skilled craftspeople working within the Cathedral precinct; it provides a site from which to work that has practical advantages over one outside the Close; and a workshop in this location would provide opportunities for the work masons and glaziers to be part of a wider experience of visitors to the Cathedral, and possible provide opportunities for an education and heritage facility.</p> <p>The Masterplan recognises that at the moment, the Works Yard site is unsightly and obstructs views of the south side of the Cloisters. The reconfiguration of</p>

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		this site will address these issues, and the masterplan make clear this will be guided by a detailed historic landscape assessment and long-term planting strategy to ensure the appropriate setting for the Cathedral is maintained (paragraph 2.3).
	3. We feel that any new buildings should be sited at some distance from the Cathedral itself given that it is unique in having no material additions to its structure over many centuries; and that any such buildings should be of the highest architectural merit.	3. Comments noted.
	4. There is a strong case for the Magna Carta to be displayed in the Salisbury Museum where it can be appropriately curated with a permanent exhibition.	4. Comments noted.
	5. There should be a clear objective to maintain the residential nature of the Close and to resist 'creeping commercialisation' which would include short term holiday lets.	5.The Master Plan explains that a priority of the Cathedral is the need to assess the best and most productive use of its property around the Close. Much of the Cathedral's accommodation could be used to generate income if it were to be rented on a commercial base. The planning implications of using buildings on a commercial

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	<p>6. We would support the Cathedral authorities using existing buildings, such as 20 The Close, to meet its accommodation needs rather than new build.</p>	<p>basis would be examined on a case-by-case basis, and assessed against the statutory development plan. New development must integrate into its surroundings whilst seeking to enhance the overall character of the locality and ensure the conservation of the historic environment.</p> <p>6. Support noted.</p>
<p>Dr D Baston</p>	<p>I have objects to some of this application as follows:--</p> <p>Children crossing the Broad Walk from Leaden Hall School to the Cathedral School (they are now a combined school) will have to cross a busy road. The road leads to the Cathedral car park and to the only traffic exit from the Cathedral Close. It gives a second access to the Cathedral School, which will make children less safe, or secure.</p> <p>Magna Carta is in the safest environment at present (the Chapter House, which has a single entrance form the Cloisters, thick Medieval walls with no ground floor windows. It is also the place felt most appropriate by Magna Carta Historians. Moving it would be a conservation disaster.</p> <p>Cathedral entrance via the North Porch does not work for visitors, guides or services. It has been tried twice in the last few years and on each occasion was abandoned because it caused muddle and noise. The North porch is a most beautiful part of the old building and putting Kiosks etc there would be detrimental.</p>	<p>The amalgamation of Leaden Hall School with the Cathedral School and the logistics of how this work is not a matter for the Master Plan to address.</p> <p>Comments re: location of the Magna Carta are noted.</p> <p>Comments re: entrance via the North Porch are noted. Paragraph 2.12 of the Masterplan acknowledges that the Cathedral recognises the</p>

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		<p>challenges that use of the North Porch as a main entrance to the building presents. However, it is still committed to examining options for using the North Porch to add to the welcome given to visitors and ensuring it is effectively preserved.</p>
<p>Salisbury Cathedral Close Residents' Association (Irving Mainwaring-Samwell)</p>	<p>Below is the response of the Close Residents' Association (CRA) committee to the revised Master Plan which we consider to be a framework which will be disseminated to CRA members with a view to encouraging them to make their own comments.</p> <p>We believe that the priority should be to retain the cathedral as a place of worship within a residential Close. We do not support any further increase in commercial or retail activity and no more private houses should be turned into commercial museums.</p>	<p>The Cathedral believes it has a responsibility to manage its property efficiently, providing for current and future generations. It also wishes to ensure that its daily business is able to operate effectively, and hence the consideration of how to generate income. The Master Plan makes clear that the Cathedral is mindful of the desire to ensure that the Close remains a living community, connected to the life of the Cathedral and to the city. It recognises that the planning</p>

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		<p>implications of using buildings on a commercial basis would need to be examined on a case-by-case basis. Any proposal that came forward would need to satisfy relevant local and national policies, which, amongst other things, seek to protect heritage assets and the historical environment.</p>
	<p>Public access to the south side of the cathedral on the one hand raises concerns from parents as to the safety of the children attending Salisbury Cathedral School and on the other hand affords an opportunity to open up an unused area to residents and visitors. Opinions are divided and there is clearly meat for debate here including the issue of child safety within the context of security in the Close as a whole.</p>	<p>Comments re: public access to the south side of the cathedral are noted.</p>
	<p>We feel that a welcome point on the north side of the cathedral is unnecessary.</p>	<p>Comments re: entrance via the North Porch are noted. Paragraph 2.12 of the Masterplan acknowledges that the Cathedral recognises the challenges that use of the North Porch as a main entrance to the building presents. However, it is still committed to examining options for using the North Porch to add to the welcome</p>

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		given to visitors and ensuring it is effectively preserved.
	The development of a kerb-free space from the High Street Gate polarises opinion. Those in favour argue that the removal of kerbs would create a larger, more generally usable single space where the hazard to for example wheelchair users and the less nimble is reduced. Those against say that whilst the current arrangement is not ideal, the removal of kerbs would make little difference and it would be better to maintain a clear division between road and pavement.	Comments noted.
	The planters in front of the box are attractive and well maintained but the box itself is an eyesore and should be replaced with more in tune with its surroundings and more convenient and comfortable for the traffic staff.	Comments noted.
	Concerning the Magna Carta, we feel that this historic document could be displayed in the Salisbury Museum where it would be secure, of great benefit to the Museum and obviating the need for an expensive special building.	The Master Plan explains that realistically there are only two options for the long term display of Magna Carta: the Plumbery; or the provision of a purpose built new building. Comments on the Salisbury Museum are noted.
	We feel that a purpose-built Song School should be a top priority on the works' department site with a covered way to the Cathedral. Our famous Cathedral has endured for hundreds of years without substantive alterations or additions. Siting of any new buildings close to the Cathedral therefore requires the greatest possible care and sensitivity. New buildings should complement the architectural magnificence of the Cathedral and not detract from it. Within this sentiment, we feel that the Works Department site could be redeveloped to give visitors the opportunity of seeing some of the fascinating work being undertaken.	Comments noted.

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	<p>We are convinced that No 20 would be better used as offices and even better as a private house so that the residential atmosphere of the Close is perpetuated. We feel that the canons should continue to live in their present dwellings with, for example, modern insulation. Each house provides ample space for an office.</p>	<p>Comments noted. The Master Plan makes clear the Cathedral is committed to exploring the potential of 20 The Close for administration, meeting and function rooms. In terms of new clergy housing, the Master Plan (section 9) explains how the existing Grade II* accommodation is costly to run, that the Cathedral has a duty to care for these historic houses and this expense is not presently balanced by the income that they could potentially provide. Therefore, the aspiration is to provide new, more economic accommodation.</p>
	<p>We feel that the Medieval Hall which is for sale at a modest sum could be put to good use as a meeting place and lecture hall and could earn its keep as a venue for weddings, funerals and other events.</p>	<p>Comments noted.</p>
	<p>Movement of modern traffic in a medieval Close will always be difficult. However, the selling of parking spaces to people who neither live nor work in the Close only increases traffic volume. The one-way system in the busy summer months seems to</p>	<p>Comments noted.</p>

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	work well and was well managed by traffic staff.	
Sarum College (Mr James Woodward)	<p>Sarum College welcomes Salisbury Cathedral: An Exceptional Place, the revised Master Plan 2016, and have reflected on the outline document which has presently been submitted to Wiltshire Council. We respond to that outline as Trustees and the College Leadership Team.</p> <p>General comments</p> <p>1. The Cathedral and Sarum College have a special relationship due to our physical proximity and a shared long-standing commitment to theological education.</p>	Comments noted.
	<p>2. Sarum College values its relationship with the Cathedral as a key partner in sustaining and developing the work of the College as a community of learning.</p>	Comments noted.
	<p>3. We welcome the Cathedral's overarching ambitions as expressed in the Masterplan.</p>	Comments noted.
	<p>4. The intention to forge constructive partnerships will foster a holistic approach to development in the Close that strengthens its unique character woven of theology, history, liturgy, archaeology, social justice, education, music, literature, art and architecture.</p>	Comments noted.
	<p>5. We welcome the careful and rigorous way that the Cathedral have engaged in consultation both within the Cathedral Close and beyond. We are grateful to the Cathedral for their responsiveness and flexibility through the conversations and questions that have shaped this revised plan. Clarity that the Cathedral no longer</p>	Comments noted.

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	<p>wishes to proceed with the initial proposal to build an auditorium/ performance facility is especially welcome as is the openness to working with Sarum to realise our own plans to create such a space within a new building development across the College's quadrangle.</p>	
	<p>Specific comments on the revised Salisbury Cathedral Master Plan</p> <p>1. We especially would wish to affirm the aspiration to achieve public access to the Cathedral's South side, as well as initiatives to improve access and welcome in the Close, and to offer a more permanent home for the Magna Carta.</p>	Comments noted.
	<p>2. Sarum College would wish to support, and wherever possible work in partnership with the Cathedral, in its outreach and education work. We especially support improved access to the Cathedral archives and library.</p>	Comments noted.
	<p>3. We welcome the possible development of number 20 the Close (our immediate neighbour) and the opportunity that it would give both organisations to strengthen our partnership. However we have concerns relating to the use of the access road between number 19 and number 20 The Close and the possible implications for parking in the area.</p> <p>The Close is poised to be a world-class centre of scholarly and cultural endeavour, spirituality, pilgrimage and hospitality. We look forward to working collaboratively with Cathedral and City leaders on a strong, shared vision for this magnificent Cathedral Close as well as for the city of Salisbury.</p>	Concerns re: use of access road between number 19 and 20 The Close noted.
<p>Salisbury Cathedral Close Preservation Society (Mr Richard Owen)</p>	<p>The Salisbury Cathedral Close Preservation Society's response to "An exceptional place."</p> <p>"An exceptional place" is a collection of proposals at an early conceptual stage each of which will require detailed consideration and planning permission before implementation. This framework is submitted to The Council's 'Spatial planning'</p>	Comments noted.

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	<p>department and is a statement of the long term development plans for those parts of The Close that come within the responsibility of The Cathedral's Dean & Chapter. The plan does not, for example, take account of the developments that Sarum College and The Salisbury Museum have each respectively for a lecture theatre and additional presentation space.</p> <p>Whilst this submission does not have the status of a Neighbourhood Development Plan nor is it an outline planning application, it does afford interested parties the opportunity to put forward their comments at a very early stage. First, we summarise our principal points:</p> <ul style="list-style-type: none"> -The guiding principle for any developments in The Close must be to preserve its ecclesiastical, historical, and residential character. In particular further commercialisation and its signage are to be deplored. There are references in the plan to The Close providing retail opportunities; we believe that such developments are to be resisted. -Public access to the South side of the Cathedral and the Works department could be achieved relatively quickly and inexpensively and need not await the end of the major repair programme. -The Welcome Point proposal is a solution in search of a problem that doesn't exist. Development of Ladywell to the West will obscure the sight lines to the Cathedral, of which the report makes great store, and to no purpose. -North door development to enable visitor (as opposed to worshipper) access will prove to be hugely architecturally controversial, eye wateringly expensive and probably unachievable. Its consideration should be at the end of the queue. -The development of a shared space, kerb free, roadway from the High Street gate southwards should be seriously considered. It would be costly and inconvenient to implement but would bring significant benefits and be aesthetically pleasing. 	

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	<p><u>Public access to the South side of the Cathedral</u></p> <p>We support the plan to open up the grounds to the South side of the Cathedral to the public. It will not be possible to restore the Constable View as protected trees have put on nearly 200 years' of growth since Constable's days. However, the land South of the Works yard and by the pond would provide a most attractive area that is currently hardly visited by anyone.</p> <p>The implementation of this initiative could be comparatively inexpensive and could be moved to the top of the implementation queue.</p>	Support noted.
	<p><u>Improving access in the Close and a Welcome Point.</u></p> <p>Much is made of the imagined confusion that visitors have in finding their way into the Cathedral. In many decades none of us has ever been asked by a visitor how to enter the cathedral. The traffic staff who are in a prime position to be questioned share our view that this is not an issue.</p> <p>We have repeatedly enquired what exactly is going to happen in this Welcome Point and have yet to receive any satisfactory answer. We think that this is a 'bee in the report author's bonnet'. Let's concentrate on solving needs and difficulties that exist rather than devise solutions to non-problems. It follows that we are strongly opposed to Westerly development of Ladywell.</p> <p>The North door does attract attention but it is noteworthy how few visitors take the path towards it; with the iron gates closed it looks locked. The vast majority continue straight ahead across the West Front to the visitor entrance. The entrance through the old consistory court works well and reception desk staff and Cathedral guides involved will tell you that North door experiments for visitors have been a complete failure. The North door is inhospitable for the reception desk and the entry point within the cathedral, being part way along a wall rather than in a corner, is much less practical for the guides. The North Door entry works well for those attending services who immediately head eastwards towards the choir.</p>	Comments re: entrance via the North Porch are noted. Paragraph 2.12 of the Masterplan acknowledges that the Cathedral recognises the challenges that use of the North Porch as a main entrance to the building presents. However, it is still committed to examining options for using the North Porch to add to the welcome given to visitors and ensuring it is effectively preserved.

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	<p>It may be possible to devise a tasteful, glazing and heating proposal that would make the North porch space usable. However, such a significant and visible change to the North face of the Cathedral will meet entrenched opposition from many quarters. We believe that there is much else to be addressed that is far less contentious, time consuming and expensive. Therefore, we think that planning a visitor entrance via the North door should be at the end of the development queue.</p>	
	<p>We see little wrong with the planters which are well cared for by the Cathedral's Flower team and are unfairly maligned in the report. These usually look attractive and colourful. However, It should be possible to provide much improved accommodation for the traffic staff rather than the shed from which they currently work. This is on its last legs and long overdue retirement to a welcoming allotment. A more fitting and attractive replacement, perhaps in oak, might be the subject of a design competition.</p>	Comments noted.
	<p>The mixture of vehicles and pedestrians through the High Street gate is so obviously an issue that drivers and pedestrians are all on full alert. The High Street entrance has not proved to be an accident black spot.</p> <p>There is a passing reference in the report to the use of shared space in this area which we proposed in our previous submission and strongly support. Watch the pedestrian flow and you will see endless hopping up and down the kerbs. A kerb free, shared space would be a blessing for wheelchairs which have a difficult time here and would be greatly facilitated.</p>	Comments noted.
	<p>Song school, Magna Carta, Cathedral Library & Archive</p> <p>Any permanent, new structures close to Salisbury cathedral which, unlike most other UK cathedrals, has remained unaltered for 800 years, will need to be sited sensitively and to be of the highest architectural merit. Any construction in the current Works yard space runs the risk of partially obscuring the view of the</p>	The Masterplan recognises that at the moment, the Works Yard site is unsightly and obstructs views of the south side of the Cloisters. The reconfiguration of this site will address these

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	<p>Cathedral. Accordingly we suggest that the height and width of the new workshops and song school should not exceed those of the South facing wall of the cloister.</p> <p>The area currently occupied by the works department is mentioned in connection with new, smaller, permanent workshops, a new Song School and a new home for Magna Carta. However, there is no mention of square metre requirements of these new developments. We support the development of a much reduced and aesthetically pleasing works facility. We are strongly of the view that the Saw shed and any storage for stone stock and scaffolding stock should be relocated outside The Close.</p> <p>From a priority viewpoint the Song School is a pressing need but a new Magna Carta facility has a much lower priority. Assign some space for the latter, but until funds are available the Chapter House and Cloister (which handled the 800th anniversary visitor numbers well) are more than satisfactory.</p> <p>Other correspondents have mentioned that there would be a certain logic in displaying Magna Carta in the Salisbury Museum, on loan from the Cathedral, and we incline to seeing this option as preferable to a separate, new building.</p> <p>When the Song School is built, the room over the Vestry might perhaps make a suitable space for the archives.</p> <p>An outline plan for the current works site South of the cloister should be developed to specify the reduced space needs of works department, the area required for the Song School and an allocation for any new home for Magna Carta. The last two mentioned will both need good access to the cloister.</p>	<p>issues, and the masterplan make clear this will be guided by a detailed historic landscape assessment and long-term planting strategy to ensure the appropriate setting for the Cathedral is maintained (paragraph 2.3).</p> <p>The Masterplan is intended to set out principles, rather than the detailed square metre requirements of new developments.</p> <p>Comments on the Salisbury Museum are noted.</p> <p>Clearly, further detail will be required to specify the reduced space needs of the works department, the area required for the Song School and an allocation for a new home for the Magna Carta.</p>
	<p>Meeting rooms and function spaces & New clergy housing</p> <p>We support the use of No 20 for offices and the development of the space to the North of this property for new, residential accommodation for the Chapter Canons. However, In Salisbury's current rental market we do not think that there are sufficient high net worth prospective tenants able to pay realistic rents for the large</p>	<p>Support noted.</p>

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	<p>canonries in Rosemary Lane. These properties are more likely to fetch a worthwhile sale price.</p>	
	<p>Cathedral school & Auditorium We are pleased to note that the plans to build an auditorium and to re-allocate the Bishop's Palace have been abandoned.</p>	Support noted.
	<p>Movement around The Close The traffic issue in The Close is a great cause that will never be won or lost. As the report states, a continued mix of solutions will be the best way forward. The timed restriction on exiting via the High Street gate during busy tourist season has worked well.</p>	Comments noted.

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	<p>Best use of buildings</p> <p>There is a passing reference to The Close being an attractive retail space. We are strongly of the view that commercial intrusion is not compatible with The Close. In particular the High Street entrance properties 50 -52 must not be used as retail outlets.</p> <p>Signed by Richard W. Owen Chairman - The Salisbury Cathedral Close Preservation Society</p> <p>The Close Preservation Society was formed in 1991 to counter proposals to introduce new roads and coach parking into the southern end of The Close. Following success in this campaign it continues to promote interest in The Close and to protect its ambience for future generations. There is more about The Society's activities and aims on our website. The Society's full response to the earlier report entitled: 'After the major repair programme' is also on the website. The summary of principal points from that response dated September 2015 is attached as an appendix.</p> <p style="text-align: right;">October 2016</p>	
	<p style="text-align: right;">September 2015</p> <p>*** We are very pleased to note that the Chapter have already begun the redecoration of the properties opposite the Matron's College and we do hope that they are able to remove or box-in the unsightly skeins of telephone and electric wiring attached to the medieval arch and this façade. October 2016</p>	<p>Previous comments to earlier draft of Master Plan noted.</p>

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	<p>Appendix</p> <p>Summary of principal points from our 2015 response to the master plan entitled 'After the major repair programme'.</p> <ol style="list-style-type: none"> 1. Refurbishment of the properties opposite the Matron's college is our top priority. *** 2. Consideration be given to resurfacing the roadway through the High Street gate in 'shared space' kerb free style. 3. The case for a new auditorium is not made. 4. The case for the a visitor centre by Ladywell is not made. 5. The Bishops Palace is not a suitable site for Magna Carta. 6. We support the construction of classrooms and facilities for the school east of the Bishop's Palace. 7. We support the construction of visually attractive facilities for an on-site works team. 8. The stone and scaffolding stores and the saw should be relocated away from The Close. 9. We support the construction of a song school south of the cloister. 10. We support the construction of homes for the Canons, north of No 20. 11. We consider that Magna Carta, the shop, refectory and library should all remain as presently located. 12. In all developments within The Close quality of design and execution should be paramount. 	
<p>Cranborne Chase and West Wiltshire Downs AONB (Mr Richard Burden)</p>	<p>Thank you for consulting this AONB on the Cathedral Masterplan.</p> <p>The Cranborne Chase and West Wiltshire Downs AONB has been established under the 1949 National Parks and Access to the Countryside Act to conserve and enhance</p>	<p>The Master Plan sets out a clear and simple set of projects which</p>

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	<p>the outstanding natural beauty of this area which straddles three County, one Unitary and five District councils. It is clear from the Act, subsequent government sponsored reports, and the Countryside and Rights of Way Act 2000 that natural beauty includes wildlife, scientific, and cultural heritage. It is also recognised that in relation to their landscape characteristics and quality, National Parks and Areas of Outstanding Natural Beauty are equally important aspects of the nation's heritage assets and environmental capital. This AONB's Management Plan is a statutory document that is approved by the Secretary of State and is adopted by the constituent councils. It sets out the Local Authorities' Objectives and Policies for this nationally important area. The national Planning Practice Guidance [Natural Environment paragraph 004] confirms that the AONB and its Management Plan are material considerations in planning.</p> <p>The National Planning Policy Framework states (paragraph 109) that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes which include AONBs. Furthermore it should be recognised that the 'presumption in favour of sustainable development' does not automatically apply within AONBs, as confirmed by paragraph 14 footnote 9, due to other policies relating to AONBs elsewhere within the Framework. It also states (paragraph 115) that great weight should be given to conserving landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape Cranborne Chase Area of Outstanding Natural Beauty and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in these areas.</p> <p>Although the Cathedral and the City are outside of the AONB they are both substantial elements in the setting of this AONB. The Cathedral is a landmark with considerable cultural significance.</p> <p>The AONB welcomes the Masterplan and the quality of its presentation. I do, however, have to advise you that there is a major gap that fundamentally flaws the Masterplan.</p>	<p>the Cathedral Chapter wish to pursue in the medium term. It makes clear that support for the Master Plan from Wiltshire Council will then allow decisions to be taken about commissioning the reports the Cathedral will need to support future planning applications, such as a landscape assessment. As it is, the Master Plan already acknowledges long-term planting strategy and landscape strategy will be need (for example, see paras 2.3, 2.13, 6.16, 12.11)</p>

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	<p>There is no landscape or visual appraisal and subsequently no landscape plan or management scheme. The local distinctiveness and sense of place of the Precinct/Close are key issues that a Masterplan ought to include.</p> <p>Apart from the photographs which are just illustrations, there is no consideration of the landscape character and qualities for the Precinct / Close and hence no consideration of the potential impacts of the proposals on the landscape and visual character and amenity. Paragraph 12.11 refers to needing to consider planting over an extended period but that is an amazingly superficial consideration of landscape matters which are remarkably fundamental to the whole sense of place of the Cathedral.</p> <p>Despite including a copy of Constable's painting 'Salisbury Cathedral from the Bishop's Grounds' in the document there is no consideration of the contribution the cathedral, its associated buildings, structures, and green spaces make to the landscape / townscape character of that particular part of Salisbury and the city in general. There is no comment whatsoever about the contribution the Cathedral makes to the landscape character and sense of place of the Avon Valley.</p> <p>The lack of landscape descriptions and assessment, the landscape contributions to sense of place and local distinctiveness, and appraisals of potential impacts of the Master Plan proposals on the landscape character and qualities seems to be a major and fundamental flaw in a Masterplan.</p> <p>I hope these comments are helpful to you.</p>	
Ron Johnston	This is a disappointing document. It is very hard to understand how it is termed a Master Plan since it says nothing about most parts of The Close and has few definite proposals that could be considered as seeking outline planning permission. As a	It is considered that the Master Plan sets out a clear and simple set of projects which the Cathedral Chapter wish to

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	<p>'vision for the future' it leaves a great deal to be desired.</p> <p>Very little of the document contains firm proposals. Of those that it does contain:</p> <ul style="list-style-type: none"> • Providing public access to the south side of the cathedral is much to be welcomed – but surely does not need planning permission; • Development of the works yard site is similarly very welcome – but without firm proposals for the replacement facilities it is impossible to say more; • A welcome point at 32-33 The Close – no convincing case is made for the function that this will perform, let alone for a building extension to house it. <p>Of the remaining issues raised – a permanent home for Magna Carta, access to the Library and Archive, creating educational facilities, new facilities for the Cathedral School, a new auditorium, new clergy housing, better office accommodation, and development of the choir facilities – the lack of any clear proposals (in so many cases all we are provided with is a statement of aspiration, in several cases with alternatives) makes it very difficult for any informed comment, other than negative if the entire aspiration seems wrong (such as that for an auditorium).</p> <p>It is of interest that with regard to the auditorium passing reference – but no more – is made to aspirations of other property owners in The Close, providing supporting evidence that this document is not a Master Plan, nor even a 'vision', for The Close but just a few projects that the Dean & Chapter might like to pursue involving their own properties.</p> <p>I can see little that the Planning Committee can do with this but thank the Dean & Chapter for sharing their initial thoughts with the committee and say it looks forward to receiving more information when some firm proposals are prepared (perhaps within the context of a full Neighbourhood Plan produced jointly by all stakeholders).</p> <p>In doing so, the Committee might ask the Dean & Chapter to set out more clearly their vision for the entire Close. For example, the Dean has previously stated that</p>	<p>pursue in the medium term. To set too rigid timeframes and specific outcomes, would mean that the Plan would be unable to respond to factors such as availability of funding (which may mean projects can be implemented sooner or later than envisaged. This flexibility and use of indicative timeframes is in accordance with the NPPF.</p> <p>The Master Plan has been informed by relevant specialists including from within and outside Wiltshire Council.</p> <p>The Council are committed to working in partnership with the Cathedral authorities to help set out a clear programme for future works that will enhance the Cathedral. To endorse this Master Plan as a material consideration to be taken into account when determining future planning applications, is a sign of that commitment, but it is not the case that this in anyway short-circuits the planning regulations. It is a</p>

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	<p>she and the Chapter will oppose any further commercialisation of The Close. Inclusion of a statement to that effect would be a very welcome addition to any future document.</p>	<p>material consideration and not planning policy or the grant of planning permission per se. All statutory procedures will be followed with individual planning applications, so parties can have a say as and when the projects come forward in more detail.</p> <p>In accordance with National Planning Policy, the Master Plan builds upon and provides more detailed advice or guidance on the policies in the Local Plan. For such a sensitive place this is considered advantageous to all parties, and draws on paragraph 153 of the NPPF, documents should be used where they can help applicants make successful applications or aid infrastructure delivery.</p> <p>This is a document that only adds further to transparency in clearly setting out clear intentions for how the Cathedral and its close will be enhanced over time.</p>

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		<p>Support for the provision of public access to the south side is noted.</p> <p>Support for development of the works yard site is noted.</p>
<p>Concert Stewards Salisbury Cathedral (Mr Chris Daniel)</p>	<p>Master Plan paragraph 1.12 and 2.9 – 2.12</p> <p>Possible conversion of the North Porch to be the main visitor entrance</p> <p>This comment is submitted on behalf of the Volunteer Concert Stewards of Salisbury Cathedral. We are a body of 40 volunteers, some of whom are on duty for all Concerts held in the Cathedral by a number of external organisations such as, the Salisbury International Arts Festival, Salisbury Musical Society and the Cathedral Choral Foundation concerts. On average there are some 15 to 20 such concerts every year from February to December.</p> <p>A key part of our role is to provide Queue Management, a Welcome Service, Check Tickets, Assist the audience to their seats and provide Health and Safety support and direction in the event of an evacuation.</p> <p>Currently the North Porch is the entrance to the concert only for audience holding pre bought tickets, and all performers. It is a much smaller space than the area known as the Consistory Court, which for concerts is currently the main entrance, and also provides for Sales and Ticket Collection on the night of the concert, using the current Donations Desk. External signage is used to direct the audience from the various access points into the Cathedral Close to show the Audience which door to use i.e. North Porch or Main Entrance by the Cloisters into the Consistory Court</p>	<p>Comments re: entrance via the North Porch are noted.</p> <p>Paragraph 2.12 of the Masterplan acknowledges that the Cathedral recognises the challenges that use of the North Porch as a main entrance to the building presents. However, it is still committed to examining options for using the North Porch to add to the welcome given to visitors and ensuring it is effectively preserved.</p>

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	<p>area. The North side of the Cathedral is badly affected by inclement weather. Use of the Consistory Court area allows for under cover space for the audience to queue in relative comfort in the Cloisters. To change the function of the North Porch to a single entrance would increase the queues of the audience for concerts and be outside with no cover in the event of inclement weather. Furthermore in the event of an evacuation involving the North Porch to have a Visitors Desk there would be an unnecessary obstacle to safety.</p> <p>In support of the response from our colleagues in the Guild of Stewards we also find it difficult to see how the North Porch could be a visitor entrance during the afternoon of concerts while rehearsals are in progress and performers needing easy access. Creating an inside thoroughfare across the West End of the Nave from the North Porch door to the Consistory Court door would be impossible if the concert is West facing (i.e. the Staging for Performers and orchestra etc. are located between the front and the West Door) and if a Spire Crossing Concert (i.e. Staging and Performers and orchestra etc. between the front of the Nave and the Quire), would be very disruptive to the rehearsal and visitors trying to access the Cathedral, the Refectory, the Shop and Chapter House.</p> <p>The experience of Cathedral Concert Stewards suggests that a double entrance for concerts is necessary rather than a single access point. Should a single access point be preferred then the North Porch would not be the most suitable as a main entrance, owing to its size and North facing approach. The current main entrance however, works at all times, whether or not a Concert or Service is in progress, and gives easy access to all the Cathedral facilities and is strongly to be preferred.</p>	
Mrs P Mackay	<p>Public access to the south side of the Cathedral.</p> <p>I am opposed to this for the following reasons;-</p> <ol style="list-style-type: none"> 1. Security. It will be a problem to supervise the south side of the Cathedral, which is 	<p>It is an aspiration to make the Cathedral, its space, heritage and treasures as accessible as possible, hence the aspiration to allow public access to the south</p>

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	<p>a secluded area separated from the churchyard by a high wall. Bad behaviour especially by young people will be a problem. Serious security considerations will arise both of indiscriminate damage and of terrorism when large and often army based services take place in the Cathedral.</p> <p>2. The accessible of the Close is a large area with several attractions including the Museum and Mompesson House. The city of Salisbury accessed through the High street gate is very attractive to visitors with many old buildings and twice weekly markets. There is no need for further areas to be open for visitors and few would have the time or inclination to go there.</p> <p>3. The south side of the Cathedral is the same as the north with the addition of the Chapter House. There is a good view of it from the Refectory and Broad Walk.</p>	<p>side of the Cathedral. The Master Plan explains that this will require cooperation with the Cathedral School to ensure that a balance is found between providing improved access and safeguarding pupils. The aspiration to open up the south side of the Cathedral is likely to be fulfilled after 2022, which allows issues such as security to be thoroughly addressed.</p>
	<p>Magna Carta, Archive and Library</p> <p>Magna Carta is very well displayed in the Chapter House. This is a large space which will appear bleak and unused if empty.</p> <p>If it is decided to move Magna Carta it should be outside the Cathedral. The Refectory and Shop are very successful and attractive in the Plumbery and Cloisters. The Refectory gives visitors a chance to sit and appreciate the magnificent architecture of the Cathedral. At the same time people using the 'space provides animation and prevents the Cathedral appearing an empty museum.</p> <p>A possible place for Magna Carta is Wren Hall, which is well located on the Choristers' Green. This is an important listed building which needs a permanent use. Some internal alteration would be required but this will be needed for any future use and should be permitted.</p> <p>The Cathedral Archive could also be accommodated in Wren Hall with suitable adaptation. Storage could be on the upper floor with displays alongside Magna in</p>	<p>The Chapter House provided a good location for Magna Carta during the anniversary year of 2015, but it may not offer the ideal conditions for the document in the long run. Feedback from the consultation on an earlier draft of the Master Plan indicated that it would be preferable for the Chapter House to be enjoyed as an open space as it was originally designed.</p> <p>The Master Plan acknowledges that if the Plumbery space is used to house Magna Carta, the</p>

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	<p>the former schoolroom.</p> <p>Access to the library could possibly be improved by a glass lift on the east wall.</p>	<p>existing Refectory and Shop would be relocated – in other words, not lost.</p> <p>Comments are noted in respect of Wren Hall.</p> <p>Suggestion regarding access to the library via a lift is noted.</p>
	<p>Education and Works Yard.</p> <p>The rebuilding of the works yard on a smaller area with public access some of the time is a good idea. However further educational facilities should be provided in the existing buildings owned by the Cathedral Authorities, such as the Gate House and Gate House Meeting Room.</p> <p>The Planning Authority should allow the alterations and modernisation of existing buildings to make a modern education centre. The Close can only survive if buildings can be improved for new uses even if some features which are incompatible with modern use, are lost. Buildings which cannot be made usable will in the long term be lost.</p>	<p>Support re: rebuilding of the works yard is noted. In terms of educational facilities, paragraph 6.7 of the Master Plan makes clear that there is an aspiration to provide educational and interpretative facilities on the south side.</p> <p>Section 11 of the Master Plan explains that one of the Cathedral's priorities is the need to assess the best and most productive use of its property around the Close.</p> <p>Paragraph 11.6 of the Master Plan suggests a feasibility report to be undertaken to examine what property the Cathedral has that could be used more productively and what the optimum use of these buildings</p>

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		might be. This should be undertaken with advice from a commercial surveyor who can provide guidance as to which uses the buildings could best be put to optimise their rental income.
<p>Environment Agency (Ms Ellie Challans)</p>	<p>Thank you for consulting the Environment Agency on the above masterplan.</p> <p>We have reviewed the document entitled Salisbury Cathedral "An Exceptional Place" Revised Master Plan 2016.</p> <p>New Residential Accommodation Proposals</p> <p>The site of the proposed new residential accommodation to the rear (north) of number 20 The Close is within Flood Zone 1. This is considered to be at low risk of fluvial flooding and is therefore not considered to be subject to Flood Risk Assessment (FRA) for fluvial flood risk. Surface water management and other localised flood risk sources may be of concern to the Lead Local Flood Authority (LLFA) so we would encourage full consultation over this matter with them.</p> <p>Works within Flood Zones 2 and 3</p> <p>A number of elements of work are discussed within the revised Master Plan that would fall within Flood Zones 2 (medium risk) and 3 (high risk) as defined within the NPPF and accompanying Planning Policy Guidance. These elements include the New Works Department, Song School, Magna Carta / Archive housing, Education Facility etc.</p> <p>The Revised Master Plan discusses the requirement for a FRA most notably relating to the proposed Works Department within paragraphs 4.20 - 4.22 and again in</p>	<p>Comments noted. The Master Plan recognises that a detailed Flood Risk Assessment will be required.</p>

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	<p>paragraph 6.13. The planning principles set out within the NPPF, including the requirement for FRA, will also apply equally to all other proposed elements within Flood Zones 2 and 3.</p> <p>The requirement for a FRA under the NPPF is preceded by the requirement for the consideration of the Sequential Test and/or Sequential Approach, whereby developers are required to consider siting the highest vulnerability parts of development in the lowest risk parts of the site. The Local Planning Authority (LPA) must ensure the correct application of this procedure, ensuring each element is considered independently in accordance with its vulnerability classification.</p> <p>One of the most important flood risk considerations in the study area is the presence of and interaction between the various sources of flooding. The FRA should therefore identify and assess all flood risk sources and recognise that flooding within the study area sometimes differs from that shown on our published Flood Map (which is based solely on fluvial river modelling). For clarity, and with the development planning process in mind, the Flood Zones (including Flood Zones 3a and '3b' [functional floodplain] and Flood Zone 2) are defined in the Planning Practice Guide to the NPPF:</p> <p>http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-1-flood-zones/</p> <p>Additional explanation of the functional floodplain is set out in: http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/strategic-flood-risk-assessment/how-should-a-strategic-flood-risk-assessment-be-used-to-identify-the-functional-floodplain/</p> <p>The LPAs Strategic Flood Risk Assessment (Level 1) adopts a precautionary approach where all of Flood Zone 3 (3a and 3b) is assumed to be 'functional' unless hydraulic modelling shows otherwise. For information, the Council's Strategic Flood Risk Assessment Executive Summary is available at:</p>	

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	<p>http://www.wiltshire.gov.uk/joint_south_strategic_flood_risk_assessment_level_one_2008_-_executive_summary.pdf</p> <p>Our current hydraulic model was undertaken in 2010 and the model and data is now freely available for public use. We are also planning to proceed with an updated hydraulic modelling study imminently but the results of this may not be available for some 12 months of more. Our existing model can be made available when the scheme options are further developed, however we would recommend waiting until our updated model is available to ensure that the best and most up-to-date hydrology and model is used.</p> <p>NB. The use of our current (2010) model would require updates to the hydrology as well as refining the model itself for site specific FRA. It will be necessary to demonstrate that any proposed scheme does not result in an increase in flood risk to the site or elsewhere. It is highly likely that hydraulic modelling will be needed to satisfactorily demonstrate this.</p> <p>In the future, when the preferred scheme option(s) and an FRA have been developed in more detail, we would be pleased to offer further comment.</p>	
<p>Dr P Claydon</p>	<p>Salisbury Cathedral “An exceptional Place”</p> <p>Our Vision for the Future</p> <p>The Vision for Salisbury Cathedral document as stated in the Executive Summary identifies twelve separate aspects to be considered. These are very varied and some are intentions and some are aspirations and some are more clearly related to the core functions of the wonderful Cathedral.</p> <p>Various aspects of this complex set of proposals deserve support to maintain the current function of the Cathedral and they are clearly essential. Other proposals seem to be aspirations that are less clearly based on proven need. Indeed, some</p>	<p>Comments noted.</p> <p>The Master Plan sets out a clear and simple set of projects which the Cathedral Chapter wish to pursue in the medium term. To set too rigid timeframes and specific outcomes, would mean that the Plan would be unable to respond to factors such as</p>

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	<p>aspirations could be to the detriment of other providers with facilities currently within the Close and may well create a challenge for the viability of all of them. Collaborative use of existing facilities within the Close could be beneficial to all parties involved and result in a more cohesive sense of purpose for everyone. It is critical that any development proposals that do proceed show respect for all the users and residents of the Close both now and in the future.</p> <p>This paper is written to comment on only six aspects arising out of the vision. It is written without the consent of Oakley Planning and Conservation because it is a document in the public domain.</p> <p>Conclusion</p> <p>There is no place for any unnecessary development proposal simply because one can and even less of a place for development if one cannot afford to build it and then to manage it.</p>	<p>availability of funding (which may mean projects can be implemented sooner or later than envisaged). This flexibility and use of indicative timeframes is in accordance with the NPPF.</p> <p>Any development proposed will be because of an identified need; and necessary funding will clearly have to be identified as and when required.</p>
	<p>Funding</p> <p>Funding is a critical issue for anyone considering the Vision for the Future. There is nothing stated that gives rise to the belief that there are unlimited funding streams currently in place for any of the works envisaged. Indeed, rather the opposite, because it is clear that much of the clergy and non-clergy accommodation is within old, large and inefficient residences that are too costly to manage. Surprisingly there does not appear to be any proposal to sell off these potentially leasehold properties when vacated but rather it seems the plan is to rent them out. That is not a quick way of raising money and indeed it will be costly to raise them up to a standard fit for rental in the first place. To fund even the aspiration of a housing estate within the medieval secret garden and the orchard to the rear of No 20 The Close will be very costly and it is unclear as to where this money will come from.</p> <p>The other enormous expenditure on the Works Department, the Song Schools and</p>	<p>The Master Plan sets out a clear and simple set of projects which the Cathedral Chapter wish to pursue in the medium term. At this stage, precise timetables for when the projects within the revised Master Plan will be carried out are not set out and the Master Plan recognises that this will depend on many things, including granting of necessary permissions and funding availability and the need to be thorough the planning and design of any new buildings.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>the Library, Archives and Offices will have to be funded in some way. Presumably yet another vast fundraising activity is envisaged. At a time when there are many other centres within the Close whose fund raising plans are critical for both their development and survival yet another Cathedral based fund raising scheme may not prove to be as successful as might be expected.</p>	
	<p>Improving Access and the Welcome Point 1.4 - 1.13, 2.1 – 2.13, 10.1 -10.11</p> <p>There is always going to be a conflict between the difficulty of access for both pedestrian and motorist into and through the Close together with the need to protect the privacy of the residents within the Close. It is a conflict that will have been present from the very moment the Close became gated and those on foot, the pilgrim, priest and resident would have had to enter together with the horse-rider or carriage through the narrow gateways. Is there any evidence that this conflict positively inhibits the public's wish to access the Close? What is the incidence of accident and injury with the current arrangements?</p> <p>Shared space is a fact of life and people generally simply get on with it. The Close roadways are not used as a through route and there appears to be a high degree of respect and politeness from the motorists however thoughtlessly the shared space is used by the walking public. It works as it is and however the access is reconfigured there will always have to be shared spaces with all parties within the Close. Reducing the number of cars accessing the Close is simply not the answer. Is there any evidence that cars enter the Close currently without either right or good reason? Two Park and Ride bus routes allow easy access for visitors to Salisbury to enter via St Anne's Gate.</p> <p>Any changes to vehicular access routes should be decided not just by the Dean and Chapter alone but by all those who actually use cars for practical reasons and either live within the Close, work within the Close or park within the Close. Currently a relatively steady and essential income is generated by those who pay to park within</p>	<p>Comments noted.</p> <p>The Master Plan recognises the desire to find a balance between the need to safeguard the environment and beauty of the Close and its function as a living and working environment.</p> <p>The Master Plan explains at paragraph 10.5 that almost all consultation responses to the draft Master Plan supported the need to improve traffic management within the Close, although there were a variety of opinions about how this could be achieved. This shows a need to undertake more work on this issue in a way that involves all of the interested parties in and around the Close.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>the Close on a daily basis and this income stream should perhaps be maintained rather than reduced.</p> <p>The clear aspiration of the Dean and Chapter is to increase the number of visitors, both the tourists and those who wish to worship. At the same time there is a clear intention to lengthen the duration of the visits by improving the general experience as well as providing additional facilities.</p> <p>One of the significant charms of the Close is the penitentiary aspect of accessing through three ancient shared space portals.</p> <p>The added beauty of the Close for both resident and visitor is the relative tranquillity and the reverential world within the walls and within the Cathedral itself. There is a concern that the wish by the Dean and Chapter to introduce changes of access and tourist welcoming could reduce the tranquillity and prime functions of contemplative safety within the Close and of worship in the Cathedral.</p> <p>There is a worry that growing the empire of the Dean and Chapter and the tourist attractions could take precedence over the other interests within the Close.</p> <p>The changes that have taken place to provide the Bell Tower Tea Room do not yet create the Welcome Point so clearly desired by the Dean and Chapter.</p> <p>The suggestion of a new extension on the West side of this building could be seen favourably but the design would be critical to approval and must not in any way reduce the view of the Cathedral.</p> <p>To a degree a discreet extension on the South side of this building might be less obscuring of the view of the Cathedral as one approaches from the High Street Gate.</p> <p>This building is in a very public location and was clearly not ideal for the residence of the Vicar to the Close so the change of use to a tourist function was acceptable so it</p>	

Consultee	Consultee Representation	Wiltshire Council Response
	<p>is not unreasonable to continue that theme. The use of the North Door for entry into the Cathedral is very sensible and of course those going to worship currently can access through this doorway. The discrete entry via the South door is inconvenient for those arriving via the High Street Gate or St Anne's Gate but should remain as an alternative and of course is very appropriate to gain access to the Cloisters and the Chapter House.</p>	
	<p>Clergy Homes and Office Accommodation 1.36 -1.41, 9.1 -9.11</p> <p>It is concerning that the proposal is to create an enclave for Cathedral Clergy and other Staff within the medieval garden space behind No 20 is based on the plan to vacate the current residences because of size, maintenance costs and running costs. Not only will this development be within the curtilage of various listed buildings but together with the plans for No 20 almost all of the existing gardens will have to be lost to provide space for the necessary and desirable parking that will be associated with these proposals.</p> <p>Sarum College next door is not a car park for non-users of Sarum College.</p> <p>If there is a determination to proceed with this development for a small residential estate, then perhaps the lease for the land should be sold for private development and the funds liberated would then be available to be used to modernise existing residential listed buildings. Even listed buildings can be sensitively modernised and gain efficiency savings within limits.</p> <p>The views of the current occupants might be valuable.</p> <p>The current residential use of No 20 will be lost by the change of use to offices accommodation but there is a logic to that aspect of the proposals.</p>	<p>Any proposal to develop housing will be required to comply with policies in the statutory development plan, which, inter alia, seek to protect heritage assets and residential amenity.</p> <p>Comments re: the lease for the land being sold are noted.</p>
	<p>Works Department and Song Schools 1.29 -1.33, 1.42 - 1.44, 6.1 - 6.6 & 6.11</p>	<p>Support and comments noted.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>It is clear that the proposal to modernise, rationalise and improve the Works Department buildings and yard area is very worthwhile and should be given full support. These proposals will ensure the continuation of the essential craft skills to be taught with apprenticeships and for these skills to be available on site for the essential maintenance of the Cathedral fabric.</p> <p>If there is space created for other facilities in the area of the current Works Yard this would clearly be a good location for the development of the much needed choir facilities of new Song Schools. The proximity of the works department and the associated noise can be factored in to the acoustic requirements of the new build. This should not be a problem of design and the location would be perfect for solving the need.</p> <p>That there are concerns regarding the location being on a flood plain (the history of flooding is not disclosed in the text) will simply be a further design detail in the planning stage for both the works department and the song schools.</p>	
	<p>Meeting Rooms and Function Spaces 5.1 -5.4</p> <p>In some of the aspects it is difficult to fully understand all of the problem that this document seeks to correct. There are already available meeting rooms, lecture rooms and study rooms with and without catering facilities in various locations such as the Gate House, the Museum, the Wardrobe, the Medieval Hall and in particular Sarum College. There may be even more underused facilities in the schools around the Close. In particular many of the educational facilities currently available at Sarum College could fully provide for the apparent educational and meeting room needs mentioned in the document. Sarum College currently has in place plans and intends to develop new conference facilities that will even better provide for many of the stated needs of the Vision. There is no obvious proven need for the Cathedral to invest, as yet unavailable funds, into duplicating facilities. Is there any real</p>	<p>The Master Plan explains at paragraph 5.1 that the Faith in the Future document identified a need to provide space for the Cathedral to hold meetings and functions.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>evidence for the need for extensive development of the facilities as identified within the Vision plan? Indeed, building new facilities that will inevitably compete with already existing facilities within the Close has to be fundamentally wrong and could well result in non-viability for all of them. Better use of the existing facilities with good collaborative working would be a far better way forward in respect of many of these aspirations.</p>	
	<p>The Library, Archive and the Magna Carta 4.1 - 4.25</p> <p>There will be relatively few visitors to the Cathedral who will have either the interest or the time to delve into the library or the archives. Apart from the Cathedral, and all within its curtilage, the Magna Carta is the prime attraction. The current location within the Chapter House is very atmospheric and has a sense of place. The access does have limitations for large numbers of visitors at one time but that is not always a disadvantage. On the face of it what evidence is there that the archives or the library have to be physically within the immediate curtilage of the Cathedral? They certainly need to be dry and protected and accessible.</p> <p>The Magna Carta, on the other hand, needs to be in a location of historical merit to enhance the impact of the visit to Salisbury Cathedral. A new building could work but would not be as validating as the Chapter House.</p>	<p>Comments re: library and archive noted. The Master Plan confirms at paragraph 4.16 that the location of the library should continue to be in the Chancellor's Seminar Room.</p> <p>Comments re: Magna Carta noted.</p>
	<p>School Facilities 1.26 -1.28, 7.1</p> <p>Recent experience has shown that the Dean and Chapter are perhaps not the best people to decide what the future needs might be of the Cathedral and Choir School. What is vital that the Dean and Chapter fully support any well proposed future needs as and when they arise from the school governing body. It is presumed that the Dean and Chapter will always have representation on the school governing body.</p>	<p>The Master Plan confirms the Cathedral's commitment to working with the School to support development of its facilities and future flourishing.</p> <p>Support for development proposals for new Song School facilities are noted.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>The development proposals for a new Song School facilities are a current and shared need and are therefore clearly appropriate for this vision and should be supported.</p> <p>Conclusion</p> <p>There is no place for unnecessary development proposal simply because one can and even less of a place for development if one cannot afford to build it and then to manage it.</p>	<p>Any development proposed will be because of an identified need; and necessary funding will clearly have to be identified as and when required.</p>
<p>Salisbury City Council (Mrs Cathy Titcombe)</p>	<p>At a meeting of Salisbury City Council's Planning and Transportation Committee on 3 October 2016 it was resolved to support the Salisbury Cathedral Masterplan.</p>	<p>Support noted.</p>
<p>Natural England (Mrs Carla Wright)</p>	<p>Natural England does not consider that this Salisbury Cathedral Revised Master Plan poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.</p> <p>The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.</p> <p>If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.</p>	<p>Comments noted.</p>
<p>National Grid (Mr Robert</p>	<p>National Grid has appointed Amec Foster Wheeler to review and respond to</p>	<p>Comments noted.</p>

Consultee	Consultee Representation	Wiltshire Council Response
Deanwood)	development plan consultations on its behalf. We have reviewed the above consultation document and can confirm that National Grid has no comments to make in response to this consultation.	
Mrs Mary Sharpe	A lift could be constructed for access to the Historic Library	Comments noted.
Canon Roger Sharpe	A lift could be constructed for access to the Historic Library	Comments noted.
Mr Joseph Caunt	<p>I generally approve of the approach of the future in the Master Plan and appreciate some of the difficulties ahead.</p> <p>Although the North Porch in the important entry to the Cathedral it is impractical as the main entry for tourists especially in the main reason. It is inadequate to accommodate the doration desk and visitors and speaking as a guide it is difficult to assemble parties inside the door and there is almost immmediately a conflict withthe fond. This all became evident at an earlier experiment.</p> <p>Although controversial could there be a permanant extension in the position of last years marquee formed simply of stone and glass.</p> <p>The replanning South of the Cloisters is long overdue but opening up of the Southern face of the Cathedral will be likely.</p>	Comments noted.
Salisbury Civic Society (Mrs E Milton)	<p>Query the proposal for dwelling(s) to rear of No.20.</p> <p>Has an assessment of significance been undertaken for this site? Options appraisal?</p>	The Council are committed to working in partnership with the Cathedral authorities to help set out a clear programme for

Consultee	Consultee Representation	Wiltshire Council Response
		future works that will enhance the Cathedral. To endorse this Master Plan as a material consideration to be taken into account when determining future planning applications, is a sign of that commitment, but it is not the case that this in anyway short-circuits the planning regulations. It is a material consideration and not planning policy or the grant of planning permission per se. All statutory procedures will be followed with individual planning applications, so parties can have a say as and when the projects come forward in more detail.
Highways Agency (Chrystèle Garnier)	Thank you for consulting Highways England on the Cathedral Masterplan. We have reviewed the documents and have no comments to make at this time. In the future we would welcome the opportunity to comment on any planning application received which may have the potential to impact on the strategic road network.	Comments noted.
Wiltshire Council (Heather Blake)	We would want to express support for their preferred measures i.e. • some kind of restriction on non-essential car users	Support noted.

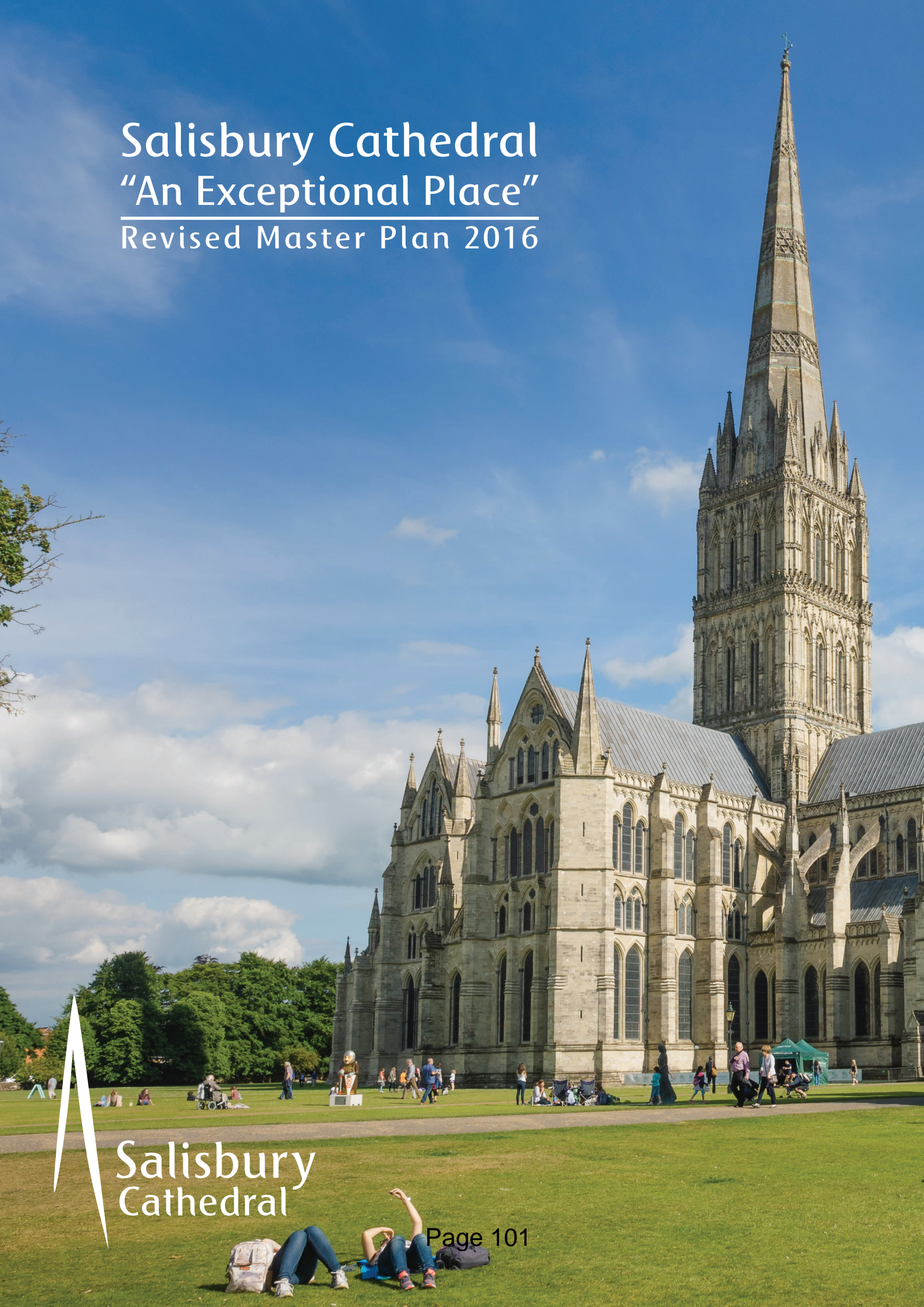
Consultee	Consultee Representation	Wiltshire Council Response
	<ul style="list-style-type: none"> • altering the priority in favour of pedestrians and away from car drivers <p>We should also emphasise that any changes should ensure no obstruction is made to NCN 24 which runs through the close, and that school travel needs to be considered (as they acknowledge), particularly making better use of existing bus services and Park & Ride as drop-off zones.</p> <p>We will be happy to discuss these issues in more detail as their proposals progress.</p>	
Southern Water (Charlotte Mayall)	<p>Many thanks for your email regarding the above consultation. However I confirm that Salisbury and the Cathedral itself are not within Southern Water's operational area, therefore we have no comments to make on the Plan at this time.</p>	<p>Comments noted.</p>

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Salisbury Cathedral

"An Exceptional Place"

Revised Master Plan 2016



Salisbury
Cathedral



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This report has been prepared by Oakley Planning & Conservation and is for the sole benefit of the Chapter of Salisbury Cathedral. It may not be used or referred to in whole or part without the express agreement of Oakley Planning & Conservation.



“An Exceptional Place”: our Vision for the Future

Salisbury Cathedral is one of England’s great treasures, sitting in one of the most beautiful urban open spaces in the country, The Close. The Cathedral is a house of prayer, a witness to the majesty and mercy of God, a building of extraordinary beauty and the mother church of the Diocese of Salisbury. It is the spiritual heart of the City of Salisbury, providing a place of welcome for visitors from across the world. Supported in its mission across the centuries by the extraordinary range of complementary medieval buildings in the Close, the Cathedral offers a glorious venue for the arts and a centre for training in ancient skills and craftsmanship.

It is therefore an exceptional place which must be cared for and maintained, not only to preserve its ancient heritage but also to continue and nurture its role to inspire and console the whole of our community as well as future generations.

The heritage of the Cathedral building itself includes the long history of daily worship and choral traditions, as well as the skills and expertise involved in maintaining the fabric, stonework and glazing. This heritage is therefore an intricate mix of built fabric and human endeavour.

We are a place which welcomes and embraces many people, whether they are worshippers or visitors. Our partnerships within the Close and city are very important to us. We also have a responsibility for the wider environment and aim to operate sustainably in line with the clear values of our mission and ministry.

All of these are reasons why we consider it important to have a vision for the future and why we have developed our Master Plan. The 2015 consultation showed us that the technical nature of a Master Plan is not necessarily helpful to our many and varied stakeholders. We hope that by setting out more of our vision for the future, we will help explain our ambitions more clearly.

The Cathedral’s stated purpose is “Making a difference for God through exceptional worship and outreach” and how we do things is just as important to us as what we do. Our values of Integrity, Generosity and Compassion guide all of the projects we want to undertake, which are set out in this revised Master Plan.

We understand that a Master Plan is only successful if it has a clear vision, raises aspirations and provides a means of building consensus. We are committed to making sure that our Master Plan does this. We believe it has been developed from a genuinely participatory process so far and now welcome a further round of consultation in Wiltshire’s planning process.

We look forward to the collaborations this will bring as a means of strengthening the future community role we have in Salisbury as well as supporting our engagement with the wider world beyond. It is our hope that an exemplary Master Plan will help everyone share and participate in our vision for this exceptional place.



Our Aspirations and Intentions

It is important to us that the projects within the revised Master Plan help build our relationship with those within the Cathedral Close and also with the city as a whole. The Cathedral's foundation in 1220 was central to Salisbury growing and developing into the city it is today. The Cathedral and its community have always been at the heart of the city.

Whilst much has changed over the last 800 years, the Cathedral has always been called to make everyone welcome. It makes a difference to people's lives in many ways, not only through ministry and worship, but through outreach, hospitality and shared learning. The range of activities we saw throughout the Magna Carta celebrations in 2015 is a testament to that, as is the feedback in the 2015 consultation, which clearly demonstrated that many people want to see and learn more about their heritage through us.

The projects within the revised Master Plan are ones which we believe will enable us to continue to make a difference within the Close and the City and continue the story of this exceptional place into future centuries. We want to remove the barriers, whether intellectual, emotional or physical, so that our worshippers, visitors and the whole community of Salisbury can be more engaged with us. We want to continue to make a significant contribution to the economic well-being of the county.

There is a relatively simple portfolio of projects within this revised Master Plan that we believe need to be undertaken to preserve the specialness of this place, its heritage and craft skills.

We want to provide state of the art accommodation for the Archives and Magna Carta because we recognise the need not only to preserve them but also to make them more accessible to new audiences.

It is vital for us to sustain our Works Department. The Major Repair Programme of the Cathedral will come to an end in the foreseeable future but we will still need to ensure that the Cathedral is maintained for decades and centuries to come. We want to show, explain and further train and support the rare skills possessed by our craftsmen and women working on the buildings. The consultation process to date has shown clearly that many people would like to know more about the work our craftspeople do, and be more involved themselves.

The aim to provide our Choristers with a new Song School is an expression of our commitment to preserve and sustain our exceptional musical heritage, supporting the talent that plays such a central role in the Cathedral's life of worship and prayer.

We know that our current facilities are limiting our ability to do all that we want to in welcoming our visitors. The ability to enhance our hospitality is at the heart of our thinking about how to improve access and visitor welcome.

We intend to spend time considering how the individual projects will work together across the whole site. For instance, a new welcome point is likely to affect the flow of visitors around the Cathedral and potentially within the Close itself. As part of improving the visitor's welcome, we want to consider the Cathedral's North Porch, which is a significant point of entry into the Cathedral and deserves greater care and attention. It is important that we give time and consideration to such issues. We are committed to making decisions about our future development plans that are based on evidence and research and not simply on opinion or instinct.



We want to provide facilities for those who play an active part in the Cathedral community, as well as those who visit, with rich opportunities to exchange ideas and be challenged, to think about our shared and individual experiences in life, including most critically a sense of the spiritual and the sacred. We need to serve the individual visitor or pilgrim, our local partners and the wider community, including significant and sizeable groups from around the world coming to Salisbury.

We have a wealth of experience in engaging people of all ages and interests in our outreach activity, and the consultation process has emphasised that people want to be able to do more of this. We see the projects that relate to meeting rooms, function spaces and education facilities as creating flexible areas that will help us do more of this work and to do it more creatively.

Any new buildings, on the South Side or elsewhere, should be of the highest quality and take into account energy use and environmental factors. We want to be a Cathedral that recognises and responds to the modern day challenges of climate change and environmental sustainability. We know that the local, regional, national and global context can change rapidly and we will need to be ready to respond.

The revised Master Plan incorporates a number of projects which reflect this; sustainable staff housing is one example, as is our obligation to ensure that we make the best use of all our property. Our daily business needs to operate effectively and this aligns with our aspiration to establish one location for our professional support staff and numerous volunteers in a “Cathedral House”. This approach also underpins our wish to enhance traffic management within the Close and find ways to support all who come into it, whether on foot, on two wheels or on four.

At this stage we are not able to determine precise timetables for when the projects within the revised Master Plan would be carried out. This will depend on many things, including granting of necessary permissions and funding availability and the need to be thorough in our planning and design of any new buildings.

A Master Plan looks many years ahead and our consultation feedback document noted that “cathedrals plan, not in weeks or months, but in decades”. There is much work to be done and that will take time. However, we do have a preferred sequencing for the projects which has been informed by the consultation feedback we received and our subsequent deliberations.

If the revised Master Plan is endorsed we intend to proceed first with development of the South Side. It was clear from the consultation process that the proposed development of this site captured the imagination of many. The opportunity to provide a new Works Yard, education facilities and the potential to see and experience the work of our craftspeople was supported by the majority of respondents. So too the desire to see more of our Archives and Library treasures as well as finding a permanent home for Magna Carta. On the South Side a new Song School could also be located. Our intention, therefore, subject to obtaining statutory and regulatory approvals, is to focus firstly on these projects. It is expected that this work will take some years to complete.

In light of the decision not to change the Cathedral School’s occupancy of the Bishop’s Palace, the need to find alternative space for staff accommodation, meeting and function rooms has also increased. It is our intention, alongside development of the South Side space, to consider how we might develop our existing buildings in order to meet this need.



Executive Summary

- 1.1 For a number of years, Chapter, the governing body of the Cathedral, has been considering the future development and preservation of the Cathedral and the Close. The first report, *Faith in the Future* (2008) involved a detailed analysis of the Cathedral and its role and functions. It proposed a number of projects to address a wide range of issues faced by the Cathedral and how it is used by worshippers, visitors and staff. The 2015 Master Plan document was a new distillation of what the Cathedral has learned in the intervening period and provided the context for the projects that are now proposed to be taken forward.
- 1.2 The preparation of the new Master Plan has been discussed with officers at Wiltshire Council who are supportive of this approach to set out proposals that can form an agreed basis for decision making in future years. This Master Plan has also been the subject of widespread public scrutiny as a result of an extensive public consultation which took place between June and December 2015. A separate 'Master Plan Feedback Document' explains how this consultation was undertaken and summarises the responses received to the proposals within the first draft of the Master Plan. The consultation responses have been very informative and have resulted in several of the proposed projects being reviewed and, in some cases, omitted from the Master Plan proposals.
- 1.3 This second draft of the Cathedral's Master Plan has been prepared following a careful assessment of all the responses to the consultation. The following paragraphs summarise the proposals within this second draft and detail changes that have been made to the proposals and why.

Public Access to the South Side of the Cathedral

- 1.4 The completion of the Major Repair Programme (MRP) and the rationalisation of the Works Department site that will follow present a good opportunity to open up the grounds to the south of the Cathedral to public access. Aspects of the Cathedral, including the views painted by Constable, are currently inaccessible and could be opened up and enjoyed by the public.
- 1.5 The public response to the proposal to enable public access to more of the Cathedral's precinct on the south side of the Cathedral was fairly evenly mixed between those who supported the proposal and those who opposed it. Those in favour welcomed the increased access to more aspects of the Cathedral whilst those against were concerned about safeguarding children at the Cathedral School and about the potential loss of some of the school grounds.
- 1.6 The responses from institutions to this proposal showed strong support for providing better access to the grounds to South Side of the Cathedral. Of particular note, the Cathedral School accepted the idea of increased access in principle, subject to safeguarding concerns being addressed.
- 1.7 The Cathedral Close is one of the finest urban open spaces in the country and increasing access to it remains an important part of the plans for the coming years and closely relates to future proposals for the works yard. How this would be managed would need careful consideration to ensure a balance was found between extending public access and meeting the Cathedral School's requirements. Chapter is also committed to ensuring the safeguarding of children at the Cathedral School and will work with the School as it develops its own plans for improving School facilities.

Improving access in the Close and Welcome Point at 32 - 33 The Close

- 1.8 The present pedestrian access to the Cathedral for worshippers and visitors is not ideal. From the High Street Gate in particular, the opening up of what should be a wonderful vista is affected by a conflict between traffic and pedestrians and ambiguity as to the best route to enter the Cathedral. Once in the Close the entrance to the Cathedral is not through one of the principal doors, but through a smaller, side entrance. Despite wayfinding signage visitors are not always clear about where to go.
- 1.9 As well as looking for ways to improve the movement of people and traffic entering and leaving the Close, the Cathedral wishes to explore creating a welcome point for visitors entering from the High Street and St Ann's Gate and to improve understanding for visitors about where to enter the Cathedral.
- 1.10 The idea of providing a visitor welcome point was generally well received by both the public and institutional respondents to the first draft of the Master Plan. For many of the respondents a welcome point was a facility that could be beneficial for the whole of the Close. Those who were not in favour of a welcome centre at 32 and 33 the Close suggested that, although in a good location, the building would not be suitable due to its size and would not work for visitors arriving by coach.
- 1.11 Since the first draft of the Master Plan, the Bell Tower Tea Room has opened and the Friends of Salisbury Cathedral have moved to offices within 32 and 33 the Close. It remains an aspiration of the Cathedral for a visitor welcome point, but not a visitor centre, to be provided in this location. This would most likely be achieved through the provision of a purpose built extension on the west side of the building.
- 1.12 At a more detailed level the consultation on the first draft of the Master Plan asked for views on which of the doors into the Cathedral should form the principal public access. In particular this question explored the use and appearance of the North Porch as the main public access to the Cathedral. The responses to the consultation were split between those people who felt that the North Porch was the natural and most legible way into the Cathedral and those who had experience of using this entrance during previous trials and were unconvinced of how practical this would be. The input from organisational respondents was generally supportive although it contained some concern about physical changes that might be needed were this change to the main entrance to be made. The exploration of alternative access arrangements remains within the Master Plan as a proposal that will need further thought should it proceed. Consideration will also be given to how the appearance of the North Porch might be improved.
- 1.13 Unsurprisingly, there was general consensus from the consultation that the Cathedral should work towards improving traffic management within the Close and thus the impact that traffic has on visitors and residents. A number of suggestions were made as to how this could be achieved which are explained more fully in the revised Master Plan.




Providing a permanent home for Magna Carta

- 1.14 Closely aligned to the aspiration to give better access to the Cathedral's treasures is the desire to provide a permanent home for Magna Carta. The display within the Chapter House has ensured a successful experience for visitors and pilgrims since 2015 but in the longer term the Cathedral wants to find a permanent place for it to be displayed. The Chapter House has its own historical and aesthetic attributes which could be more open to appreciation if Magna Carta was displayed elsewhere.
- 1.15 There was strong public support within the consultation for Magna Carta having a permanent home. Notably, a number of the respondents considered that its existing location was a suitable permanent home, although others felt that moving it elsewhere could allow better appreciation of this superb medieval space within the Cathedral.
- 1.16 The subject of most disagreement with the draft Master Plan proposals was the potential relocation of Magna Carta to a permanent display within the Bishop's Palace. This was generally perceived to be a poor idea as it was premised on the Cathedral School vacating or sharing the building and also because of the unsuitability of the Bishop's Palace as a controlled environment where Magna Carta could be safely displayed.
- 1.17 It is clear from the responses received to the Master Plan consultation that, while there is general support for Magna Carta having a permanent home, the Bishop's Palace is not considered to be a suitable location. The Cathedral School governors also made clear that they wish to continue to use the building that they consider to be at the heart of their facilities. The strength of feeling received during the consultation led to Chapter advising the School in April 2016, that there are no plans now to change the School's occupation of the Bishop's Palace.
- 1.18 Establishing the most suitable home for Magna Carta remains one of the Cathedral's priorities, but its thinking has changed as to where this might ideally be. The most likely options are now either within the Cathedral itself – including its present location or possibly within a redesigned Plumbery space (where the Refectory and shop are presently located) – or within a modern purpose-built structure on the site of the existing works yard.

Access to the Cathedral Archive and Library

- 1.19 The Cathedral Archive is stored within the Chapter Office and the Fabric record is held in the Parvis Room above the North Porch. The Library is located in the Chancellor's Seminar Room above the east side of the Cloister. The Cathedral wants to re-locate the Archive to somewhere where the correct conditions for the storage of important documents and greater public access can both be provided. The Master Plan consultation also sought responses to the suggestion that the Library could be moved so that all of the historic records would be in one location.
- 1.20 The consultation feedback was firmly in favour of improved storage and better access to the Archive and Library. It was the most popular proposal and comments noted that the current locations limit physical access to these treasures. There was also general consensus that the Bishop's Palace would not be a good location and that the Library should remain in the home within the Cathedral where it has been for many centuries.

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- 1.21 The Cathedral remains keen to secure improved storage facilities for the Archive. Extending access to this and to the Cathedral Library is also an aim that remains within the Master Plan and may include improving virtual, intellectual and physical access. Given that the Cathedral School plans to remain in the Bishop's Palace, Chapter has also concluded that it would not be practical or desirable to move the Library from its historic location. However, there remains a need for the Chapter Office and Fabric Archive to be found a more suitable home.

Creating Education Facilities

- 1.22 While the guided tours of the Cathedral provide an excellent opportunity for visitors to discover more about the building and its history, there is a lack of facilities to allow visitors to explore in more detail the history of the site, particularly through the use of historic records and artefacts. The aspiration to explain more of the Cathedral's story and its integral relationship with the City of Salisbury is at the heart of this proposal.
- 1.23 The present educational facility within the Gate House and Gate House meeting room is too small and no longer considered suitable for purpose. The Cathedral would like to find a new site where improved educational facilities can be provided.
- 1.24 Within the context of opening up access to the area to the south on the existing works yard site there was strong support for providing improved facilities for education. This was seen in the widest sense, ranging from school children visiting the Cathedral to adults learning the Cathedral's heritage skills within a reconfigured Works Yard.
- 1.25 The Works Yard site remains the most suitable location for the provision of educational facilities. A well designed building or buildings here could accommodate a variety of uses including for educational facilities. There was strong support for the work of the masons and glaziers to be accessible to the public and for learning about these important skills to be part of the long-term plans for the site.

New facilities for Salisbury Cathedral School

- 1.26 The strongest response to the first draft of the Master Plan was to proposals for the Bishop's Palace. Among a number of alternatives, the first draft of the Master Plan suggested that the Cathedral School might vacate the Bishop's Palace and develop new facilities on land to the east of this listed building. This change would have allowed the Bishop's Palace to be used for other purposes – amongst which was suggested a home for Magna Carta, the Cathedral Archive and meeting or function room space.
- 1.27 In light of the concerns raised during the consultation process on this specific proposal, the Cathedral Chapter has already advised the School that it now has no plans to change their occupation of the Bishop's Palace. The Cathedral remains committed to working with the School to support development of its facilities and future flourishing.
- 1.28 The Master Plan consultation asked the specific question whether consultees supported land to the east and south east of the Bishop's Palace being used to provide better educational facilities for the Cathedral School. 60% of the survey respondents agreed with the principle of providing additional facilities for the School on this land and there was also strong support from institutional respondents as well. Support for the development of the school was on the basis that this was most effectively decided by the School itself.



Development of the Works Yard Site

- 1.29 The Cathedral Works Department has occupied a range of temporary buildings to the south of the Cloisters during the thirty years of the Cathedral's Major Repair Programme and has been within the footprint of the Cathedral for centuries. The Cathedral is committed to continuing to employ a specialist workforce who will be able to maintain and conserve the Cathedral in the future. More expansively, the Cathedral is also committed to playing its role in ensuring that the heritage craft skills of stonemasonry and glazing are sustained and developed for the future, through developing the skills of existing staff, offering apprenticeships and extending conservation skills to a wider audience. A permanent home for the Works Department to the south of the Cathedral both maintains continuity with its history within the Cathedral and supports developments in learning about the Cathedral and its ancient fabric.
- 1.30 This proposal was extremely well supported within the Master Plan consultation, with around 65% of respondents supporting the idea of a works yard being retained on the current site. There is keen interest in public access to the Works Yard and visitors being able to see the Cathedral 'behind the scenes' and learn more about the heritage skills that safeguard its fabric.
- 1.31 Opposition to this element of the proposals was generally more in the form of caution being expressed rather than disagreement to the principle of development. The impact of a redeveloped works yard on the setting of the Cathedral was raised as well as the challenges of developing an area of potential archaeological sensitivity that is within the floodplain of the River Avon.
- 1.32 Institutional feedback on this proposal was also generally supportive, highlighting the need for great care to be taken on a site of such great architectural and historic sensitivity. This feedback also cautioned against over-reliance on this site for providing space for buildings with new uses.
- 1.33 Following the Master Plan consultation, the provision of a permanent Works Department on the south side of the Cathedral remains a key priority. Careful consideration will need to be given to how best to utilise this important site, particularly in view of the number of potential uses that could be accommodated alongside a new works department building.

Building a new Auditorium

- 1.34 One of the aspirations for the Cathedral and the Cathedral School has been to provide an auditorium within the Close. This would be an auditorium shared between the Cathedral and the Salisbury Cathedral and Bishop Wordsworth Schools, with the capacity to seat around 200 people for concerts, lectures and gatherings associated with worship or education.
- 1.35 The public consultation resulted in a wide range of responses to this idea. Whilst there was some agreement for the need to provide larger meeting or performance spaces, this was tempered by the suggestion that it was Salisbury itself that needed this form of accommodation and that to try to build an auditorium of the scale required would almost inevitably have implications for the historic setting of the Cathedral. The Cathedral has therefore decided not to proceed any further with the idea of building an auditorium, but is committed to working with other organisations who might wish to develop their own.

Providing new Clergy Housing

- 1.36 At present, Cathedral clergy, principally the residentiary canons, live in properties around the Cathedral Close. Most of these houses are older and, in some cases, listed buildings that, because of their size and condition, are very expensive to maintain and run.
- 1.37 The Cathedral would like to explore providing more sustainable living accommodation, either through the conversion and re-use of existing property or through the provision of new, purpose built, housing.
- 1.38 The specific proposal to provide clergy housing at the rear of 20 the Close received a mixed response in the consultation feedback. Many respondents either had no opinion on the matter or tended to disagree with the proposal that new clergy housing be provided. Most of the recorded views were in opposition. The main reasons were the desire to maintain the tradition of having residents in the Close who were integral parts of the Cathedral's life and the unsuitability of the site for accommodating new housing.
- 1.39 This element of the Master Plan remains part of the Cathedral's proposals. It is acknowledged that there may be problems with the development of this site, but there is still a desire to explore the possibility of more sustainable accommodation in the future.

Improving office accommodation for staff

- 1.40 As is the case for clergy housing, the accommodation for the Cathedral staff has, over the years, become spread over a number of locations around the Close. This has been temporarily addressed through a move of some office staff into Wyndham House, but there is still an aspiration that all office functions are co-located.
- 1.41 The provision of office accommodation did not specifically form part of the Master Plan consultation. Finding long-term office space for staff remains an intention of the Cathedral and this is most likely to be achieved through changes to existing Cathedral property. In particular, given the Cathedral's decision not to change the School's occupation of the Bishop's Palace, greater consideration is being given to providing office accommodation within the Cathedral's property at 20 the Close.

Development of choir facilities

- 1.42 The Cathedral Choir is an intrinsic part of the life of the Cathedral and the Close and the development of facilities for it is a high priority. At present, rehearsal and changing facilities are on an ad-hoc basis within the Cathedral and this is not considered a suitable arrangement for the long term. A new Song School would require two rehearsal rooms so that boys' and girls' choirs could rehearse simultaneously as well as storage and changing facilities.
- 1.43 The consultation on the Master Plan proposed that part of the Works Yard site could be used to accommodate a Song School. This met with a range of comments with many respondents referring to the importance of maintaining a choral tradition and the need for the Song School to be within or close to the Cathedral. Some respondents raised a concern about whether a Song School could be located in close proximity to a permanent Works Department.



- 1.44 The provision of a Song School remains a key part of the Master Plan and the intention would be to locate it on land to the South Side of the Cathedral

Sustainability

- 1.45 Key to much of the work of the Cathedral is the necessity of making judicious use of its resources and generating enough income to continue to support its mission and care for the Cathedral fabric and the Close environment. This means looking closely at the buildings the Cathedral owns and ensuring that they are used effectively.
- 1.46 This matter did not specifically form part of the Master Plan consultation, as it does not directly relate to the need for built development and is a proposal that relates more to the ongoing use of buildings that the Cathedral owns around the Close. This aspiration remains within the Master Plan and has gained greater priority, given the decision not to progress with ideas which would involve using the Bishop's Palace.
- 1.47 In the next section of the revised Master Plan, greater detail is provided on the rationale for the projects the Cathedral is suggesting and the issues that they are endeavouring to address.



Public Access to the Cathedral's South Side and the wider Cathedral grounds

- 2.1 It is part of the Cathedral's vision to ensure that, as a place of welcome and hospitality, it has the facilities to serve the individual visitor, partners and the wider community. There is an aspiration to make the Cathedral, its space, heritage and treasures as accessible as possible to those who wish to visit or engage in its daily life.

The South Side of the Cathedral

- 2.2 For many years the South Side of the Cathedral has been closed to the general public, with much of the land used for the space required by the Works Department and also as playing fields for the Cathedral School. This has meant that visitors have not been able to enjoy a significant part of the Cathedral precinct, including access to the south of the Cathedral and aspects such as that painted by Constable in 1825.
- 2.3 Key to the Cathedral's plans following the completion of the Major Repair Programme (MRP) is the provision of wider public access to this area and its careful reinstatement following the rationalisation of the existing works yard. This will be guided by a detailed historic landscape assessment and long-term planting strategy to ensure the appropriate setting for the Cathedral is maintained as this and other developments come to fruition.



Image 1: John Constable c1825 'Salisbury Cathedral from the Bishop's Grounds'

Pedestrian access to the Cathedral

- 2.4 The Faith in the Future report provided a detailed examination of visitor movement around the Cathedral. It described the existing pedestrian access into the Close as 'confusing' and suggested that the main routes that visitors follow fail to provide the best possible experience.
- 2.5 There are persistent issues between people and cars, especially for pedestrians entering through the High Street Gate. People have to contend with cars and vans moving through this narrow pinch point at just the moment when the vista of the Close should be opening before them. Inside the entrance, as the Cathedral starts to come into view, the area currently contains unsightly flower planters and signage, which have become established over the years as a method of regulating traffic that the High Street Gate was obviously not designed to cater for.



Image 2: The existing approach to the Cathedral

- 2.6 On moving past the traffic warden's hut the view of the Cathedral opens up, with its magnificent architecture initially being seen through a foreground of trees and with 32-33 The Close (Ladywell) to one side. At this point the natural 'desire line' is toward the North Porch of the Cathedral and a path runs along this route. Visually, this entrance is the one that a visitor to the Cathedral would naturally head for: but it is normally closed, except for services. Signage shows visitors how to find the actual main entrance on the West Front. This ambiguity has the potential to distract the visitor from enjoying the approach to the north side of the Cathedral.



- 2.7 The same challenges exist for visitors using St Ann's Gate. Entry at this point is generally from the coach drop-off point on Exeter Street, which can be a busy and noisy experience. Inside the gate, however, there are fewer traffic conflicts. From this eastern approach to the Cathedral the pedestrian entrance is further away and most visitors are likely to follow the diagonal path towards the North Porch with the same potential for confusion. Overall, the routes into the Cathedral do not present the sense of welcome, generosity and accessibility that the Cathedral would wish.
- 2.8 The problems with access around the Close and to the Cathedral are partly the result of there being no welcome point that can direct visitors as they enter the Close. The use of signage seeks to give clarity and there is excellent service provided by volunteers and staff, but this is once the visitor has reached the Cathedral itself. A visitor welcome point that was visible and easily accessible from, in particular, the High Street Gate, would greatly assist in helping visitors understand how they could best enjoy the Cathedral and the Close. The provision of a visitor welcome point is considered in greater detail in Section 3.

Options available to improve public access

- 2.9 The Faith in the Future report considered the ways visitors could access the Cathedral and enjoy its grounds. At the time of that report there was an assumption that entry to the Cathedral should be through the North Porch and the exit should remain through the existing Cloister door on the West Front. From here, visitors would then walk to the south side of the Cathedral and enjoy the wider grounds.
- 2.10 In 2009 there was a trial of the North Porch as the main public entrance. This highlighted a number of practical difficulties. As alternatives, providing an entrance through one of the main doors on the West Front, together with a proposal for partial glazing to allow views along the length of the Cathedral, was mooted, and a further option remains that the visitor welcome could be improved at the existing entrance.
- 2.11 The consultation on the first draft of the Master Plan provided a varied response to the specific question of whether the North Porch would be a better entry point than the present arrangement. There was a positive response to the principle of using this door as the main entrance, but those respondents who had experience of the previous trials of using the North Porch in this way cautioned against it because of the problems with wind and chill that had ensued. Concern was also expressed over whether there would be a need for physical changes to the North Porch in order to create a comfortable environment for visitors, staff and volunteers.
- 2.12 The Cathedral recognizes the feedback received from the consultation process and the challenges that use of the North Porch as a main entrance to the building presents. However, it is still committed to examining options for using the North Porch to add to the welcome given to visitors and ensuring it is effectively preserved.



Image 3: Existing pathways lead visitors to the North Porch

- 2.13 The provision of public access to the South Side of the Cathedral remains a key element of this Master Plan following the public consultation. What the consultation highlighted was the need to find a way of providing greater public access that also protects the setting of the Cathedral, while ensuring that the Cathedral School retains appropriate land and that children are effectively safeguarded. Clearly this element of the Cathedral’s proposals is not one that can be considered in isolation, as the restoration and re-use of the works yard and a landscape strategy for the South Side of the Cathedral as a whole have implications for the Cathedral School. The Cathedral has advised the School that it is committed to working together on development plans to support the future flourishing of the School.

Planning Considerations

- 2.14 In relation to the use of a different access point to the Cathedral there would be no requirement for planning permission for this kind of alteration, although consent would be needed for any associated physical changes.
- 2.15 Opening up access to the south of the Cathedral, would be unlikely to require any form of formal consent, although there may be landscape or access requirements relating to proposals for the existing works department or changes to the Cathedral School provision.

Improving Access in the Close and Welcome Point at 32-33 The Close

- 3.1 One of the options explored within the first draft of the Master Plan was the possibility of providing a welcome point where visitors could be greeted as they enter the Close and orientate themselves. This proposal forms part of the wider strategy of improving access for visitors and the way in which they are welcomed to the Cathedral precinct. The listed building at 32-33 The Close (Ladywell) was proposed as being a suitable location for a visitor welcome centre within the first draft of the Master Plan and remains part of the Cathedral's plans.



Image 4: 32- 33 the Close – between the High Street Gate and the Cathedral

- 3.2 The consultation provided interesting responses to this idea. There was general support for the proposal, in particular for a welcome point for the Close as a whole, rather than just the Cathedral. Several of the institutions located in the Close considered that this would be a helpful addition and could have the benefit of highlighting the range of activities available to those spending time in the Close.
- 3.3 32-33 The Close, was generally considered to be a suitable location for a visitor welcome facility but the adequacy of the existing building for this use was questioned, in particular whether it was big enough.

Preferred options for a Welcome Point

- 3.4 As noted in section two above, improvements are needed to the entry of visitors into the Close, although how this can be achieved is dependent on how pedestrian movements and traffic are regulated.
- 3.5 32-33 The Close remains the preferred option for providing a visitor welcome point and improved facilities as people enter the Close. From the High Street Gate, it is in a position that is both accessible and logically situated on the desire line between the entrance to the Close and the entrance to the Cathedral. Using 32-33 The Close would also allow visitors to experience the vista as they come through the High Street Gate, and to be welcomed and then enter the Cathedral without confusion about which path to take and which door to use.
- 3.6 Since the first draft of the Master Plan was written, the Bell Tower Tea Room has opened in 32 The Close and the Friends of Salisbury Cathedral have moved into refurbished offices in part of 32-33 The Close. Planning permission and listed building consent have also been granted for a flat above the tea rooms and for a house within another part of the properties. The flat is now in use as a holiday rental. The tea rooms have brought new life to the building, allowing many more people to enjoy these attractive listed buildings on the edge of the greensward of the Churchyard and to appreciate the beauty of the Cathedral.



Image 5: The Bell Tower Tea Room within 32 The Close

- 3.7 It remains an aspiration of the Cathedral to provide a visitor welcome point through using 32-33 The Close, to enhance hospitality and accessibility. This would be most likely through the provision of an appropriately designed extension to the western end of the building; works which would also have the benefit of replacing the former ice cream kiosk which has more recently temporarily been converted into toilets.

Planning Considerations

- 3.8 Planning permission and listed building consent are in place for alterations to 32-33 The Close for the provision of the tea rooms as well as the change of use to provide 2 residential units. The Friends of Salisbury Cathedral are within offices that were already in this use.
- 3.9 Planning proposals to improve the appearance of the western elevation of 32-33 The Close would enable the Cathedral to provide an improved welcome for visitors whilst they pause and get their bearings and a better understanding about how the Cathedral and Close can be accessed and enjoyed. Such a welcome point would link with the tea rooms and be close to the Friends of Salisbury Cathedral office. In terms of planning considerations, it is clearly important that any development to the western side of 32-33 The Close is of the highest architectural quality, being attached to a Grade II* building and within the historic setting of the Cathedral. The site is also close to an important plane tree and on the edge of the floodplain.

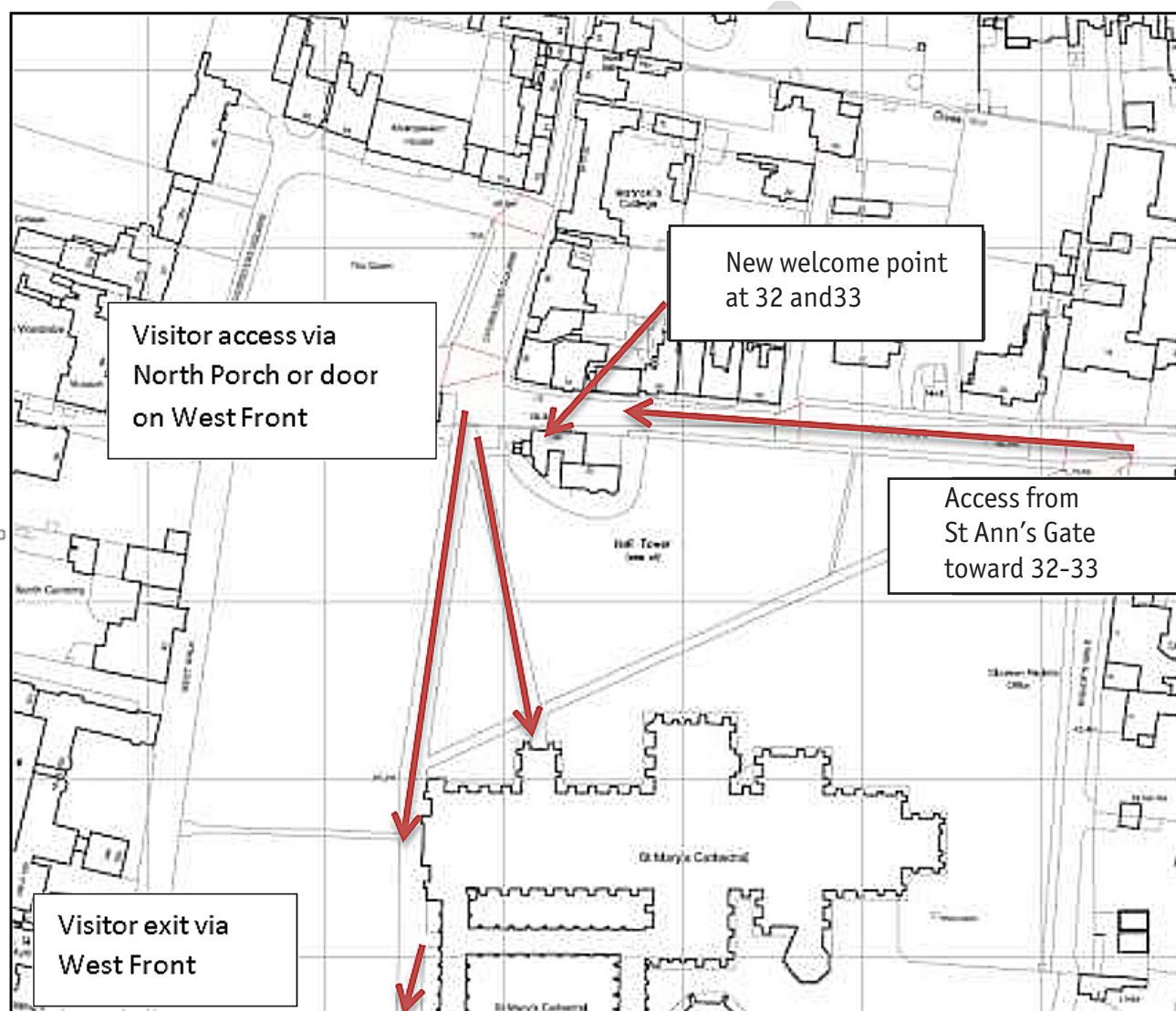


Figure 1: A welcome facility as part of access improvements to the Cathedral



Magna Carta and the Cathedral Library and Archive

- 4.1 The Cathedral has many precious treasures and artefacts. The Faith in the Future Report considered how these might best be opened up to visitors to help them interpret and understand the Cathedral.
- 4.2 It was considered that there is a need for a wider variety of interpretation tools that are more independently accessible and include more interactive technologies and facilities. These aspirations remain and in the current Master Plan enabling greater access to Magna Carta, the Archive and Library continues to be a key priority.
- 4.3 In considering how visitors will wish to enjoy the Cathedral and its treasures, it is important to recognise that not everyone will have the same aspirations for their visit. Many worshippers at the Cathedral will have a close knowledge of the building and may not wish to pass displays or interpretation boards that may detract from their visit. Other visitors will have only a brief time to visit the Cathedral and may wish to have some guidance about its history, but only to assist in the enjoyment of its architecture and context. Where visitors have longer to enjoy the Cathedral and the Close it is important that there is provision for them to explore and appreciate the historic material that is available.
- 4.4 The Master Plan proposed a number of projects which the Cathedral considered could enable it not only to preserve Magna Carta, the Library and Archive but also make it possible for others to understand their significance and give greater access to the heritage of both the Cathedral and the city.
- 4.5 The options for providing a 'visitor interpretation facility' considered within the Faith in the Future report were:
 1. Continue to use the current locations
 2. Use an alternative location within the Cathedral
 3. The Cloister
 4. The Chapter House
 5. The Plumbery
- 4.6 In looking at the options available for displaying the Cathedral's history and treasures it is worthwhile giving some thought as to what is going to be made available and who will wish to access this material. Aside from Magna Carta, the Library and Archive of the Cathedral consists of three separate collections. Each is currently housed in different locations within the Cathedral and Close and are all at, or near, capacity.

The Library

- 4.7 The existing Library is housed in the Chancellor's Seminar Room above the east side of the Cloister, a space that it has occupied since the mid-fifteenth century. The Library is stored on purpose-made shelves and is generally in good condition. While access to the Library is via a narrow staircase, this, and its historic setting, are also part of its historic interest. Public awareness of the Library collection is limited, however books can be readily accessed on request and the Library is open twice a week when appointments can be made.

The Chapter Archive

- 4.8 This Archive contains the documents and other records created by the Cathedral during the course of its history, thus spanning 900 years. Types of archives include: minute books, correspondence, photographs and illustrations, financial records, property deeds, audio recordings and, more recently, electronic records. This archive is held within a strong room and an archive office within the Chapter Office at 6 The Close. Environmental conditions in this room are not ideal for storing materials and there is very limited space for cataloguing and examining documents.

The Fabric Records

- 4.9 Drawings, photographs, documents and artefacts relating to works carried out to the Cathedral are currently stored in the Parvis Room above the North Porch. As with the Chapter Archive, the Parvis Room is not ideally suited for the storage of historic documents.

Options available for Magna Carta, the Archive and Library

Magna Carta

- 4.10 Within the first draft of the Master Plan, the preferred option for rehousing Magna Carta and the Cathedral Archive was within the Bishop's Palace. During the consultation process the strength of feeling from the Cathedral School about remaining within the Bishop's Palace led the Cathedral to confirm it now has no plans to change the School's occupation of the building.
- 4.11 The Cathedral has reconsidered the possible location of Magna Carta, taking into account not only the wishes of the School but also the comprehensive feedback provided during the consultation. Magna Carta could remain in its current location within the Chapter House or be located elsewhere within the Cathedral. The Chapter House provided a good location for Magna Carta during the anniversary year of 2015, but it may not offer the ideal conditions for the document in the long term.
- 4.12 Respondents to the Master Plan consultation also suggested that it would be preferable for the Chapter House to be enjoyed as an open space as it was originally designed. Elsewhere within the Cathedral, the Plumbery is the only other suitable space. This, however, would require the relocation of the existing Refectory and Shop.
- 4.13 Another option is that Magna Carta and the Archive could be housed in a new building to the south of the Cloisters as part of a wider heritage, education and learning centre. The Cathedral's view is that Magna Carta should remain within the footprint of the Cathedral or its immediate environment, while the Archive could be housed separately. As considered elsewhere in this report, the Cathedral would like to re-model the area to the south of the Cloisters with a smaller, permanent, Works Department together with a provision of education facilities and a song school. The sensitive redevelopment of this area may also provide for the possibility of creating a purpose-built home for Magna Carta if this is considered to be the most suitable long-term option.

Preferred options for Magna Carta

- 4.14 Realistically there are two options for the long term display of Magna Carta, both of which would be likely to have implications for the Works Yard site. The first option is that the Plumbery, the present site of the Cathedral Refectory and Shop, could be used for a permanent display for Magna Carta. The



space is well designed and of a scale to allow all or part of it to be altered for this use: this was an idea proposed in the Faith in the Future document. However, this would require the Shop and Refectory to be relocated. If it was decided to do this to accommodate Magna Carta, then the Works Yard site would be the only alternative place for them to be sited. Aside from issues of design, the suitability of the Works Yard site to accommodate a new Refectory will be a matter requiring early discussion with Wiltshire Council. The Cathedral understands that the Refectory and Shop are both important elements of visitor welcome. For the convenience of visitors and to generate most income, they need to be located together and in a logical position on the visitor route.

- 4.15 The second option would be for a new building to be provided to house Magna Carta together with interpretation material. This would ideally be in a location close to the Cathedral, with the Works Yard site being the obvious choice. This building could also potentially accommodate the Cathedral Archive as well as space to study this important record.

The Library

- 4.16 In light of the decision regarding the Bishop's Palace, the Cathedral has also reflected on the location on the Library. Given the long history of the Library being located in the Chancellor's Seminar Room it is now proposed that this arrangement should continue. However, the consultation feedback demonstrated strong interest in improved access to the Cathedral's Library. The Cathedral remains committed to making the Library available to the public, and for the foreseeable future this will be through arrangements for better access to the existing facility. If education facilities are provided on the South Side Works Yard site this could bring other opportunities to increase access.

The Archive

- 4.17 The first draft of the Master Plan suggested a number of options for the storage of and improved access to the Cathedral Archive, including in the Bishop's Palace. The consultation feedback expressed significant concern about this possibility as it was not considered to be a suitable location for creating the appropriate conditions for storing such historic artefacts.
- 4.18 It is possible that the archives could be moved to a new building to the south of the Cathedral, potentially with the Magna Carta which also needs appropriate atmospheric controls. This would also allow for better access and cataloguing. Alternatively, the archive could be stored in another building owned by the Cathedral. A further suggestion which came from the consultation was that a shared archive could be created for use by the Cathedral, Salisbury Museum and Sarum College.



Planning Considerations

- 4.19 The option of a new provision for Magna Carta on the Works Yard site raises a number of planning considerations. Firstly, this site will have limited capacity to accommodate new buildings without detriment to the historic setting of the Cathedral or compromising the landscape of the former Bishop's grounds. Careful consideration would have to be given to whether there would be room for a building to house Magna Carta as well as a new building for the Works Department and potentially a Song School and educational facilities. In respect of Magna Carta in particular, Wiltshire Council are likely to wish to see that there is demonstrably no other location where it could be accommodated.
- 4.20 Using the Works Yard site also raises the question of whether it is appropriate to house one of the country's most important historic documents within the floodplain of the River Avon. It is notable that Magna Carta is presently housed within the Cathedral which is itself within the floodplain and that a new building to house it could be built with far greater flood resilience – for example, providing a location above ground level. Such provision, however, even with flood resilience, would also increase visitor numbers to an area at risk of flooding which in itself could also have planning implications.
- 4.21 Probably the key issue will be being able to show why a new building is required for this purpose. This will be a requirement for any new building built in such close proximity to the Cathedral and also within the floodplain. Arguably, buildings for the Works Department and, for example, the Song School, have a more immediately obvious need to be in such a location.
- 4.22 The Works Yard site is within the floodplain for the River Avon and any proposal for a new building for Magna Carta, (or a refectory and shop to allow Magna Carta to be located into the Plumbery) would need to be the subject of a detailed flood risk assessment. This would have to demonstrate that the site could be developed in a way that secured public safety and also that it would not increase the risk of flooding elsewhere.
- 4.23 Archaeology would also be an important consideration. Any proposal for a new building would need to demonstrate that development would not have an impact on any archaeology within this part of the Close.
- 4.24 In view of the recent use of the site as a works yard it is also likely that a contamination report would be required to accompany any planning submission. This would need to demonstrate that any contamination had been identified and measures put in place for it to be cleared so that it would have no long-term impact on the use of the site.
- 4.25 Subject to the above, it would be essential for the design of any new proposed building to sit comfortably on the site and complement the Cathedral. This would need to be achieved in a way that would be of a suitably high quality given the setting of the Cathedral whilst not being a building that would seek to make an architectural statement in its own right. The Cathedral is committed to acting responsibly and ensuring that any new buildings take these factors into account whilst at the same time create the capacity to grow and provide for future generations.



Meeting Rooms and Function Spaces

- 5.1 The Faith in the Future document identified a need to provide space for the Cathedral to hold meetings and functions. At present there are spaces where small meetings can take place in various buildings around the Close, but opportunities should also be considered for new spaces to be provided. Throughout its history the Cathedral has been a place that people gather; its presence and community have always made a difference to the lives of worshippers and visitors. Being able to provide spaces where this can continue is important and will help to reduce barriers by bringing people together into space where they can debate, question and consider.

Options available for meeting rooms and function spaces

- 5.2 It is likely that the options available to provide meeting rooms and function space will develop as uses of buildings around the Close evolve as a result of changes described within this document. For example, 20 The Close is being considered as a building where a “Cathedral House” could be provided, co-locating staff and providing meeting and function rooms. It may also be the case that a number of spaces that could be used for meetings and events are created around the Close – either within existing buildings or there may also be scope for spaces that have a joint use to be provided within a new building to the south of the Cathedral. Were rooms to be provided as part of an education facility within a building adjoining the Cloisters, these could be free in the evenings and weekends for other uses such as lectures.
- 5.3 The first draft of the Master Plan proposed that rooms for meetings or functions could become available were the Bishop’s Palace to be vacated by the school. This option is no longer one that is considered within the Cathedral’s proposals given its confirmation that there are no plans to change the School’s occupation of the building.

Preferred option for meeting rooms and function spaces

- 5.4 Without the Bishop’s Palace, the scope for the provision of new meeting rooms and function spaces is more restricted. New-build development is likely to be limited to the Works Yard site where there are potentially already existing functions that would need to be accommodated. The Cathedral’s view is that ancillary spaces such as this would not necessarily have to be located on the South Side. The Cathedral is committed to exploring the potential of existing Cathedral property and in particular the opportunities that might be presented by 20 The Close.

Planning Considerations

- 5.5 The planning implications of development to the south of the Cathedral are explored elsewhere within this report.

Development of the South Side and Works Yard Site

- 6.1 Once the Major Repair Programme is completed, the size of the retained on-site Works Department will be reduced. The Cathedral needs to retain the works department close to the Cathedral given the ongoing maintenance needs of the Cathedral and properties within the Close, but will require less space for this.

Options available for the Works Department space

- 6.2 The reconfiguration of the existing Works Department remains a clear aspiration for the Cathedral. At the moment it is unsightly and obstructs views of and access to the south side of the Cloisters. Rather than moving a reduced Works Department off-site, the Cathedral's preference is to retain the department within purpose-built accommodation close to the South Side of the Cathedral.



Image 6: The existing Works Department

- 6.3 Maintaining an on-site Works Department has several advantages. Firstly, it continues the centuries-old tradition of skilled craftspeople working within the Cathedral precinct. Secondly, it provides a site from which to work that has practical advantages over one outside of the Close. Furthermore, a workshop in this location would also provide opportunities for the work of, for example, masons and glaziers to be part of a wider experience for visitors to the Cathedral, possibly as part of a learning centre in this location. The Faith in the Future report also suggested the development of a building or buildings in this location on the site of the existing works yard, for the purposes of an education and heritage facility.
- 6.4 The unique skills base required by the Cathedral Works Department could also provide opportunities for apprenticeships and training through to workshops for school parties. The Cathedral would maintain the expertise needed to look after the building's fabric in the future whilst also providing apprenticeships and meeting the growing demand for artisan-focused workshops and seminars.
- 6.5 Within the consultation undertaken on the first draft of the Master Plan the retention of the Works Department to the South Side of the Cathedral was a proposal that gained strong support. In particular, the ability for the public to appreciate the work that is undertaken by the craftspeople who maintain the Cathedral, and the opportunity for access to training in these skills, was seen as being critical in making decisions as to how this site should be used.

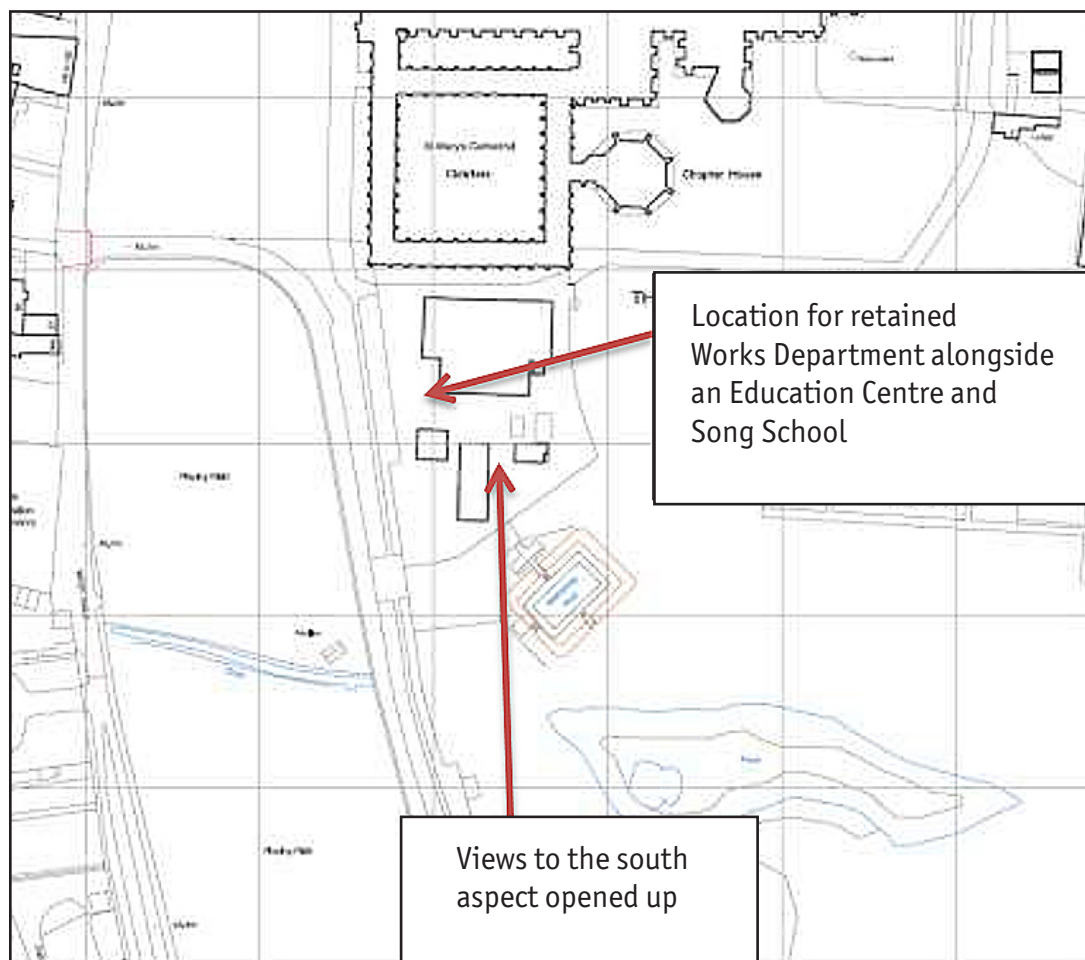


Figure 2: Location of retained works department (and heritage/education centre and Song School)

Preferred option for the Works Department space

6.6 It was apparent from the consultation feedback that there is strong appetite to see the Works Yard site developed, with the Works Department remaining integral it. Respondents reflected great interest in being able to appreciate more of the heritage skills of the masons and glaziers. It is evident that there is increasing interest in 'behind the scenes' access, in the stories of the people who have lived and worked in and around the Cathedral over the centuries and in the skills needed to preserve it for future generations. Retaining a Works Department adjoining the Cathedral allows close links between the craftsmen and women who will continue to maintain it and could also provide an opportunity for visitors to see their work in action. This could either be through organised workshops or training courses, or through something as simple as a glazed wall to a masons' workshop.

Education and Interpretative Facilities

6.7 In addition to a smaller Works Department on the South Side, there is also an aspiration to use the space to provide educational and interpretative facilities. There is clear synergy between illustrating the history and fabric of the Cathedral alongside practical skills that are, in some cases, hardly changed over hundreds of years. Furthermore, the Cathedral has a rich history and message that it shares through its education and outreach activity, which is hampered by the facilities currently available.

6.8 The design of any building would be the key to its success. Changes to the way the land to the south of the Cathedral is used may present opportunities to open up new views from the south, including the 'Constable' view that is presently only enjoyed from within the grounds of the Cathedral School. Any new building would need to assimilate into this view.



Image 7: Heritage Centre in Lincoln

- 6.9 An example of a similar project is shown on Image 9, where a new heritage centre has been built against the wall of Lincoln Castle. This building is within the setting of the castle and the cathedral at Lincoln and has been designed in a contemporary form that does not conflict with the historic architecture around it.
- 6.10 The Master Plan consultation found strong support for improved educational and interpretative space. There was significant support for space that is flexible, whilst also giving greater opportunity to make the Cathedral's heritage skills more accessible to the public. Any new building would need to be sensitive to its environment and be in keeping with the Cathedral itself.

A Song School

- 6.11 The area to the south of the Cathedral also presents an opportunity to provide a purpose-built Song School for the Cathedral choristers. Within a new building there could be space for two choirs to rehearse where there is easy access to the Cathedral and also allow for storage space and changing areas. An excellent example of a new Song School being provided in similar circumstances is at Norwich, where this provision forms part of a building within the setting of the cathedral. The Norwich Song School is shown on Image 8 and is part of a building that is also a refectory and visitor centre – as shown on Images 9 and 10.



Image 8: New Song School at Norwich Cathedral



Image 9: New accommodation alongside historic buildings at Norwich Cathedral

*Image 10:
Separation between
old and new at
Norwich Cathedral*



- 6.12 The feedback received from the consultation process on a Song School was limited but there was a shared view that the choral traditions at the Cathedral are important and their exceptionally long history adds to the need to preserve them. This is an aspiration for the Cathedral: the Song School is an expression of the desire to sustain the exceptional musical heritage and support the talent that plays such a central role in the Cathedral’s life of worship.

Planning considerations for Development of the Works Yard Site

- 6.13 Although higher than the land around it, the site of the existing Works Yard is also within the floodplain as currently shown by the Environment Agency (see Figure 3). A proposal for a new building would be accompanied by a flood risk assessment that would need to demonstrate both that the site was not itself at risk of flooding and that it would not increase risk of flooding elsewhere.

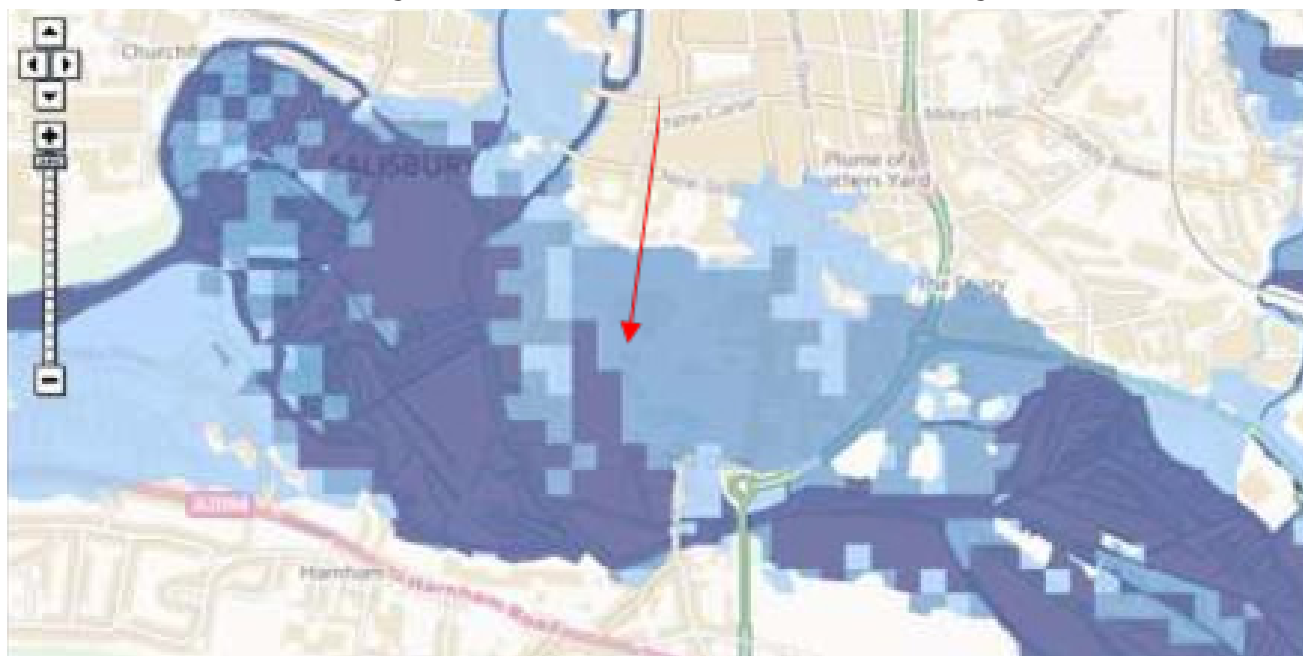


Figure 3: Extract from Environment Agency website showing flood zones (Cathedral arrowed)

- 6.14 The site adjoining the Cloisters is the setting of the Cathedral from views from the south – a view painted by John Constable in c1825 (“Salisbury Cathedral from the Bishop’s Grounds”). Any new building would need to be both subtle and yet of the highest architectural quality in order to sit within the foreground to the South Side of the Cathedral.
- 6.15 In view of the close proximity of the existing Works Yard to the Cathedral there may also be a requirement for an archaeological evaluation prior to any new development being given consent. Its existing use may also require contamination assessment.
- 6.16 It is also essential that a building in this location be guided by a landscape report that addresses how the southern aspect of the Cathedral could be opened up and the ways views could be framed from this direction.
- 6.17 The Cathedral recognizes these requirements and intends that any new buildings on the Works Yard site are of the highest quality and take into account energy use and environmental factors.



The Cathedral School – New School Facilities

- 7.1 The *Faith in the Future* report emphasised the Cathedral’s support of and commitment to a flourishing Cathedral School. In 2008 it was considered that this was best achieved by the Cathedral School vacating the Bishop’s Palace into new buildings to the east and the draft Master Plan considered alternative uses for the Bishop’s Palace. However, as explained elsewhere within this report, as a result of the feedback received during the consultation process the School’s long-term plans now include remaining within the Bishop’s Palace. The School will also be considering its own proposals for new facilities on land to the east and southeast of this building, in discussion with the Cathedral.



Building a New Auditorium

- 8.1 There is no auditorium for the Cathedral School or Cathedral to use, either within the Bishop's Palace or elsewhere in the Close. Concerts or meetings can be held within the Cathedral or in one of the larger rooms at the School such as the Bishop's Sitting Room. The Faith in the Future report considered where a function space could be provided for the Cathedral for up to 200 people and it was suggested that a new space with this capacity could be provided as part of a wider development on land to the south of the Cathedral.
- 8.2 The first draft of the Master Plan included a proposal for an auditorium on land to the north of the Bishop's Palace. Wiltshire Council advised that this was not a proposal that they would be likely to support because of the potential for impact on the setting of the adjoining listed buildings and the Close at large. The advice provided was that alternative locations should be sought, including as part of a school relocation proposal. Given the scale of building that would be needed it is unlikely that this would form part of the proposals for the school redevelopment.
- 8.3 It was clear from the range of feedback received from the consultation process that there is interest in having a large auditorium and function space. However, it was suggested that this needed to be able to accommodate many more people and potentially be located in the city itself rather than the Close, given the impact it would have on the latter. It was also noted that both Sarum College and the Salisbury Museum are considering plans for large spaces of this sort. In light of this feedback and having reflected further, the Cathedral is not now proposing a new auditorium as part of its Master Plan proposals.

Providing new Clergy Housing

9.1 At present, residential accommodation for Cathedral staff is within a number of properties throughout the Close, including numbers 23, 24 and 54 The Close, presently used for the residentiary canons. Each of these buildings is listed at Grade II* and is costly to run and maintain for its present purpose. These buildings will also be a significant ongoing cost to the Cathedral if it is to continue to look after them in a way that will safeguard their historic integrity. The first draft of the Master Plan included a proposal to provide new clergy housing that was also more sustainable and could make a positive contribution to the environment.

Options available for New Clergy Housing

9.2 The difficulty with retaining the existing accommodation for Cathedral staff is that the houses around the Close will continue to require a significant investment in both their fabric and their day to day running costs. The Cathedral has a duty of care for these historic houses and this expense is not presently balanced by the income that they could potentially provide.

9.3 The aspiration is that new, more economic accommodation could be provided for staff who need to live close to the Cathedral. It is a requirement for any new accommodation that it is close to the Cathedral and, ideally, situated within the Close.

9.4 An assessment of existing property has been undertaken and there is no existing accommodation that could ideally suit this purpose. An option that the Cathedral wishes to consider is the provision of new, purpose-built, accommodation to the rear of 20 The Close.

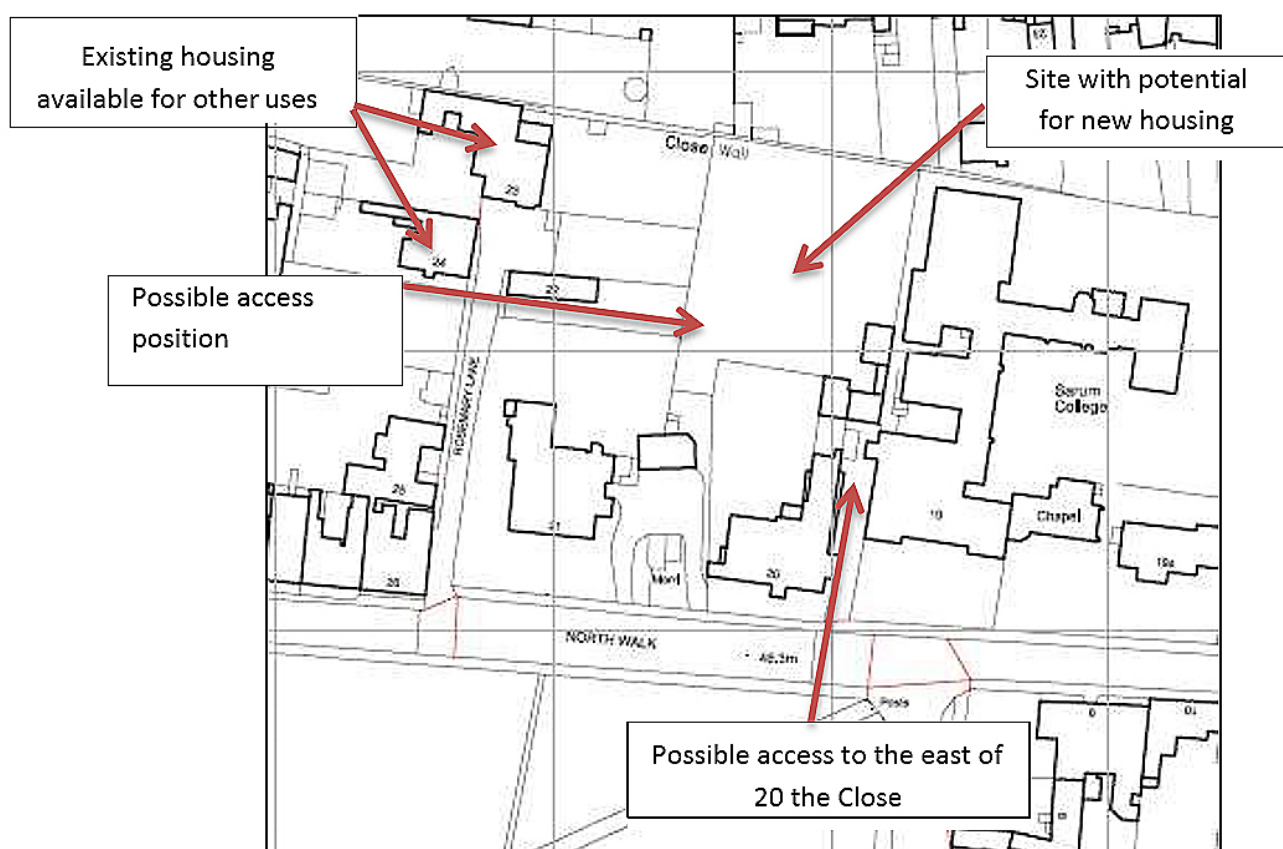


Figure 4: Potential site for residential accommodation



- 9.5 There was a mixed response to this proposal within the responses to the Master Plan consultation. Some people felt that this was not a suitable site for development, whilst a notable response was that such a proposal would result in the loss of the tradition of having residents in the Close who were integral parts of the Cathedral's life.

Preferred option for new Clergy Housing

- 9.6 Land to the rear of 20 The Close is large enough to provide new residential accommodation for several Cathedral staff. The land is currently beyond the domestic curtilage of No. 20 and has been used as an orchard and informal garden area for many years. Whilst the site would be suitable for general housing, a new building in this location could be designed to provide living accommodation for the residentiary canons in a position that would be close to the Cathedral.
- 9.7 Providing accommodation in a new building creates scope for the existing housing to be used to provide an income for the Cathedral through being privately rented, although the Cathedral is aware of the need to consider carefully the social consequences of this change.
- 9.8 However, in light of the decision not to change the Cathedral School's occupation of the Bishop's Palace, the land to the rear of No. 20 the Close and the building itself provide the Cathedral with a space that it could use to meet other aspirations. As noted elsewhere in this report, in addition to the desire to consider alternative housing for the residentiary canons, the Cathedral would also like to accommodate all of its professional staff in one location. Furthermore, there remains the aspiration to provide meeting room space. It remains the intention within this revised Master Plan to use 20 The Close and the land to its rear more effectively and the Cathedral will assess how best the space is used to meet the identified needs.



Image 11: Land to the rear of 20 the Close

Planning Considerations

- 9.9 Constructing any new building within the Close presents a range of planning challenges. This open space is surrounded by several listed buildings, both within the Close and on New Street to the north. A number of these buildings do, however, create a precedent for development to the rear of North Walk, with Sarum College (listed at Grade I, formerly known as the Theological College) covering a large area to the east of the land concerned. Indeed, this open area of land to the rear of the North Walk frontage is quite unusual.
- 9.10 It would therefore be important that any new building was of a scale, form and design that would respect the setting of the site and not adversely affect the grain and fabric of the area. The site is clearly separated from the garden of No. 20 and other surrounding properties. Other than Sarum College, all adjoining properties are in residential use.
- 9.11 Depending on how the land to the rear of 20 The Close is used, access could be an important factor to consider. This would need to be the subject of detailed assessment, but it is likely that this would either be from North Walk and to the east of 20 The Close, where there is an access – see Image 12 – or via Rosemary Lane. In terms of potential planning constraints, the land to the rear of 20 The Close is outside the area of flood risk. Archaeology and the loss of an open space are issues that would be relevant.



Image 12: Possible access to the rear of 20 The Close



Movement around the Cathedral and Close

- 10.1 Traffic and parking has long been an issue within the Close, with a desire to find a balance between the need to safeguard the environment and beauty of the Close and its function as a living and working environment. To some extent, decisions about how traffic moves within the Close are dependent on external arrangements made by Wiltshire Council.
- 10.2 The Faith in the Future report made a number of recommendations about how traffic movement around the Close could be altered and parking reduced as well as looking at options for minimising the impact of school traffic.
- 10.3 Movement around the Cathedral must also consider how pedestrians and cyclists use the access routes and the potential conflicts that occur at the High Street and St Ann's Gate entrances in particular.
- 10.4 In the summer of 2014 a traffic management pilot was implemented. This included closing the High Street gate to traffic for certain times during the day and implementing a one way system. In 2015 a further one-way pilot was undertaken to help manage the additional visitors to the Cathedral close in the Magna Carta anniversary year. The results of these pilots are being used to guide future proposals to improve safety and minimise traffic conflicts within the Close. In 2016 the one-way system through the High Street Gate is being repeated at peak times during the busy summer months.
- 10.5 As anticipated, almost all of the consultation responses to the draft Master Plan supported the need to improve traffic management within the Close. However, there were a variety of opinions about how this could best be achieved. This illustrates the need to undertake more work on this issue in a way that involves all of the interested parties in and around the Close.

Options available

- 10.6 School traffic specifically did not form part of the pilot study and requires further assessment, especially following the merger of the Cathedral School and Leaden Hall School. In particular, how school traffic accesses the Close will require further work with the Cathedral School and Wiltshire Council.
- 10.7 For non-school traffic there remain a number of options available to reduce it. These include:
 - A. Reducing access to the Close for non-essential vehicles at certain times of day
 - B. Reducing the amount of parking within the Close
 - C. Better enforcement of the parking permit system
 - D. Access routes reconfigured to give pedestrians priority (shared surfaces, reduction in width)
 - E. Improved signage – including directing cars away from the Cathedral to nearby car parks
 - F. The implementation of travel initiatives for people working within the Close (shared car journeys, cycle to work, use of Park and Ride)
- 10.8 Feedback about improving the management of traffic and pedestrians in the Close was complex and disparate. It ranged from concerns over parking to cyclists' needs and seasonal traffic demands. Particular emphasis was placed by institutions on the importance of ample parking. Some people felt, however, that the Close copes well with the demands of traffic and pedestrians. The Cathedral recognizes the challenges these many and varied expectations present alongside its own aspiration to enhance our welcome and hospitality.



Preferred Option

- 10.9 It is expected that reducing the conflict between vehicles and pedestrians will come through a mix of measures that include non-essential car movements being discouraged, a change in real and perceived priorities between drivers and pedestrians and potentially the introduction of a restriction on non-essential car movements at certain times of the day and year and over certain routes.
- 10.10 The form that any changes take will need to be determined in consultation with residents and businesses around the Close as well as with Wiltshire Council.

Planning considerations

- 10.11 Changes to the flow and movement of traffic around the Close may not have any direct planning implications in terms of the need for any formal consent to be granted. There may be a requirement for permission to be granted for any physical works within the Close to change surfaces or create traffic calming measures.

Investing in and making the best use of buildings within the Close

- 11.1 A priority that the Cathedral has identified is the need to assess the best and most productive use of its property around the Close. Until recently, many of the Cathedral's offices were spread around different buildings, and, as noted previously, much of the residential accommodation used by staff is in older houses that are costly to maintain. The Cathedral believes it has a responsibility to manage its property efficiently, providing for current and future generations. It also wishes to ensure that its daily business is able to operate effectively, which is a key factor in its desire to co-locate all administrative staff in one location.
- 11.2 Much of the Cathedral's accommodation could be used to generate income if it were to be rented on a commercial basis. The Close is an attractive location to work, provide retail services or to live – either on a permanent basis or for a holiday period. In addition, the Cathedral is mindful of the desire to ensure that the Close remains a living community, connected to the life of the Cathedral and to the city. A holiday flat has been developed at No. 32 the Close and is already proving very popular.
- 11.3 Previous Master Plan work did not examine the re-use of existing property in detail and, to some extent, the freeing up of property would come as a result of other projects that the Cathedral plans to do in the future.



Image 13: 50 to 52 The Close could be used as residential rental property



Options available

- 11.4 Work has started to identify and release buildings around the Close that are no longer required by the Cathedral on a day-to-day basis and which could be commercially rented. This has included Wren Hall and part of the property at 32 - 33 The Close, which has been converted in part to tea rooms, a holiday flat and offices for the Friends of Salisbury Cathedral.
- 11.5 Property along the western side of the High Street Gate entrance to the Close at Nos. 50 - 52 has also been identified as being suitable for converting to commercially-rented accommodation.

Preferred option

- 11.6 A feasibility report should be undertaken to examine what property the Cathedral has that could be used more productively and what the optimum use of these buildings might be. This should be undertaken with advice from a commercial surveyor who can provide guidance as to which uses the buildings could best be put to optimise their rental income. It would be advantageous for the Cathedral to develop and implement a property portfolio strategy as part of this work.

Planning considerations

- 11.7 The planning implications of using buildings on a commercial basis would need to be examined on a case-by-case basis. In some cases a change of use may be required and in others planning permission or listed building consent may be needed for works to facilitate a new use or to improve a property.



Phasing of projects beyond 2017

- 12.1 The timing for projects beyond 2016 is dependent on a number of factors. The availability of the building or land concerned, the finance being in place, and the appropriate consents being granted, all have a role to play in determining the Cathedral's choices. The purpose of this Master Plan document is to set out the Cathedral's long-term vision, intentions and aspirations. Currently, the timeframe for these aspirations is:

2017–2022

Access to the Cathedral

- 12.2 The increase in visitors during 2015 provided an opportunity to pilot alternative entry arrangements to the Cathedral. This work will guide future decisions about how access and welcome will be provided in the longer term.

The Works Department Site – a replacement Works Department, education facilities and a song school

- 12.3 During this time preparatory work will take place on a rationalised and re-developed workshop facility to the south of the Cloisters as well as examination of the scope for providing related educational facilities and a new Song School. The Works Yard site will remain fully active until the completion of the Major Repair Programme (MRP). Once major work to the Cathedral has finished, there will be no restriction on development of the site in terms of existing use or occupation. Indeed, there will be an ongoing need for the Works Department to maintain a presence at the Cathedral. Given the complexity of work required to secure approval for the development of this site, and securing the funding, the completion of the MRP provides a window of time for the appropriate consents to be put in place and proposals developed. It is likely that the commencement of any development on the Works Yard site will be toward the end of the 2017-2022 period or beyond.

Access to the wider Cathedral Precinct

- 12.4 Providing for improved access to the South Side of the Cathedral will be dependent on decisions made about the Works Yard site and on discussions with the Cathedral School. These discussions will continue during this period with any permanent widening of the access to the Cathedral grounds likely to be after 2020 following the redevelopment of the works yard site.

32 - 33 The Close

- 12.5 During this period, further consideration will be given to the benefits of providing a visitor welcome point and whether this is a proposal that works with the recent changes to 32 - 33 The Close. Decisions on this project are connected to ongoing work relating to entry to the Cathedral and the way in which the North Porch is used.



Cathedral Owned Property

- 12.6 The Cathedral expects to commission a report by a commercial surveyor to help evaluate the existing uses of the Cathedral's property and establish whether there are changes that would be more productive and enable properties to be put to their optimum use. This advice may bring with it a requirement to change the use of buildings through the planning system.

Traffic Management

- 12.7 It is expected that further pilot projects may provide insight as to how longer-term changes can improve the way residents, visitors and other users access and travel through the Close.

Beyond 2022

- 12.8 The projects set out within this Master Plan will necessarily evolve beyond the end of the MRP as they are considered by consultees and stakeholders in more detail. Inevitably, predictions beyond 2022 are more aspirational but nevertheless set out where the Cathedral would like to be by this stage.

The Works Department Site

- 12.9 Once the MRP is completed, the Cathedral expects that work can start on developing new workshop facilities to the south of the Cloisters. A new building in this location would house a smaller Works Department with linked educational facilities. A Song School would also be provided within this building or elsewhere in this area to the south of the Cathedral. This may start pre-2022 depending on funding and the appropriate consents being in place.

Access to the Cathedral Precinct

- 12.10 Linked to the development of the Works Yard site will be opportunities to create visitor access to the South Side of the Cathedral. This will require co-operation with the Cathedral School to ensure that a balance is found between providing improved access and safeguarding pupils. In view of the likely need to redevelop the works site before the area south of the Cathedral can be landscaped and opened up for access, this aspiration is likely to be fulfilled after 2022.

Landscape Works

- 12.11 Key to the success of these changes around the setting of the Cathedral will be how the landscape is treated – particularly in respect of the southern side of the building. A detailed programme of landscape works will be in place and this will have the scope to link all of the different buildings around the Cathedral as well as restore the historic landscape and provide appropriate planting for future years. It is likely that landscaping will be phased over several years but based on a long-term planting schedule.



32 - 33 The Close

- 12.12 After 2022 decisions will have been made about whether a visitor welcome point forms part of the Cathedral's plans for greeting people as they access the Close and whether 32 - 33 The Close is the most appropriate location for this facility. If it is decided that this is the way forward then proposals for the provision of this facility would subsequently be developed.

Cathedral Owned Property

- 12.13 Prior to 2022 it is anticipated that an assessment of the buildings owned by the Cathedral in the Close will have taken place and decisions taken about their optimum productive use. In some cases, works requiring planning permission or listed building consent will have been needed as well as works to the buildings' fabric. This is likely to be an ongoing programme of works.

Traffic Management

- 12.14 Traffic management pilots in the Close will have provided useful information about how all of the users of the area can best be accommodated. The Cathedral expects that a traffic management plan will be in place that better balances the needs of pedestrians and car users within the Close.

Conclusion

- 13.1 The previous reports that the Cathedral has commissioned have informed the direction of travel and helped make decisions about which projects should be developed further. The Little Paradise project (which provided public toilet facilities and space for storage and other services) was conceived and completed within this context, as was the creation of the Bell Tower Tea Room and the holiday flat at 33 The Close. This revised Master Plan sets out the projects that the Cathedral wishes to develop over the next 5 years and beyond and details the planning considerations that will need to be addressed in doing so.
- 13.2 The first draft of this document helped to identify the issues that related to each of the proposals and allowed initial consultation to take place with Wiltshire Council, other statutory bodies, local people and businesses. The consultation has been extremely useful in highlighting proposals where there is general support, such as for improving access to the Cathedral precinct and a sensitive development of the Works Yard – and also those where there are objections – such as to proposals for the Bishop’s Palace and the provision of an auditorium.
- 13.3 This final version of the Cathedral’s Master Plan will go to Wiltshire Council for further consultation and agreement as being a ‘material consideration’ in any planning proposals that are developed. Support for the Master Plan from Wiltshire Council would also allow decisions to be taken about commissioning the reports the Cathedral will need to support future planning applications. For example, a significant area of the Close is considered by the Environment Agency as being at risk of flooding, so it makes sense to commission one flood risk assessment that can guide development, rather than a new one each time a different development is proposed. The same would be the case for landscape assessments or archaeological evaluations.
- 13.4 This report, therefore, aims to set out more precisely the current aspirations and intentions for new works. In essence, these can be summarised as follows:
 1. Reconfiguration of the South Side of the Cathedral, including the existing Works Yard, providing for:
 - a. rationalised Works Department with new masons’ and glaziers’ workshops, allowing public appreciation and engagement in the work taking place
 - b. education and interpretative facilities linked to the heritage of the Cathedral
 - c. potential for a purpose-built home for Magna Carta and possibly the Cathedral Archive
 - d. Song School
 2. The opening up of the area to the south of the Cathedral to public access, recognising the need to meet safeguarding requirements for the Cathedral School.
 3. The evaluation of existing buildings owned by the Cathedral so that they are put to best productive use.
 4. Work to improve access to the Cathedral and reduce conflicts between traffic movements and pedestrians.
 5. The provision of a permanent home for the Cathedral Archive and Magna Carta.



6. A visitor welcome point at 32 - 33 The Close.
 7. An improved welcome into the Cathedral, which could include better use of the North Porch.
 8. The provision of new accommodation for Cathedral staff at 20 The Close and on land to the rear of the property.
- 13.5 The Cathedral and its Close form a unique group of buildings and a treasured space that is highly valued by worshippers, residents and visitors alike. Any changes to this area can only be brought to fruition through close co-operation between the people who live, visit and work within the Close and those charged with safeguarding its heritage and ensuring that the way in which it functions is properly considered.



REPORT FOR SOUTHERN AREA PLANNING COMMITTEE

Report No. 1

Date of Meeting	23 February 2017
Application Number	16/11241/OUT
Site Address	142 Netherhampton Road Salisbury Wiltshire SP2 8LZ
Proposal	Demolish and erect pair of semi detached 3 bed houses and 2no. detached houses (Resubmission of 16/07471/OUT)
Applicant	Mr J Sandford
Town/Parish Council	SALISBURY CITY
Electoral Division	SALISBURY HARNHAM – Cllr Brian Dalton
Grid Ref	412946 129201
Type of application	Outline Planning with all matters reserved except for access, layout and scale.
Case Officer	Warren Simmonds

Reason for the application being considered by Committee

The application has been called-in to Committee by Cllr Dalton citing concerns in respect of the scale of the development, relationship to adjoining properties and environmental/highway impacts.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that outline planning consent be approved subject to the Conditions set out at the conclusion of the report.

2. Report Summary

The main considerations in the determination of this application include:

- Principle of the proposed development
- Scale, design & layout
- Access, parking and Highways considerations
- Impact on the amenity of neighbours
- Impact on the character and appearance of the surrounding area

Salisbury City Council objects to the application on grounds of overdevelopment and a lack of parking.

Seven representations were received from third parties, each were in objection to the proposed development. Grounds for objection included unsuitable access, insufficient parking provision, adverse impact on the amenity of neighbours and overdevelopment.

3. Site Description

The application site consists of the residential curtilage of number 142 Netherhampton Road, Salisbury. The site is occupied by an extended, detached two-storey dwellinghouse with vehicular access off Netherhampton Road. The existing property has a relatively long rear garden extending to the North.

4. Relevant Planning History

16/07471/OUT	Demolish and erect pair of semi detached 3 bed houses and 2no. detached houses	Application Withdrawn
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5. The Proposal

The application is for outline planning consent (with matters of appearance and landscaping reserved) proposes the redevelopment of the land by the demolition of the existing detached dwelling and the erection of four new dwellings, consisting of 1 x pair of 3 bed semi detached houses (facing onto Netherhampton Road) and 2 x detached 2 bed houses (onto Tylers Close). All proposed dwellings are provided with off-street parking accessed off Tylers Close.

6. Planning Policy

Wiltshire Core Strategy Core Policies CP1 (Settlement Strategy), CP2 (Delivery Strategy), CP20 (Spatial Strategy: Salisbury Community Area), CP50 (Biodiversity and Geodiversity), CP57 (Ensuring high Quality Design and Place Shaping), CP58 (Ensuring the Conservation of the Historic Environment), CP63 & CP64 (Demand Management)

Saved SDLP policy H8 (as saved at Appendix D of the WCS)

NPPF & NPPG

7. Summary of consultation responses

WC Highways – No Highway objection

WC Waste Services – No response received

WC Drainage officer – Support, subject to Conditions

WC Ecology – No comment

WC Archaeology – No objections

Salisbury City Council – Object to the application on grounds of overdevelopment and a lack of parking

8. Publicity

The application was publicised via neighbour notification letters and a site notice. Seven representations were received from third parties, each were in objection to the proposed development. Grounds for objection included unsuitable access, insufficient parking provision, adverse impact on the amenity of neighbours and overdevelopment.

9. Planning Considerations

Principle of the proposed development

The National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise (NPPF para.12). The NPPF also makes it clear that planning should be genuinely plan-led, providing a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency (para.17).

In this respect the proposed development is considered against the policies of the WCS below:

Core Policy 1 of the WCS identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire.

In line with CP1, CP2 (the delivery strategy) seeks to deliver future development in Wiltshire between 2006 and 2026 in the most sustainable manner by making provision for new employment land and new homes.

Within the limits of development, as defined on the policies maps, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

CP20 details how Salisbury has experienced a historic undersupply of housing over recent years.

Sustainable growth with employment development alongside new housing is therefore needed in Salisbury whilst ensuring that no harm comes to the natural and built environment.

The proposed development constitutes residential re-development within the defined limits of development and is therefore considered acceptable in principle (within the broadest planning policy context).

Additionally, saved SDLP local plan policy H8 states *'Except as provided by the other policies of the Local Plan, residential development will be permitted within the Housing Policy Boundary of Salisbury.'*

The proposed development is below the threshold for triggering requirements in respect of the provision of affordable housing, education, waste or recreational open space contributions.

Scale and layout

The application proposes a pair of semi-detached two storey dwellings at the Southern end of the site, fronting onto Netherhampton Road. Netherhampton Road contains a varied mix of housing types, including detached, semi-detached and single storey dwellings. To enable sufficient parking provision for the proposed semi's, whilst retaining a suitably characteristic set back distance from the road to the front (in accordance with the established pattern of existing adjacent properties), vehicular access and off street parking for the semi's is set to the rear (accessed off Tylers Close). The proposed pair of semi's are considered appropriate in terms of their scale, mass and positioning within the street scene.

The Northern end of the application site is severed from the proposed pair of semi's and sub-divided to provide two plots, each for a detached two bedroom house with off-street parking (accessed via Tylers Close). The dwellings are of relatively small scale and of single storey form (with accommodation at first floor level within the roof void). Taking into consideration the proportions and scale of nearby existing dwellings (and their relative plot sizes), the proposed two detached dwellings are considered to be reasonably and appropriately proportioned. In officers' opinion the overall redevelopment of the site for four dwellings does not amount to an overdevelopment of the site.



Access, parking and Highways considerations

The proposed development provides a suitable level of off-street parking provision for each of the proposed dwellings – the Highways officer raises no Highway objection to the proposal.

All of the vehicular accesses come off Tylers Close. Tylers Close is in private ownership and permission from the owner(s) of the land would be required to utilise the Close to access the properties, however this issue constitutes a private, civil matter between landowners and does not constitute a material consideration in the determination of this planning application.

Should this application be granted planning consent, such consent would not convey any legal or civil rights or permission to access the properties or land from Tylers Close.

Impact on the amenity of neighbours

It is considered the proposed pair of semi-detached houses, being set further away from the closest adjoining dwelling at number 144 Netherhampton Road, and projecting less distance to the rear than the existing dwelling, would have a reduced impact on the amenity of the neighbouring property.

The proposed detached two bed dwellings are of single storey form with accommodation at first floor level within the roof void. Taking into consideration the existing substantial boundary treatments to the western and northern boundary of the site, and the distance, orientation and general relationship between the application site and existing neighbouring properties, it is considered the proposed two detached dwellings would not result in undue impacts on the amenity of neighbours through overshadowing.

In respect of third party concerns and the potential for existing properties to be unduly overlooked by the proposed new dwellings, taking into consideration that the application is for outline planning consent (and that details for of the final design of the dwellings would form part of a subsequent reserved matters application, whereby a suitable design and additional Conditions can be imposed on any consent granted to control windows serving the accommodation at first floor level within the two detached houses), officers consider there is no reason why the proposed development would ultimately result in the undue overlooking of neighbouring properties when such issues would be addressed at the reserved matters stage at which point if undue overlooking was considered likely from the detailed proposals put forward at the time, the reserved matters application could be suitably amended or refused planning consent.

Impact on the character and appearance of the surrounding area

By reason of the appropriate scale and layout of the proposed development it is considered the proposal accords with the character and appearance of the local area and would integrate satisfactorily. The application is outline, therefore the final design and materials for the proposed dwellings would be the subject of a subsequent application for reserved matters.

Archaeology

The Council's Archaeologist has assessed the proposal and raises no objection.

Ecology

The Council's Ecologist has assessed the proposal and makes no comment.

10. Conclusion

The proposed development is considered accordant with relevant local plan and national planning policy guidance.

RECOMMENDATION

It is recommended the application be approved, subject to the following Conditions:

1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- (a) The external appearance of the development;

- (b) The landscaping of the site;

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

3. An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4. The development shall be carried out in general accordance with the following plans:

Drawing number 8392/300 revision B dated November 2016, as deposited with the local planning authority on 05.01.2017, and

Drawing number 8392/302 dated November 2016, as deposited with the local planning authority on 17.11.2016, and

Drawing number 8392/301 dated July 2016, as deposited with the local planning authority on 17.11.2016.

REASON: For the avoidance of doubt

5. No development shall commence on site until a scheme for the discharge of foul water from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

6. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365 with location of ground water levels, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

7. The development shall not commence on site until a scheme for access/egress and property flood resilience has been submitted to and approved in writing by the Local planning Authority

REASON: To ensure adequate mitigation against flooding

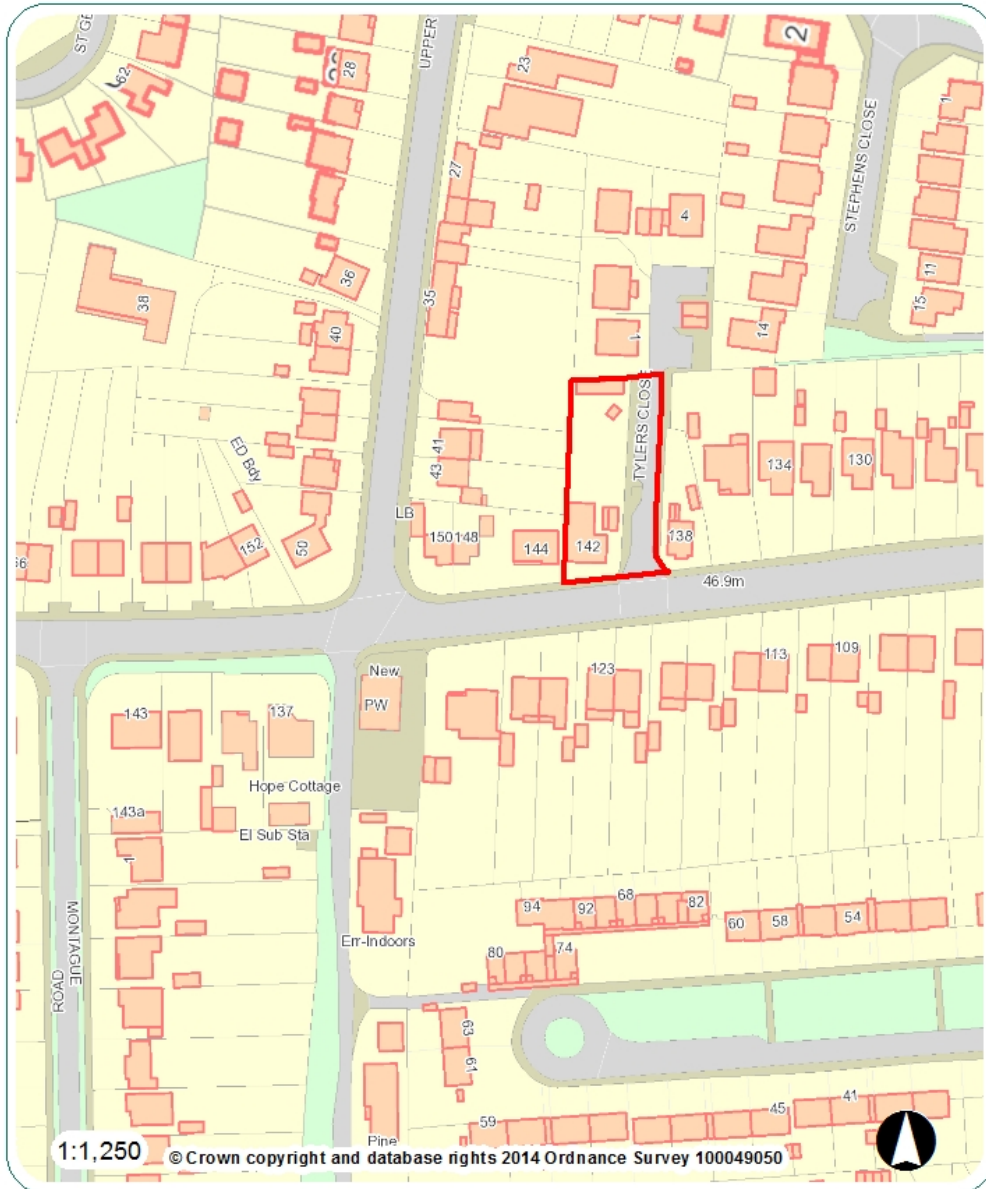
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REPORT FOR SOUTHERN AREA PLANNING COMMITTEE

Report No. 2

Date of Meeting	23 February 2017
Application Number	16/10220/FUL
Site Address	Old Wardour Castle Nightingale Lane Wardour Tisbury Wiltshire SP3 6RR
Proposal	Installation of new parking meter
Applicant	English Heritage Trust
Town/Parish Council	DONHEAD ST ANDREW
Electoral Division	TISBURY – Cllr Tony Deane
Grid Ref	393804 126296
Type of application	Full Planning
Case Officer	Warren Simmonds

Reason for the application being considered by Committee

The application has been called to SAC by Cllr Deane due to concerns in respect of Highway safety and car parking.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved subject to the Conditions listed at the conclusion of the report.

2. Report Summary

1. Principle of the proposed development
2. Impact on the character and setting of the listed building and listed park
3. Impact on the surrounding landscape
4. Impact on the amenity of neighbours
5. Highways considerations

Tisbury parish council object to the proposal on grounds that the proposal would result in parking problems along the access road and the proposed parking machine would have a detrimental visual impact.

Donhead St Andrew parish council object on the grounds that charging for car parking would deter visitors to the area.

Six representations were received from third parties; each was in objection to the proposed development. Grounds for objection included visual impact of the parking machine, cars likely to park along the access road to avoid parking charges, and the potential attraction of crime and vandalism.

3. Site Description

The application site is a consolidated surfaced car park located to the North West of Old Wardour Castle. The site is well screened within the wider landscape by extensive mature woodland to the immediate North and West, and by mature tree screening to the South and East.



4. Planning History

S/2008/1194	Enlargement of visitor kiosk	Approved subject to Conditions
S/1999/2160	Temporary replacement visitor hut	Approved (18/84 procedure)

5. The Proposal

The application proposed the installation of a single freestanding, solar powered parking meter within the existing car park. The proposed parking meter has approximate dimensions 1.82m tall, 40cm wide and 30cm deep and can be coloured black or green.



6. Planning Policy

Wiltshire Core Strategy Core Policies CP39, CP48, CP51, CP57, CP58 & CP62

NPPF & NPPG

7. Summary of consultation responses

Tisbury parish council object to the proposal on grounds that the proposal would result in parking problems along the access road and the proposed parking machine would have a detrimental visual impact.

Donhead St Andrew parish council object on the grounds that charging for car parking would deter visitors to the area.

WC Highways – No highway comments

Rights of Way officer – No objections

Conservation officer – No objection, with comments

AONB Partnership – Wide ranging comments in respect of need, visual impact, impact on the listed park and building & parking.

8. Publicity

The application was publicised by press notice and site notice.

Six representations were received from third parties; each was in objection to the proposed development. Grounds for objection included visual impact of the parking machine, cars likely to park along the access road to avoid parking charges, and the potential attraction of crime and vandalism.

9. Planning Considerations

Principle of the proposed development

Officers would seek to clarify that the imposition of parking charges at the existing car park does not constitute 'development' as set out within Section 55 of the Town and Country Planning Act 1990 and as such the landowner may introduce car parking charges (perhaps with the use of a car park warden or volunteer collecting fees) without the need for planning consent and without further reference to Wiltshire Council. The requirement for planning consent is only derived where there is 'operational development' or the change of use of the land. In this case, the application proposes operational development by the installation of a parking meter, thereby requiring planning consent.

As the principle of charging for parking is not material to the planning decision, the considerations which remain relevant consist of the scale, design and impact of the proposed parking meter on the immediate surrounding environment, the character and setting of the listed park and adjacent listed building, the impact on the wider landscape and impact on amenity of nearby residents.

In answer to questions raised in respect of the rationale for installing the parking meter, the applicant has provided the following additional information:

"Our primary purposes for installing this machine is to give priority to our visitors, who can often find the car park is full, as well as to provide a small amount of income to the castle and English Heritage. We often have occasions where the car park is found to be full, but many of the cars are not our visitors, which means that English Heritage members or paying visitors are not able to visit, due to people parking in the car park for free. This can occur throughout the year; on peak summer days as well as in the winter months - when the grass overflow area is too wet to drive on.

We will only be charging for car parking during the opening hours of the site, which means that the car park will be available free of charge for anyone who wishes to use it before 10am and after 6pm, or on weekdays throughout the winter months when the site is closed. We are proposing a flat fee of £2 per car for all day parking, which we feel is a reasonable fee. We will also refund the parking cost to anyone who is visiting the castle.

As you are probably aware, English Heritage became an independent charity Trust in April 2016. This departure from being a non-departmental public body means that we have to be self-reliant from government support. We currently generate 66% of our income internally, and have a gradually reducing grant in aid from until 2022/23 when we must be 100%

financially sustainable. We therefore, have to explore all options for reducing our expenditure liabilities and increasing income from our properties. Although there will only be a small amount of income generated from this scheme, it will go some way to offsetting the conservation and maintenance costs we have for the castle as well as our maintenance liability for the access road itself, which EH are also responsible for.

We believe that the installation of a car parking machine will help us to the reduce the capacity issues that we experience, as well as providing a small amount of income to support the work that English Heritage does in preserving the historic environment. The installation of a parking machine is something that can easily be reversed in future years, and will not have any impact to the preservation of the monument. We have carefully assessed the impact to the site and its setting, and have spoken to our Properties Curator as well as the Ancient Monuments Inspector from Historic England. They have both agreed that the impact on the setting will be low.

Some of the objections to the planning are on the grounds of safety, suggesting that people will try to avoid paying the parking fees (by parking along the narrow access road to the site). The access road is a single track road with only a few passing places, although drivers could chose to park in one or two of the few passing places, it is unlikely that this would occur. It would take a very irresponsible driver to park in a narrow passing place on a single track road, as much as it would be irresponsible to park in a single track road and block it. As we will be refunding visitors to the castle, then we would not anticipate any of our visitors would try to avoid to parking charge and park on the access road. Further to this, we are charging for use of the car park only during our published opening times. Which means that there will be plenty of opportunities for residents to still enjoy use of our car park, and walks around the castle, without paying the parking fee.

The standard machines will be black in colour. I have been told that the supplier could provide a green meter - if this was a stipulation of the planning. However the standard choice of a black machine is not a highly visible or bright colour. The meter we have chosen will be solar powered, so there will be no need for cabling to be run to the installation point.”

The proposed development, required in connection with the ongoing management of an established tourist attraction, is considered acceptable in principle.

Impact on the character and setting of the listed building and listed park

The proposed parking meter is of relatively small scale and would be located in an existing car park that is well screened in wider views within the surrounding landscape. The conservation officer has assessed the proposal and considers the proposal would not have an adverse impact on the setting of the castle and raises no objection.

It is considered, by reason of the small scale and discrete location of the proposed parking meter, the proposal would not adversely affect the existing character or setting of the adjacent listed building or wider surrounding listed park.

Impact on the surrounding landscape

The proposed parking meter is of relatively small scale and would be located in an existing car park that is well screened in wider views within the surrounding landscape.

It is considered, by reason of the small scale and discrete location of the proposed parking meter close to dense mature woodland, the proposal would not adversely affect the existing character or setting of the adjacent listed building or wider surrounding listed park.

Impact on the amenity of neighbours

By reason of the limited scale of the proposed parking meter, the distance and general relationship between its proposed location and the closest neighbouring dwellings to the South and West, it is considered the proposed development would not result in undue impacts on the amenity of neighbouring residents or visitors to the area.

Highways considerations

The Highways officer has assessed the proposal and provides the following comments:

"I note that the single track vehicular access road (with passing places) which leads to the site does not form part of the public highway and is not included within the application site edged red. The nearest publicly maintained road is some 600 metres from the site. It is considered that the development proposed will not detrimentally affect public highway safety and therefore I have no highway comments to make on this application."

Whilst concerns have been expressed in consultation responses and in third party representations that the proposed development might lead to problematic and inappropriate parking in passing places and along the single track approach road to the site, it is considered that, by reason of the limited times when parking charges would apply (detailed above), the low cost of parking charges proposed (£2 per day) and the fact that visitors to the Castle would be reimbursed the cost of parking on entry, such issues are unlikely to manifest.

Officers would advise that the determination of the application should not be based on perceived secondary impacts of the introduction of parking charges (as the introduction of parking charges does not constitute development and does not require planning consent), but should be limited to the material considerations detailed above.

10. Conclusion

The proposed development is considered accordant with the Development Plan and national and local guidance.

RECOMMENDATION

APPROVE, subject to 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:

Drawing number B538/03 (undated) as deposited with the local planning authority on 7th November 2016, and

Drawing number P538/04 (undated) as deposited with the local planning authority on 7th November 2016.

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

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