

# Minutes

**Meeting of:** City Area Planning Committee

**Meeting held in:** Alamein Suite, City Hall, Salisbury

**Date:** 27 October 2005

**Commencing at:** 6.00pm

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**Present:**

**District Councillors:**

Councillor Ms S C Mallory (*Chair*)

Councillors Mrs P J Brown, Mrs E A Chettleburgh, J M Collier, D A Culver, S R Fear, S J Howarth, M J Osment, P W L Sample, I R Tomes, Miss M A Tomlinson and C Vincent.

Apologies: Councillors K A Cardy, P M Clegg, B E Dalton, Mrs I Evans, J R L Nettle (*Vice-Chair*), P V H Paisey, J M Walsh, Mrs S A Warrander.

**316. Public Questions/Statement Time:**

There were none.

**317. Councillor Questions/Statement Time:**

There were none.

**318. Minutes:**

**Agreed:** that the minutes of the last meeting held on 29 September 2005 (previously circulated) be approved as a correct record and signed by the Chairman.

**319. Declarations of Interest:**

Councillors Ms Mallory and Mrs Chettleburgh declared that they were observers on the Board of the Salisbury Arts Centre. The Principal Democratic Services Officer had advised that the members were not required to leave the meeting.

**320. S/2005/1763: Conversion of an Art Studio to a Two Bedroom Dwelling at The Studio to the rear of 20 Water Lane, Salisbury SP2 7TE for Bayview Developments Ltd:**

Mr G Griffiths, the applicant's architect, spoke in support of the above application. Following receipt of this statement and further to 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.



Awarded in:  
Housing Services  
Waste and Recycling Services



**Agreed:** that subject to the payment of a commuted sum towards public open space in accordance with policy R2 of the Salisbury District Local Plan, then the above application be approved for the following reasons:

Given the small scale of the proposal, its secluded and residential location, it is considered that the loss of any potential small-scale employment generating land use would be compensated for by the conservation improvements to the building. Surrounding amenities and the surrounding highway and parking situation are likely to remain unaffected.

And 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] and boundary wall[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) Notwithstanding the provisions of Class[es] A to E of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling(s) nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

**Reason:** In order to control the expansion of the building in the interests of amenities

- (4) Before any development commences a scheme for construction shall be submitted to and agreed in writing by the Local Planning Authority, and carried out as agreed. The scheme shall protect the amenities of adjacent residents and shall protect the access lane serving the site and the adjacent dwellings.

**Reason:** In the interests of amenity.

And in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

Policy G1	Purpose: General development and sustainable issues
Policy G2	Purpose: General development issues
Policy D2	Purpose: Infill development
Policy R2	Purpose: Recreational open space
Policy CN8	Purpose: Impact on conservation area
Policy E16	Purpose: Loss of employment issues
Policy CN12	Purpose: Conversion of building in CA
Policy H16	Purpose Housing Policy Boundaries

**Informative:**

- (1) Pursuant to condition 4, the applicant is informed that the Local Planning Authority is anxious to minimise any disturbance to residents caused by the construction works and will be seeking assurances that construction vehicles will avoid the use of East Street; and
- (2) The applicant be informed that the Council will resist an application for a residents parking permit for this property.

321. **S/2005/1560: Change of Approved Opening Hours to 8.00am – Midnight Sunday to Thursday; 8.00 am to 2.00 am Friday, Saturday and during Salisbury Festival, without Compliance with Condition 14 of S/2002/1470 at the Salisbury Arts Centre, Bedwin Street, Salisbury SP1 3UT for Jill Low:**

Catherine Sandbrook, the applicant, spoke in support of the above application. Following receipt of this statement the committee considered the report of the Head of Development Services (previously circulated) together with a schedule of late correspondence circulated at the meeting.

**Agreed:** that the above application be approved for the following reason:

Subject to a monitoring period of one year to enable the impacts of the extended opening hours to be observed, the proposed hours of use of the Salisbury Arts Centre is unlikely to unduly disturb the amenities of neighbouring occupiers, in accordance with the adopted policy context of the Salisbury District Local Plan.

And subject to the following conditions:

(1) The use of the building as extended shall not take place outside the following hours:

Sunday – Thursday	8am – 12pm midnight
Friday and Saturday, and New Year's Eve	8am – 2am

During Salisbury Festival 8am – 2am any day  
And subject to a maximum of 20 occasions during the Salisbury Festival.

The extension shall not be used separately from the existing main building as an Arts Centre.

**Reason:** To avoid the risk of disturbance to neighbouring dwellings/the amenities of the locality during unsocial hours.

(2) The hours of use hereby permitted shall be for a temporary period of one year only from the date of this permission. The hours of use of the Arts Centre and its extension shall revert to the hours of use permitted under Condition 14 of S/02/1470, unless otherwise agreed in writing by the Local Planning Authority, upon submission of a planning application in that behalf.

**Reason:** In the interests of neighbouring amenities, and to enable the noise impact of the development to be monitored over a one year period.

And in accordance with the following policies of the adopted Salisbury District Local Plan:

Policy PS1	Community Facilities
Policy G2	General Principles for Development

**Informative:**

- (1) This decision should be read in conjunction with the decision notice for S/02/1470; and
- (2) The applicant will be informed separately by letter that the council is anxious to ensure that visitors to the Arts Centre do not leave litter in and around the churchyard upon leaving the premises and will monitor this aspect of the operation of the premises in order that it may be considered again when next this application comes before the Committee.

*The meeting closed at 7.50 pm  
Members of the public: 7*