

Minutes

Meeting of: City Area Planning Committee

Meeting held in: Alamein Suite, City Hall, Salisbury

Date: 24 November 2005

Commencing at: 6.00pm

Present:

District Councillors:

Councillor Ms S C Mallory (*Chair*)

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

Apologies: Councillors, B E Dalton, J R L Nettle (*Vice-Chair*), Miss M A Tomlinson
County Councillor Vincent

322. Election of Vice Chairman for the Meeting:

Agreed - that Councillor Paisey be elected Vice-Chairman for the meeting.

323. Public Questions/Statement Time:

There were none.

324. Councillor Questions/Statement Time:

There were none.

325. Chairman's Announcements:

The Chair confirmed that the next meeting of the Committee had been rescheduled for 15 December.

326. Minutes:

Agreed: that the minutes of the last meeting held on 27 October 2005 (previously circulated) be approved as a correct record and signed by the Chairman.

327. Declarations of Interest:

Councillors Fear, Howarth, Osment and Tomes declared Personal and Prejudicial Interests in planning application S/2005/2016 and left the meeting during consideration thereof.



Awarded in:
Housing Services
Waste and Recycling Services



328. **S/2005/1937: Loft Conversion & Extension to Provide Accommodation & Construction of Attached Garage at 21 Cornwall Road Salisbury SP1 3NH for Damen Associates:**

Mr Barnes the applicant, spoke in support of the above application. Following receipt of this statement and further to a site visit earlier that afternoon 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 refused for the following reason:

1. The proposed change in roof form from a full to a partial hip would be an intrusive feature that would detract from the visual qualities of the existing street scene and have a detrimental impact on the strong symmetry between the pair of semi-detached houses. This proposal is therefore contrary to Policy D3 of the Adopted Salisbury District Local Plan.

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

G2 – General Criteria for Development
D3 – Design
H16 – Housing Policy Boundary

329. **S/2005/1892: New 2 Storey 'Infill' Retail Unit to Pepys Walk and Associated Public Footpath Diversion (Including Formation of Enlarged Opening to New Street Multi-Storey Car Park) New Shopfront and Enclosing Walls to New Street Retail Units at New Street / Pepys Walk Old George Mall Salisbury SP1 2AG for Donaldsons**

Mr Brooke agent for Donaldsons, spoke in support of the above application. Following receipt of this statement and further to a site visit held earlier that afternoon the Committee considered the report of the Head of Development Services (previously circulated).

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

On balance the improvements to the Old George Mall by the removal of a source of antisocial behaviour together with an enhancement of the retail facilities within the city centre resulting from the addition of a new shop unit; in conjunction with the replacement of an established right of way with an acceptable and usable route is in accordance with the policies of the Salisbury District Local Plan.

And 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. (A07B)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. As amended by section 51(1) of the Planning and Compulsory Purchase Act 2004 (0004 AMENDED)

- (2) The development shall be carried out in strict accordance with the drawing[s] hereby approved, or with such other details as may subsequently be submitted to and approved in writing by the Local Planning Authority. (B05A)

Reason: 0007 For the avoidance of doubt.

- (3) 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 all the external walls and roofs; including the separation wall to be constructed within the car park, 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. (D04A)

Reason: To secure a harmonious form of development. (0014)

- (4) Before development commences, details of a scheme for the replacement footpath, including the timing of the closure of the existing footpath and the opening of the new replacement footpath together with the details of the lighting, 24hr CCTV coverage, drainage and surface treatment of the replacement footpath shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.

Reason: In the interests of pedestrian safety.

INFORMATIVES:

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

1. POLICY PURPOSE

G1	The general aims of the Local Plan
G2	General criteria for development
D2	Design criteria for infill development
CN8	Development within Conservation Areas
CN10	Loss of gaps between buildings
CN11	Views into Conservation Areas
CN14	Shop fronts in Conservation Areas
S3	Location of retail development
TR1	General transport policies
TR13	Extensions to footpath network

2. The Council, will regard condition 4 as having been complied with, provided before Pepys Walk is closed, the replacement public right of way through the ground floor of the multi-storey car park has been constructed to an adoptable standard and it has been brought into use.

Note- At the Committee's request the Case Officer will suggest the Council's Arts Officer makes contact with the applicant to discuss the possibility of achieving some community art alongside the new footpath.

330. S/2005/2016: Position of new doorway and room next door at Old Mill Cottage / Flat 1 Old Mill Flats, Middle Street Salisbury SP2 8LL for I Tomes and A Goddard

The committee considered the report of the Head of Development Services (previously circulated).

Agreed: that the above application be approved subject to the following condition:

The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission. (Z01B)

REASONS FOR CONDITION:

To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 (4) of the Planning and Compulsory Purchase Act 2004. 0006 AMENDED

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

Policy CN3 of the Replacement SDLP, the purpose of which is to protect the character of listed buildings and ensure that the works do not significantly damage historic fabric.

Policy CN8 of the Replacement SDLP, the purpose of which is to ensure the preservation or enhancement of the character of the conservation area.

*The meeting closed at 7.12 pm
Members of the public: 5*