

SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 6 FEBRUARY 2014 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Brian Dalton, Cllr Tony Deane (Substitute), Cllr Christopher Devine (Vice-Chair, in the Chair), Cllr Jose Green, Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr John Smale (Substitute), Cllr Ian Tomes and Cllr Ian West

Also Present:

Cllr John Walsh

16 Apologies for Absence

Apologies were received from Cllr Richard Clewer, Cllr Richard Britton and Cllr Fred Westmoreland.

Councillor Clewer was substituted by Councillor Tony Deane.

Councillor Britton was substituted by Councillor John Smale.

17 Minutes

The minutes of the meeting held on 16 January 2014 were presented for consideration.

Resolved:

That subject to the removal of the Informative under Minute 14, to APPROVE as a correct record and sign the minutes.

18 Declarations of Interest

There were no declarations.

19 Chairman's Announcements

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

20 **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

21 **Planning Appeals**

The update on appeals was received and noted.

22 **Planning Applications**

Attention was drawn to the late list of observations and additions provided at the meeting, and to be made available online after the meeting.

23 **13/02939/FUL: Salisbury Divisional Police HQ, Wilton Road, Salisbury, SP2 7HR**

Public Participation

Mr Hill spoke in objection to the application.

Mr Koenders spoke in objections to the application.

Mr Scott Taachi, agent, spoke in support of the application.

Cllr Margaret Wilmot, Salisbury City Council, spoke in support of the application.

The planning officer gave a presentation to members and attendees detailing the application. The officer raised issues relating to the potential increase in congestion and parking. The application was recommended for approval.

Technical questions were received from members; these included the affect of the development on the A36, the Highways Agency's position on the application, issues relating to bicycle storage and motorcycle parking and the age and number of students who would be attending the University Technical College (UTC).

In response to queries regarding potential future interest in the site from Wiltshire Council, the legal officer advised the members of the planning committee that they were not precluded from considering the application by virtue of being councillors of Wiltshire Council. The usual rules applied to the members of the committee in terms of pre-determination and bias. The members of the committee were, as with any application, to determine the matter based solely on the planning merits of the application before them and the change in landownership that may occur in the future was not a material planning consideration nor was any benefit or otherwise that may fall to Wiltshire Council if it was to become the landowner.

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

The Local Member, Cllr John Walsh, stated his support for the scheme but raised concerns regarding parking and drop off arrangements.

Members discussed parking concerns and the impact that the application would have on Salisbury and in particularly properties surrounding the site. The need for further work to be done on the robust travel plan was discussed in detail but members agreed that the UTC would be a positive addition to Salisbury.

Concerns were raised by the closure of the police custody suite and also the number of students attending the UTC from outside Salisbury.

Resolved:

That permission be granted 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 shall only be undertaken in accordance with the following approved plans:

Plan Ref....P-010 (Block Plan)... Dated....13.08.13....
Plan Ref....P-021 D (Proposed Site Plan)... Dated....20.01.14....
Plan Ref....P-022 C (Proposed Landscape Plan)... Dated....20.01.14....
Plan Ref....P-023 C (Proposed Boundary Treatment).. Dated....20.01.14....
Plan Ref....P-030 (Existing & Proposed Site Sections). Dated....13.08.13....
Plan Ref....P-061 (Proposed Elevations)... Dated....13.08.13....
Plan Ref....P-050 A (Proposed Ground Floor Plan)... Dated....13.08.13....
Plan Ref....P-051 (Proposed Upper & Basement Floor Plan)..Dated....13.08.13....
Plan Ref....P-052 (Roof Plan)... Dated....13.08.13....
Plan Ref....P-061 (Proposed Elevations)... Dated....13.08.13....
Plan Ref....P-061 (Proposed Elevations)... Dated....13.08.13....
Plan Ref....M7 (Ground Floor Ventilation)... Dated....13.08.13....

Reason: For the avoidance of doubt.

No development shall commence 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. The programme of archaeological work shall be carried out in accordance with the agreed details.

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

4) Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and

roof[s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

5) No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) details of trees and hedgerows to be retained, together with measures for their protection in the course of development;
- (b) details of new trees and hedgerows to be planted, including species;
- (c) means of enclosure;
- (d) car park layouts;
- (e) hard surfacing materials;
- (f) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc)

Reason: To ensure a satisfactory landscaped setting for the development.

6) All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory landscaped setting for the development.

7) For the first 4 years of the operation of the UTC, an annual review of the pick-up and drop-off facility must be completed by the UTC to ensure there is and will be no overspill of vehicles onto the A36(T). The reviews shall include a written report, detailing monitoring of the effectiveness of the pick-up and drop-off facility over the year, and recommendations to mitigate any identified problems, and shall be submitted to and agreed in writing by the local planning authority (in conjunction with the Highways Agency) prior to the commencement of the following academic year. Any review recommendations shall be implemented in accordance with a timetable agreed in writing by the local planning authority (in conjunction with the Highways Agency) and shall be maintained thereafter.

Reason: To ensure the safe and efficient operation of the A36(T)

Prior to the occupation of the development the 25 pick-up parking spaces (as demarcated on plan ref: P-022 C) shall be made available for the sole

purpose of vehicles collecting pupils during the after school pick-up period, and shall be maintained for this purpose thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the safe and efficient operation of the A36(T)

9) Prior to the occupation of the development a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority (in conjunction with the Highways Agency). The development shall thereafter be operated in accordance with the Travel Plan.

Reason: To ensure the safe and efficient operation of the A36(T) and to maximise the development's sustainable transport potential.

10) Prior to the occupation of the development a new pedestrian refuge on the A36, generally based upon the preliminary layout illustrated within Appendix G of the submitted Travel Plan (Mott MacDonald, August 2013) shall have been formed and made ready for use.

Reason: To provide safe pedestrian access to the west-bound bus stop.

11) No engineering works, industrial processes, plant or machinery shall be carried out/installed outside the workshops/garages, and all doors serving any of the engineering workshops / garages shall remain closed when they are in use.

Reason: In the interests of neighbouring amenity.

12) Before the development hereby permitted commences a scheme of acoustic insulation shall be submitted to and approved in writing by the Local Planning Authority specifying the measures that will be taken for the purposes of preventing and controlling the emission of noise from externally mounted plant, equipment and ventilation systems. The approved scheme shall be implemented before the development is first brought into use and shall be maintained at all times thereafter in accordance with the approved details.

Reason: In the interests of neighbouring amenity.

13) Before the development hereby permitted commences a scheme of acoustic insulation shall be submitted to and approved in writing by the Local Planning Authority specifying the measures that will be taken for the purposes of preventing and controlling the emission of noise from all workshops and garages. The approved scheme shall be implemented before the development is first brought into use and shall be maintained at all times thereafter in accordance with the approved details.

Reason: In the interests of neighbouring amenity.

14) Before the development hereby permitted commences a scheme for the discharge and control of fumes, gasses and odours from the approved workshops, garages, laboratories and catering facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is first brought into use and shall be maintained at all times thereafter in accordance with the approved details.

Reason: In the interests of neighbouring amenity.

15) There shall be no pupils/members of the public on the site outside the hours of 21:00 in the evening and 08:00 in the morning from Mondays to Fridays and between 21:00 Friday evening and 09:00 Saturday morning and from 17:00 Saturday afternoon to Monday 08:00 in the morning, nor at any time on Sundays and Bank or Public Holidays.

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

16) No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays. This condition shall not apply to the internal fitting out of the development.

Reason: In the interests of neighbouring amenity.

17) No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The submitted details shall clarify the intended future ownership and maintenance provision for all drainage works serving the site. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, and ensure future maintenance of the surface water drainage system.

18) Development shall be carried out in accordance with the recommendations of the Report on Site Investigation (BAM Construction Report 728220 Rev 01 - January 2014).

Reason: To protect controlled waters from pollution.

19) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination

shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To protect controlled waters from pollution.

20) No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: In some cases the infiltration of surface water through contaminated ground can present an unacceptable risk of pollution to controlled waters.

21) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater

Reason: In some cases piling through contaminated ground can present an unacceptable risk of pollution to controlled waters.

INFORMATIVE:

Condition 9 – Travel Plan

The Travel Plan shall have particular regard to the following:

- Maximising use of the Wilton Park & Ride;
- Measures to control student car parking within surrounding residential streets;
- Investigating the creation of pedestrian and/or cycle links from the north and/or east of the site, including on-going investigation to ensure opportunities are taken when the land adjacent to the Police Houses is made available for any future potential re-development.

The Travel plan shall be agreed by the Local Planning Authority, comprising officers and the chairman of the Southern Area Planning Committee.

Public Participation

Mr Robert Molteno spoke in objection to the application.

Mr James Cain, agent, spoke in support of the application.

Mrs Boase, applicant, spoke in support of the application.

Cllr Mike Lennard, Chilmark Parish Council, spoke in objection to the application.

The planning officer gave a presentation to members and attendees detailing the application. A similar application had been refused by the committee in November 2013, but officers recommended the amended application for approval due to the reduced scale. Concern was previously raised in regards to the development potentially being used as a dwelling in the future.

Technical questions were asked by members, which included the definition of a dwelling, the potential installation of running water and the potential installation of roof lights. The location of the development in relation to the footpath was discussed and the potential for conditions on the retention of hedgerows was stated to be unlikely to be achievable.

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

The Local Member, Cllr Bridget Wayman – who was unable to attend due to other Council business – provided a written objection, stating a need to protect the local environment.

Members discussed potential conditions, the size of the windows and compared the new application to that previously submitted and refused, assessing the impact of the new design.

At the conclusion of discussion, it was

Resolved:

That Planning Permission be APPROVED 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:

P 1221/01 dated August 2013 received 23/12/13

1221/03 dated Dec 2013 received 23/12/13

1221/04 dated Dec 2013 received 23/12/13

REASON:

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

3) The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 88 Ridge and it shall remain within the same planning unit as the main dwelling.

REASON: To comply with the terms of the planning application and to enable the local planning authority to retain control over the use of the development having regard to its location within a sensitive landscape and close to other residential properties.

25 Urgent Items

There were no urgent items

(Duration of meeting: 6.00 - 8.05 pm)

The Officer who has produced these minutes is David Parkes, of Democratic Services, direct line (01225) 718220, e-mail david.parkes@wiltshire.gov.uk

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