



City Area Committee

Planning & Licensing

Minutes

20 January 2005 6.00 pm
The Alamein Suite, City Hall,
Malthouse Lane,
Salisbury.

**These minutes should be kept for use by District Councillors
at the next Council meeting**

Present

Chairman: Councillor Ms S C Mallory

Vice Chairman: Councillor Mrs P J Brown

Councillors: K A Cardy, Mrs E A Chettleburgh, J M Collier, D A Culver, B E Dalton, Mrs I M Evans, S R Fear, S J Howarth, D J McCarthy, M J Osment, P V H Paisey, I R Tomes, Miss M A Tomlinson, J M Walsh and Mrs S A Warrander.

Apologies: Councillors P M Clegg, J R L Nettle and P W L Sample

MINUTES NOT REQUIRING COUNCIL APPROVAL

222. CHAIRMAN'S ANNOUNCEMENTS:

The Chairman made the following announcements:

1. Last night, Helen Collar gave birth to a baby boy which weighed 7 lbs and 6 oz's. The City Area Committee asked that it's best wishes be passed to Helen.
2. At the meeting tonight, a photographer will be taking pictures which will be used on the front cover of a new style agenda format later on this year. The Chairman asked if any member of the public objected to having their photograph taken, to which nobody responded that they did.
3. There will be an emergency item needing to be considered under agenda item 11. This will be a planning application for a council employee so must be determined by Committee, and due to an administrative error, was not included in the ordinary applications and the applicant was advised it would be considered at this meeting.

223. PUBLIC STATEMENT / QUESTION TIME

There were three statements made by members of the public. They were as follows:

1. Andrea Pearce (who owns a business on, and is a resident of, Marlborough Road) made the following points:
 - Like most residents in Salisbury, the residents of Zone A received a questionnaire and letter about the residents parking scheme in their area. In some cases this had to be returned in less than one week. I believe this is an inappropriately short time and precludes discussion and, if required, lobbying.

- The questionnaire was not sent to the businesses in the Zone. When the Council administrator was questioned on the telephone about this omission, the response was that it did not apply to them, it was for residents only. We feel that this is undemocratic.
- There is nothing in the resume of the current parking position of the report which mentions businesses. It is thus possible to conclude that the effect on businesses has not been considered. Yet there are more than 20 businesses in the Zone.
- Whilst no one denies that parking for residents in the evening is difficult, and limiting the number of permits may be a very acceptable solution, this is not the case during the day, and so no advantage will be gained by residents by removing limited waiting. However this is an essential requirement for the businesses. Removing the limited waiting facility would kill their businesses and ruin their livelihoods and that of those they employ.

2. Tony Davidson-Brewer (resident of Belle Vue Road) made the following points:

- Objects to the proposed changes to Zone A Residents Parking Scheme.
- The current consultation only provided 2 weeks for responses which is a very short time.
- The speakers wife works in the medical profession and her patients visit her at her house; if limited parking for visitors is removed there will be a damaging impact upon her business.
- A questionnaire was sent to residents a year ago but no response has been received by residents. Within that questionnaire, some good suggestions were made.
- There is a feeling that the current proposals are about revenue gain for the Council.
- Very unhappy about the cost of purchasing extra visitors parking vouchers, as this could prove expensive.

3. Susan Tutley (who owns a business on, and is a resident of, Albany Road) made the following points:

- Due to the type of her business, visitors can stay up to 2 hours, but under the new scheme this will not be possible and so will be detrimental to her business.
- Ms Tutley stated she had photographic evidence that there were sufficient spaces for residents to park in.

224. COUNCILLOR STATEMENT / QUESTION TIME

There were no statements by, or questions from, Councillors.

225. DECLARATIONS OF INTEREST

- Councillor Paisey declared a personal but non-prejudicial interest in planning application S/2004/2690 because his wife is a patient of the dentist at 151 Fisherton Street. The Councillor remained in the meeting during consideration of this matter.
- Councillor McCarthy declared a personal but non-prejudicial interest in planning application S/2004/2605 as he is a Vice-President of Salisbury Rugby Club. The Councillor remained in the meeting during consideration of this matter.

- Councillor Mrs Chettleburgh declared a personal and prejudicial interest in agenda item 9 application references 2 (Salisbury Clothing Centre) and 6 (St Edmunds Community Association) as she has a close relationship with both organisations outside of her Councillor role. The Councillor left the meeting for the whole of agenda item 9.
- Tim Pizzezy declared a personal and prejudicial interest in planning application S/2004/2605 as he is a member of Salisbury Rugby Club and planning application S/2004/2636 as a family member regularly uses the athletic track. The officer left the meeting during consideration of these items.

226. MINUTES OF PREVIOUS MEETING

RESOLVED – that the minutes of the meeting held on 16 December 2004 be approved as a correct record and signed by the Chairman.

227. THE RESIDENTS PARKING SCHEME AND PROPOSALS FOR NEW RESIDENTIAL DEVELOPMENT

The Committee considered the report of the Head of Forward Planning and Transportation (previously circulated) together with an item of late correspondence circulated at the meeting:

RESOLVED - that the City Area (Planning and Licensing) Committee recommends:

1. to the Salisbury Transportation Plan Joint Committee that in residents parking zones, where the number of cars with valid permits exceeds the road space available for parking, the occupants of new dwellings be excluded from the residents' parking scheme. This exclusion to be effective in respect of all new residential development granted planning permission from the earliest possible date after the Joint Committee's decision.
2. that supplementary planning guidance be prepared on the subject of car parking provision associated with new developments.

228. S/2004/2445 - FULL APPLICATION - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 10 No. DWELLINGS WITH ACCESS AND PARKING AT 8 COLDHARBOUR LANE, SALISBURY SP2 7BW FOR BAYVIEW DEVELOPMENTS (BOURNEMOUTH) LTD

Jonathan Ross, agent for the applicant, spoke in support of the above application.

The Committee considered the report of the Head of Development Services (previously circulated) together with a schedule item of late correspondence circulated at the meeting:

RESOLVED –

- (1). That for the following reasons:

It is considered that this scheme represents a general improvement over the previous schemes, particularly in terms of design, and accords with the policies of the Salisbury District Local Plan;

and subject to the applicant and any other relevant parties undertaking, under Section 106 of the principal act, to pay a commuted sum under policy R2 of the Salisbury District Local Plan;

the above application be approved subject to the following conditions:

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. 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.

3. Before development commences the applicant shall commission the services of a competent contaminated land consultant to carry out a detailed contaminated land investigation of the site and the results provided to the Local Planning Authority. The Investigation must include:

- A full desk top survey of the historic data
- A conceptual model of the site identifying all potential and actual contaminants, receptors and pathways (pollution linkages)
- A risk assessment of the actual and potential pollution linkages identified
- A remediation programme. The remediation programme shall incorporate a validation protocol for the remediation work implemented.

A validation report shall be forwarded to the Local Planning Authority prior to habitation of the premises.

REASON: In order to ensure a suitable scheme of decontamination for the site

4. Before the dwellings hereby approved are first occupied the vehicular access, visibility splays, bicycle and car parking and turning areas shall be laid out and provided as approved. The parking and turning areas shall be kept clear of obstruction thereafter.

REASON: In the interests of highway safety.

5. The proposed bathroom window in the north elevation of plot 8 shall be glazed with obscure glass and fixed shut prior to the dwellings being first occupied, and shall remain in this condition thereafter.

Reason: To ensure adequate privacy for the occupants of neighbouring premises.

6. No work shall start on site until details of the new hard and soft landscaping 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: In the interest of visual amenity

7. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run off limitation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.

REASON: To prevent the increased risk of flooding

8. Floor levels should be set at least 600mm above the predicted 1 in 100 year flood level of 47.90 metres above Ordnance Datum.

REASON: To protect the development from flooding

9. Before any of the dwellings are first occupied, the proposed footway adjacent to Coldharbour Lane shall be completed and made available for use, in accordance with a scheme to be agreed in writing by the Local Planning Authority. The footway shall be constructed in full accordance with the agreed scheme.

REASON: In the interests of highway safety

- (2). This permission has been taken in accordance with policies G2, D2 and R2 of the adopted Salisbury District Local Plan.
- (3). Foul drainage from this development will be directed to the foul sewer as stated on the application form. Therefore, the Environment Agency has recommended that any applicant should contact the water company to ensure that the sewerage infrastructure can accommodate the additional loading arising from the proposed development.
- (4). Given that the site is located adjacent to a major aquifer, measures should be taken at the construction stage to prevent pollution. If pollution occurs the Environment Agency should be notified immediately on its emergency contact number 0800 807060.

229. S/2004/2539 - FULL APPLICATION - ALTERATIONS TO INTERNAL LAYOUT INCLUDING CHANGE OF USE OF FIRST FLOOR FROM STORAGE TO OFFICE USE AND ALTERATIONS TO EXTERNAL APPEARANCE INCLUDING INSERTION OF NEW WINDOWS AT SALISBURY DISTRICT COUNCIL, STEPHENSON ROAD, CHURCHFIELDS INDUSTRIAL ESTATE, SALISBURY SP2 7NP FOR SALISBURY DISTRICT COUNCIL

The Committee considered the report of the Head of Development Services (previously circulated) together with a schedule of late correspondence circulated at the meeting:

RESOLVED -

- (1) that for the following reasons:

The proposed change of use of the first floor of the existing premises from storage to office use would retain the existing premises for employment purposes and maintains the existing job opportunities. Although this is likely to result in an increase in the number of staff employed at this site, it is considered that the associated increase in demand for on-site parking can be met by the surplus level of parking provision that already exists, while there is also a good level of accessibility to the site by other modes of transport other than the

private car. With regards to the proposed alterations to the external appearance of the building, it is considered that these would visually enhance its general appearance and design without adversely affecting the occupants of the neighbouring premises. Despite the proximity of the application premises to the adjacent waste disposal site given the nature of the proposed development it is not considered that there is any potential risk from contamination/pollution. The proposed development is therefore considered to comply with Policies G2 and TRI I of the Adopted Replacement Salisbury District Local Plan (June 2003).

the above application be approved subject to the following conditions:

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. Details and samples of all external facing and roofing materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority before any on-site works commence. The development shall thereafter be carried out in accordance with the approved details.

REASON: To ensure a satisfactory visual relationship of the new development and that existing.

3. The development hereby approved shall not be occupied until a Green Travel Plan has been submitted to, and approved in writing by, the Local Planning Authority together with a timetable for its implementation. No part of the development shall be occupied prior to the implementation of those parts identified in the Green Travel Plan as capable of being implemented prior to occupation. Those parts of the approved Green Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and the approved Green Travel Plan shall continue to be implemented in its entirety as long as any part of the development is occupied.

REASON: To minimize the number of vehicular movements associated with the change of use hereby approved and to reduce the total number of vehicular movements to the site in the interests of sustainable development.

- (2) that the applicant be informed that this decision has been taken in accordance with the following policies of the Adopted Replacement Salisbury District Local Plan:

G2 General Criteria for Development
TRI I Provision of Off-Street Parking

230. S/2004/2605 - FULL APPLICATION - ERECTION OF A SLIMLINE TELECOMS MONOPOLE TO REPLACE EXISTING FLOODLIGHT COLUMN TOGETHER WITH ASSOCIATED EQUIPMENT AT SALISBURY RUGBY CLUB, CASTLE ROAD, SALISBURY SP1 3SA FOR HUTCHISON 3G UK LIMITED

David James, a local resident in the proximity of the Rugby Club, spoke to object to the above application.

Mike Dobson, Community Affairs Officer for the applicant, spoke in support of the above application.

The Committee considered the report of the Head of Development Services (previously circulated) together with a schedule of late correspondence circulated at the meeting:

RESOLVED – that the above application be refused for the following reasons:

Due to the visually intrusive and alien nature of the proposed structure and in particular in combination with the other structure recently granted planning approval, the proposed mast will create harm to the visual amenities of the area which is adjacent to the Salisbury Conservation Area and the Old Sarum Ancient Monument and within the designated Landscape Setting of Salisbury and the amenities of the occupiers of nearby properties who enjoy an outlook over this open area. Overall therefore the proposal is considered to be contrary to Salisbury District Local Plan policies PS7, CN1 I, C7 and G2 (vi)

231. S/2004/2619 - FULL APPLICATION -GARDEN SHED (RETROSPECTIVE) AT 2 AYRSHIRE CLOSE, SALISBURY SP2 9PF FOR MRS J HOWLES

The Committee considered the report of the Head of Development Services (previously circulated):

RESOLVED -

(1) that for the following reason:

the proposed development accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development) and D3 (Design of Extensions/Ancillary Buildings) of the adopted Salisbury District Local Plan.

As the application is retrospective it is not considered that any Conditions are necessary.

(2) the applicant be advised that this decision has been taken in accordance with the following policies of the adopted Salisbury District Local Plan:

G2 (General Criteria for Development)
D3 (Design of Extensions/Ancillary Buildings)

232. **S/2004/2636 - FULL APPLICATION - ERECTION of 18 No 6M HIGH STANDARD LIGHT COLUMNS ENVIRONMENTALLY CONSCIOUS FLOODLIGHTS TO RUNNING TRACK AT SOUTH WILTSHIRE GIRLS GRAMMAR SCHOOL, STRATFORD ROAD, SALISBURY SP1 3JJ FOR SALISBURY DISTRICT COUNCIL**
Andrew Hesketh, resident of Douglas Haig Road, spoke to object to the above application.

The Committee considered the report of the Head of Development Services (previously circulated) together with a schedule of late correspondence circulated at the meeting:

RESOLVED –

- (1). That for the following reasons:

While the site is located within the Landscape Setting of Salisbury and Wilton and immediately adjacent to the Stratford Sub Castle Conservation Area, given the nature of the application site (having already been developed) and the design of the proposed lighting columns that are slim-line and purposely designed to minimise light pollution it is considered that they would not appear visually intrusive or adversely affect the views into or out of the Conservation Area. The lighting columns would be sufficiently distanced from the nearest residential property and would create very little overspill so that the amenities of the occupants of these properties would not be materially affected by virtue of light pollution. The proposed development would also enhance an existing sport/recreation facility. The proposed development is therefore considered to comply with Policies G2, C7, CN11 and R1A of the Adopted Replacement Salisbury District Local Plan (June 2003).

The above application be approved subject to the following conditions:

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The use of the lighting columns, hereby approved, shall be carried on only in association with the use of the athletics track and for no other purpose whatsoever and shall not be illuminated between the hours of 9.00pm and 8.00am, unless otherwise first agreed in writing by the Local Planning Authority.

REASON: In the interests of the visual amenities of the Landscape Setting of Salisbury and the adjacent Stratford Sub Castle Conservation Area and to protect the amenities of nearby properties.

- (2). that the applicant be informed that this decision was taken in accordance with the following policies of the Adopted Replacement Salisbury District Local Plan:

G2 General Criteria for Development
C7 Development in the Landscape Setting of Salisbury and Wilton
CN11 Development Affecting Views Into and Out Of the Conservation Areas
R1A Provision of Recreation Facilities

233. S/2004/2690 - CHANGE OF USE - A1-A3 AND ALTERATIONS TO FAÇADE AT 147 - 151 FISHERTON STREET, SALISBURY SP2 7QW FOR MR E HOQUE

Howard George, owner of the dental practice at 151 Fisherton Street, spoke to say that he represented himself and the residents of 6 Windsor Road, 12 Windsor Road, 153 Fisherton Street and 153a Fisherton Street and that they all object to the above application. Colin Burrows, agent to the applicant, spoke in support of the above application.

Following a site visit held earlier that day, the Committee considered the report of the Head of Development Services (previously circulated) together with a schedule of late correspondence circulated at the meeting:

RESOLVED - that the above application be refused for the following reasons:

- (1). The application seeks to change the use of part of an existing building to an A3 (food and drink) use. The existing occupier of the remainder of the building is a dental surgery, and it is considered that this use presents very special circumstances when considering the sensitivity and impact of smell and odours on the occupiers and users of the surgery, who are likely to be particularly sensitive to smell. An acceptable scheme for an extraction and filtration system has been submitted for the kitchen. However, whilst this scheme is likely to prevent a statutory nuisance occurring to the detriment of existing occupiers, it has not been satisfactorily demonstrated that there would be no risk of cooking odours entering the dental practice (either through open windows and doors, or through the building fabric itself) and unduly disturbing the amenities of users of the dental surgery through associated restaurant activities, contrary to Policy G2.
- (2). The proposed A3 use would require the installation of an extraction scheme, with a flue. The flue would be approximately 0.5 metres wide, and 7.5 metres above ground level. The flue would also extend some 0.5 metres above the existing ridge height of the building. The flue would be positioned to the rear of the building on a flat roof, overlooked by the Dental Surgery and adjacent residential properties, and fixed to the roof with braces. The visual impact of the flue, by virtue of its proportions and height, is considered to be out of scale with the existing building, and detrimental to the amenities of existing occupiers, whose windows overlook the site. The addition of the proposed flue to the rear flat roof extension of the building would therefore be contrary to Policy G2 and D3.

Councillor Walsh also requested that his thanks to the planning case officer be put on record for a very thorough and balanced report.

234. SWAG TRANCHE 3 2004/05 FUNDING APPLICATIONS

The Committee considered the recommendations of the SWAG Review Panel (previously circulated):

RESOLVED - that funding to applicants be set out as per Annex A to these minutes.

235. PLANNING ENFORCEMENT: COMPLIANCE WITH PLANNING CONDITIONS/SECTION 106 OBLIGATIONS: PROSECUTING BREACHES OF PLANNING CONTROL

Due to a technical problem this item was unable to be considered and will be brought to the next meeting of this Committee.

236. MATTERS, WHICH BY REASON OF SPECIAL CIRCUMSTANCES, THE CHAIRMAN DECIDES SHOULD BE CONSIDERED AS A MATTER OF URGENCY.

S/2004/2487 - ERECT TWO STOREY SIDE EXTENSION AND GARAGE (DEMOLISH EXISTING GARAGE/PORCH/WC) AT 12 DONALDSON ROAD, SALISBURY FOR DR & MRS RJ MELVILLE

The Committee considered the report of the Head of Development Services (previously circulated):

RESOLVED -

(1). that for the following reasons:

The proposal conforms with policies G2 and D3 of the adopted Salisbury District Local Plan

the above application be approved subject to the following conditions:

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990

2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building

3. The proposed en-suite window in the rear elevation shall be glazed with obscure glass to the satisfaction of the Local Planning Authority and shall be maintained in this condition thereafter.

REASON: To prevent the undue overlooking of adjoining dwellings

(2). The applicant be advised that this decision has been taken in accordance with the following policies of the adopted Salisbury District Local Plan:

G2 General Development Guidance
D3 Extensions

237. EXTENSION OF MEETING

In compliance with Council policy, as the Committee could not conclude its business within 3 hours, it resolved to extend the meeting (during which time the matters recorded under minutes 229, 231, 232, 234 and 236 were considered).

Meeting closed at 9.35pm

Members of the public present 35

Ref. no.	Application	Sum Requested	Applicant Contribution/ Funds Raised	Committee Decision
1	The Harnham Water Meadows Trust Purchase & refurbishment of a cottage for conversion to an education centre.	£5,000 [£310,000 Total Project Cost]	£100,000	APPROVE - £4,870 from the Discretionary Fund. This funding is to be used for the refurbishment of the exhibition centre only.
2	Salisbury Clothing Centre Installation of night storage heaters	£450	Information not available.	APPROVE - £450
3	This application was part of Southern Area, therefore, it has been removed from City Area's list of applications.			
4	Salisbury City Art Trail Design and printing of a guide map	£2,000 [£14,000 Total Project Cost]	None yet secured but £14,000 has been sought in total	APPROVE - £2,000
5	Riverside Tennis Club Additional tennis court and floodlighting	£5,000 [£82,500 Total Project Cost]	£45,000	APPROVE - £3,408.02 subject to planning permission approval.
6	St Edmunds Community Association Community notice board	£122.98 [£122.98 Total Project Cost]	None	APPROVE - £122.98 If this application is withdrawn by the applicant, it is recommended that the sum be transferred to the Riverside Tennis Club in addition to their award above.
7	Salisbury Chess Club To hold a chess exhibition for local enthusiasts and schools.	£1,000 [£1,250 Total Project Cost]	£250	APPROVE - £1,000
8	The Listening Place Leaflets, training, postage and office materials, exhibition costs, other running costs	£5,000 [£17,946 Total Project Cost]	£9,717	REFUSE – this application is refused on the grounds of the close association to Salisbury Methodist Church which is a religious organisation and therefore outside of the criteria of SWAG. The Listening Place is advised to contact technical officers at the Council to discuss solutions to this refusal reason.