

The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2023/09615
Decision Date: 24 March 2025

Applicant: Salisbury Cathedral, Chapter Office, 6 The Close, Salisbury
SP1 2EF

Particulars of Development: Permanent change of use of former tennis courts to car park (previously approved under temporary consents); the provision of electric vehicle charging points; the provision of a covered cycle parking area; the provision of a water standpipe; associated works.

At: Tennis Courts and Car Park, West Walk, The Close,
Salisbury SP1 2ES

In accordance with paragraph 39 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT PERMISSION for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason(s): (1)

- 1 The application site and Marsh Close are identified as part of an Existing Outdoor Facility under saved Policy R5 in the Wiltshire Core Strategy. The site was historically used as tennis courts that were replaced in 1996 by a car park use in a series of temporary consents, the most recent of which expired on 25/07/2014. The temporary consents were issued in the hope that a sustainable parking and transport solution could be found for the Cathedral Close and its environs. However, since 2014, the car park use has continued but no formal consent for the car park has been issued. These works seek to improve a visually poor car park with new planting, resurfacing with SUDS drainage and betterment, EV charging facilities (with signage) and covered cycle parking infrastructure.

The scheme as proposed would not, it is considered, significantly improve or enhance the condition and appearance of the existing car park, and the overall scheme design fails to enhance the setting of the surrounding heritage assets. The proposals are not considered to address the policy requirements of the NPPF or CP58 in terms of enhancing the character or setting of the internationally important heritage assets. The scheme also fails to meet the sustainable and green agenda put forward by the Cathedral document Moving Green (Moving Green: Towards more sustainable travel at Salisbury Cathedral and Close, Dec 2022).

The proposal as submitted would therefore be contrary to the Salisbury Neighbourhood Development Plan 2020 – 2038 Policy 7 which seeks to enhance the internationally distinctive character of the Close, as well as Core Policy 57 and Core Policy 58 of the Wiltshire Core Strategy which seek to protect, conserve and where possible enhance the historic environment. The proposal is also considered contrary to NPPF 2024 para 219, which requires development within the setting of heritage assets to enhance or better reveal their significance.

Signed:

Parvis Khansari - Corporate Director, Place

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/topics/planning-appeals)).