

Minutes

Meeting of : City Area Planning Committee
Meeting held in : Alamein Suite, City Hall, Salisbury
Date : Thursday 30 March 2006
Commencing at : 6.00 pm

Present:

District Councillors:

Councillor Ms S C Mallory (*Chair*)
Councillor J M Collier (*Vice-Chair*)
Councillors Mrs P Brown, Mrs E A Chettleburgh, P M Clegg, D A Culver, B E Dalton,
Mrs I M Evans, S R Fear, S J Howarth, M J Osment, P V H Paisey, P W L Sample,
I R Tomes, J M Walsh and Mrs S A Warrander

Apologies: Councillor K A Cardy, J R L Nettle, and Miss M A Tomlinson

368. **Public Questions/Statement Time:**
There were none.
369. **Councillor Questions/Statement Time:**
There were none.
370. **Minutes:**
Agreed: that the minutes of the last meeting held on 2 March 2006 (previously circulated) be approved as a correct record and signed by the Chairman.
371. **Declarations of Interest:**
There were none.
372. **Chairman's Announcements:**
There were none.
373. **S/2006/0299: Single Storey Extension with room under at 15 St Andrews Way Salisbury SP2 8QR for Mr and Mrs D Bowyer**
The Committee considered the report of the Head of Development Services (previously circulated).

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



Awarded in:
Housing Services
Waste and Recycling Services



- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- (2) The materials to be used in the construction of the external surfaces of the extension(s) hereby permitted shall match those used in the existing building.
- (3) Before development is commenced details shall have been submitted to and approved in writing by the Local Planning Authority showing a satisfactory method of screening, which would limit possible overlooking of adjacent garden areas from the new raised patio area. The development shall be in accordance with the approved details.

The reason for the above condition is listed below:

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.

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

In order to prevent significant overlooking into neighbouring properties from the new patio/terrace.

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

Policy G2	General Development Guidance
Policy D3	Extension

374. S/2006/0281: Change of Use from Mixed use Business Premises to 9No Dwellings at 43 Ashley Road, Salisbury SP2 7DD for Space Design Solutions Ltd:

With the consent of the Chair, a number of residents of Ashley Road spoke in objection to the proposal and Mr D Johns, Agent, spoke in support of the above application. Following these statements and further to a site visit earlier that afternoon together with a schedule of late correspondence circulated at the meeting, the Committee considered the report of the Head of Development Services (previously circulated).

Agreed: that the above application be refused for the following reasons:

- (1) The proposal by reason of the proximity of the existing building and proposed extensions to site boundaries and neighbouring residences, together with the insertion of new windows will seriously detract from the current standards of privacy enjoyed by nearby residential dwellings through overlooking contrary to policies G2 and H8 of the Adopted Salisbury District Local Plan.
- (2) The proposal by reason of the number of units proposed and insufficient natural lighting and amenity space to some of the units will result in an overdevelopment of the site with subsequent adverse impact on future occupiers of the flats, contrary to policies G2 and H8 of the Adopted Salisbury District Local Plan.
- (3) The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the Adopted Salisbury District Local Plan because appropriate provision towards public recreational open space has not been made.

INFORMATIVE:- It should be noted that the reason given above relating to Policy R2 of the Adopted Salisbury District Local Plan could be overcome if all the relevant parties can agree with a Section 106 agreement, or, if appropriate by a condition, in accordance with the standard requirement of public recreational open space.

375. S/2006/0132: Erection of 44 Dwellings including ancillary open space landscaping and car parking and new vehicular access onto Queen Alexandra Road following Demolition of No.45 Queen Alexandra Road at 45 Queen Alexandra Road, Salisbury SP2 9LL for The Luken Beck Partnership Ltd:

Barry McCombe of Queen Alexanrda Road spoke on behalf of a large number of objectors. The applicant's agent, spoke in support of the above application. Following 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:

The development of the site as proposed, due to a combination of the number of dwellings and the overall design and layout, and the close proximity to adjacent dwellings and garden areas, would be unsympathetic to the character of the area, and would have an adverse impact on the amenities of occupiers of adjacent dwellings. The proposal would therefore be contrary to policies G2 (vi), and D1 & D2 of the Salisbury District Local Plan.

376. Release of R2 Financial Contributions for New Recreational Facilities:

The Committee considered the previously circulated report of the Planning Officer and Parks Manager.

Resolved – that £29,000 of the 'R2' contributions be released to assist the funding of the recreation schemes outlined in the report and that the release of the monies be made following receipt of invoices for the works undertaken.

*Meeting ended at 8.35pm
Number of public present 71*