

# Minutes

**Meeting of** : City Area Planning Committee  
**Meeting held in** : Alamein Suite, City Hall, Salisbury  
**Date** : Thursday 22 June 2006  
**Commencing at** : 6.00 pm

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**Present:**

**District Councillors:**

Councillor Ms S C Mallory (*Chair*)  
Councillor J M Collier (*Vice-Chair*)

Councillors K A Cardy, Mrs E A Chettleburgh, D A Culver, B E Dalton, Mrs I M Evans, S R Fear, J R L Nettle, M J Osment, P V H Paisey, P W L Sample, Miss M A Tomlinson, J M Walsh, Mrs S A Warrander and C R Vincent

Also in attendance, at the invitation of the Chairman, Councillor F D Bissington, for Planning Applications S2006/0807 and 0808

**Apologies:** Councillors Mrs P J Brown, P M Clegg, S J Howarth and I R Tomes.

396. **Public Questions/Statement Time:**  
There were none.

397. **Councillor Questions/Statement Time:**  
Councillor Walsh, on behalf of himself and Councillors Nettle and Mrs Chettleburgh expressed concern about the state of the ex British Petroleum garage, in-between the Wilton and Devizes Roads, and the time it is taking to be redeveloped, consequently he asked the committee to consider compulsory purchase of this property?

The Chairman replied that it was frustrating that the Developers had left the site to become derelict and unsightly, but that permission for its redevelopment had now been issued. The Chairman would therefore ask the Head of Development Services to monitor the situation with a view to reporting back to the Committee if work on the site does not commence in the near future.

398. **Minutes:**

**Agreed:** that the minutes of the special meetings held on 10<sup>th</sup> and 15<sup>th</sup> May 2006 and the ordinary meeting held on 25 May 2006 (all previously circulated) be approved as correct records and signed by the Chairman.



Awarded in:  
Housing Services  
Waste and Recycling Services



399. **Declarations of Interest:**

Councillors Culver and Sample declared a personal but non-prejudicial interest in planning applications S/2006/0807 and S/2006/0808, both the councillors remained in the meeting and spoke and voted thereon.

400. **S/2005/1781: Demolition of Existing Buildings and Re-Development of the Site with 11 Apartments and 13 Houses at Tintometer Ltd Waterloo Road Salisbury SP1 2JY for Goadsby and Harding (Commercial) Ltd**

The Committee considered the report of the Head of Development Services (previously circulated) together with a schedule of late correspondence circulated at the meeting. It was noted that **none** of the buildings in connection with the application were listed.

**Resolved** - that the Head of Development Services be delegated authority to approve the application, subject to

- (1)
  - (a) an hour of construction condition on which the officers will consult with local members for St Martin and Milford Ward.
  - (b) A scheme for wheel washing and road washing (once a week)
  - (c) A further financial contribution towards a County Council scheme for the area as regards 20 mph limits.

If agreement cannot be reached on any of the above, the officer to report back to the committee prior to the issue of planning permission

- (2) all relevant parties entering into a Section 106 Agreement under the requirements of the Town and Country Planning Act 1990 relating to:
  - a) The provision of on-site provision for toddler's play area;
  - b) The payment of a commuted sum under the requirements of Policy R2 of the Adopted Salisbury Local Plan (June 2003);
  - c) The payment of a commuted sum towards the future maintenance of on-site play and landscape areas;
  - d) The payment of a commuted sum relating to the need for local educational infrastructure improvements;
  - e) The payment of a contribution towards the provision of refuse/recycling bins; and
  - f) The payment of a commuted sum towards a post-development parking review for Waterloo Road.
- (3) the following conditions:
  - (1) The development hereby approved 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 Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- (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 and where so required by the Local Planning Authority sample panels of the external finishes shall be constructed on the site and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

**Reason** - To secure a harmonious form of development.

- (3) No development shall take place until details/a plan indicating the positions, design, height, materials and type of boundary treatments to be erected has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details

and the boundary treatments shall be erected prior to the first occupation of the dwellings hereby approved and shall thereafter be maintained for a period of five years and thereafter retained.

**Reason** - In the interests of neighbouring residential amenity and the environment of the development.

- (4) notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactments thereof, no further windows (other than those expressly authorised by this permission) shall be inserted in the west elevations (such expression to include the roof and wall) of the dwellings on Plots 1, 23 and 24, unless otherwise first agreed in writing by the Local Planning Authority.

**Reason** - To avoid loss of privacy to the neighbouring properties.

- (5) Both in the first instance and upon all subsequent occasions, the first floor windows in the west elevation of the dwellings on Plots 1 and 24 shall be glazed with obscure glass in a form sufficient to prevent external views and shall either be a fixed light or hung in such a way as to prevent the effect of obscure glazing being negated by reason of opening.

**Reason** - To protect the amenity and privacy of the adjoining properties.

- (6) The proposals for the landscaping of the site, as shown on the approved plans (including provision for landscape planting, the retention and protection of existing trees and other site features, walls, fencing and other means of enclosure and any changes in levels) shall be carried out as follows:
  - a) the approved scheme shall be fully implemented with new planting carried out in the planting season October to March inclusive following occupation of the building(s) or the completion of the development whichever is the sooner, or in accordance with a timetable to be agreed in writing with the Local Planning Authority;
  - b) all planting shall be carried out in accordance with British Standards, including regard for plant storage and ground conditions at the time of planting;
  - c) the scheme shall be properly maintained for a period of 5 years and any plants (including those retained as part of the scheme) which die, are removed or become damaged or diseased within this period shall be replaced in the next planting season with others of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation; and
  - d) the whole scheme shall be subsequently retained.

**Reason** - In the interests of visual amenity and the environment of the development and to ensure that the approved landscaping scheme is carried out at the proper times.

- (7) No development shall take place until details for the hard landscaping of the site, including full details of the surfacing materials and colours of all hard surfaces and kerbing, have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

**Reason** – In the interests of the amenities of the site and to secure a well planned development.

- (8) Prior to the commencement of development, full details of the road layout and construction shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include longitudinal sections, typical cross sections including surface materials, street lighting and road drainage. The development shall thereafter be carried out in accordance with the

approved details and no dwelling shall be occupied until that part of the access road which serves it has been constructed up to and including bindercourse (basecourse) surfacing in accordance with the approved details.

**Reason** - In the interests of highway safety and to ensure that an adequate means of access is available when the dwellings are occupied.

- (9) Prior to the first occupation of any of the dwellings, hereby approved, the garaging/parking, cycle parking and turning space indicated on the approved plan shall be constructed, laid out and made available for use and shall thereafter be retained and kept available for those purposes at all times.

**Reason** - In the interests of highway safety and to ensure an adequate level of parking provision to serve the development.

- (10) The development shall be carried out in accordance with the remediation measures recommended in the submitted noise assessment report prepared by Spectrum and dated July 2005, that includes the provision of an acoustic barrier and the implementation of acoustic glazing and ventilation to the proposed flats, the details of which shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the approved details that shall be implemented prior to the first occupation of any of the dwellings, hereby approved, unless otherwise first agreed in writing by the Local Planning Authority to any variation. The implemented measures shall thereafter be retained.

**Reason** - In the interests of the amenities of the future occupiers of the proposed development.

- (11) The development shall be carried out in strict accordance with the measures detailed in the submitted waste audit report. The measures for the provision for recycling facilities within the completed development, to include the provision of storage areas for refuse and recycle bins, and the provision of compost bins and water butts, the details of which shall be submitted to, and approved in writing by, the Local Planning Authority, shall be implemented prior to the first occupation of any of the dwellings hereby approved. These measures shall thereafter be retained, unless otherwise first agreed in writing by the Local Planning Authority to any variation.

**Reason** – In the interests of sustainable development.

- (12) No development shall commence until a scheme of water efficiency measures to reduce the water consumption of the dwellings, hereby approved, shall be submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall subsequently be implemented and brought into operation prior to the first occupation of the dwellings and shall thereafter be retained, unless otherwise first agreed in writing by the Local Planning Authority.

**Reason** - In the interests of the conservation of water resources and to protect the Hampshire Avon River and its habitats.

- (13) No development shall commence until a scheme for the disposal of foul and surface waters from the development, hereby approved, has been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall subsequently be carried out in its entirety prior to the first occupation of any of the dwellings hereby approved, unless otherwise first agreed in writing by the Local Planning Authority to any variation, and thereafter retained.

**Reason** - To prevent pollution of controlled environment.

- (14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, no further development permitted by Classes A, B, D and E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, shall be carried out without express planning permission first being obtained from the Local Planning Authority.

**Reason** - To enable the Local Planning Authority to retain control over the development in the interests of the visual amenity.

- (15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, the garages hereby approved shall not be converted into living accommodation without formal planning permission first being obtained from the Local Planning Authority.

**Reason** – To ensure the provision of an adequate level of on-site parking in the interests of highway safety.

- (16) Notwithstanding the submitted details, no development shall be commenced until a method statement detailing remedial works and measures necessary to avoid risk from contaminants and to safeguard controlled waters when the site is developed has been submitted to, and approved in writing by, the Local Planning Authority. The development shall subsequently be carried out in accordance with the approved scheme of remediation measures that shall be implemented prior to the first occupation of any of the dwellings, hereby approved, unless otherwise first agreed in writing by the Local Planning Authority to any variation. On completion of the works, a validation report detailing the implementation of the agreed remedial works and measures shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of any of the dwellings hereby approved.

If during development, contamination not previously identified, is found to be present at the site no further development shall be carried out until a revised remediation programme detailing the nature and extent of the unforeseen contamination and any remedial works to be undertaken to deal with the unsuspected contamination has been submitted to, and approved in writing by, the Local Planning Authority, unless otherwise first agreed in writing by the Local Planning Authority. The remediation works to deal with the unforeseen contamination shall thereafter be implemented in accordance with the approved details prior to the first occupation of the dwellings hereby approved.

**Reason** - To prevent pollution of the land and controlled waters and to ensure that the development is carried out safely in the public interest and in accordance with best practice in PPG23.

**And in accordance with the following policies of the Adopted Salisbury District Local Plan (June 2003):**

<b>Policy</b>	<b>Purpose</b>
G1	General Principles of Sustainable Development
G2	General Criteria for Development
G9	Planning Obligations
D1	Extensive Development
H22	Development on Previously Developed Land Outside of the Housing Policy Boundary
E16	Redevelopment of Existing Employment Land/Premises
CN21	Archaeology
CN22	Archaeology
TR11	Provision of Off-Street Parking

TR14 Provision of Cycle Parking Facilities  
R2 Provision of Recreational Facilities

The applicant be informed that:

1. to note the comments of Wessex Water, a copy of which is attached to the decision notice. In this respect, Wessex Water has advised that there is a public foul sewer crossing the site. Wessex Water normally requires a minimum 3.0 metre easement width on either side of its apparatus for the purposes of maintenance and repair and therefore diversion or protection works may need to be agreed.
2. The developer should note that Salisbury District Council has adopted a strategy relating to the issuing of new parking permits within the city centre parking zones. This strategy affects future occupants of your development, in that future occupiers may be refused parking permits. We would be grateful if this information could be conveyed to future purchasers and occupiers of the dwellings.
3. In conjunction with Condition Nos 12, 13 and 16 above, the applicant's attention is drawn to the comments of the Environment Agency, a copy of which is attached to this decision notice. For any further advice regarding any of the issues covered by these conditions the applicant is advised to contact the Environment Agency, Rivers House, Sunrise Business Park, Higher Shaftesbury Road, Blandford Forum, Dorset, DT11 8ST. Tel: 01258 483390 / Fax: 01258 455998.

**401. S/2006/0808: Erection of a Two Storey Office Building and a Two / Three Storey Office Building (Class B1) Associated Landscaping Works., Car and Cycle Parking, Mechanical Plant Room and New Pedestrian Access at Land at London Road (A30) Salisbury SP1 3YU for Aiden Thatcher:**

Mr David Civil, the agent, spoke in support of the above application. Following this statement and with reference to a schedule of late correspondence circulated at the meeting, the Committee considered the report of the Head of Development Services (previously circulated).

**Resolved** that the Head of Development Services be delegated authority to approve the application, subject to:

- (1)
  - (a) an additional 3 year time condition
  - (b) a financial contribution towards the future provision of an off site cycle lane along London Road in accordance with the Council's Green Travel Plan
  - (c) adequate covered cycle parking provision on site
  - (d) a contribution towards the provision of two bus stops and shelters on either side of London Road
  - (e) a scheme to limit the lighting of the buildings and site after office hours
  - (f) a restriction on hours of construction (not specified) (agree with EHO)

If agreement cannot be reached on any of the above, the planning officer to report back to the committee prior to the issue of planning permission.

- (2) the applicant entering into a legal agreement under Section 106 of the Town and Country Planning Act 1990 relating to –
  1. Fund the implementation of a no waiting traffic regulation order on the rear accessway.
  2. Pay for the provision of a new pedestrian crossing on London road to serve the development.
  3. The retention of a strip of land at the front of the site to be retained for future highway use as a pedestrian footpath.
  4. the securing of a transport contribution which will allow this Authority to construct a toucan crossing and footpath / cycleway link as indicated in outline on the submitted details

5. a contribution to the cost of introducing a traffic regulation order, which will prohibit parking along the internal access road
6. for a land reservation along the site frontage to London Road for the future provision of a 2m wide footway

AND

(3) subject to the following conditions –

- (1) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D03A)

**Reason** - To ensure that the external appearance of the proposed new buildings will relate appropriately to that of the existing building.

- (2) No development approved by this notice of decision shall be commenced until a scheme for the provision and implementation of surface water run-off limitation measures 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 and to protect the water environment.

- (3) No development approved by this notice of decision shall be commenced until a Scheme for the future management, minimisation, re-use and recycling of waste materials generated or deposited within the application site has been submitted to, and approved in writing by the Local Planning Authority, and the management of waste disposal shall thereafter accord with the approved scheme unless amended management and disposal proposals are subsequently agreed in writing by the Local Planning Authority.

**Reason** - To ensure that the development represents a sustainable development and management proposal and to accord with the commitments set out within the Environmental Statement upon which the application has been assessed.

- (4) The detailed landscaping plans to be submitted shall include a 1/200 scale plan showing the position of any trees proposed to be retained and of all pipes, drains, sewers, and public services, including gas, electricity, telephone and water. Once approved there shall be no departure from these positions without the prior approval of the Local Planning Authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or of any Order revoking and re-enacting or amending that Order) no such runs or services shall be dug or laid into the ground subsequently without the prior written consent of the Local Planning Authority.

**Reason** - To ensure the retention of trees on site in the interests of visual amenity.

- (5) No development shall take place until full details of both hard and soft landscape works have been submitted to, and approved in writing by the Local Planning Authority within one year of the occupation of the first new building approved as a result of this notice of decision and its subsequent reserved matters submissions. The scheme shall be carried out in accordance with a scheme of phasing to be agreed in writing by the Local Planning Authority before development commences. Any trees or plants which within a period of five years die, are removed, or become 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.

**Reason** - To ensure a satisfactory landscape setting for the development.

- (6) No development shall take place until there has been submitted and approved in writing by the Local Planning Authority indications of all retained trees and details of their protection during the course of construction. The method of protection and locations of protective fencing shall be agreed in writing by the Local Planning Authority and the fencing shall remain in place until the concurrent phase of construction and landscaping has been carried out.

**Reason** - To ensure the retention of existing trees in the interests of visual amenity.

- (7) Any external lighting shall be installed and operated in accordance with details to be submitted to and approved by the local planning authority.

**Reason** - To enable the local authority to exercise control over the level of illumination in the interests of visual amenity.

8. No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the agreed details.

**Reason** - In the interests of sustainable development. Salisbury District council's supplementary planning guidance on achieving sustainable development" promotes the prudent use of natural resources. It is necessary to minimise the local demand for water to protect future supplies, which policy G3 in the adopted Salisbury District Local Plan supports.

- (9) Prior to the commencement of development on site details of the proposed bicycle parking facilities shall be submitted and approved in writing by the local planning authority. Such details shall accord with the bicycle parking standards as contained within appendix VI of the adopted Salisbury district local plan.

**Reason** - To promote the use of an energy efficient mode of transport in accordance with national and international policy objectives.

- (10) No development approved by this permission shall be commenced until:

A desk study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information.

If the potential for significant ground contamination is confirmed then using this information.

A diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors should be produced.

A site investigation should be designed for the site using this information and any diagrammatical representations (Conceptual Model). Designs should be submitted to, and approved in writing by the local planning authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:

A risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected and

Refinement of the Conceptual Model, and

The development of a Method Statement detailing the remediation requirements

The site investigation should be undertaken in accordance with details approved by the Local Planning Authority and a risk assessment should be undertaken.



A method Statement detailing the remediation requirements, including measures to minimize the impact on ground and surface waters, using the information obtained from the site investigation should be submitted to the local planning authority.

**Reason** - To ensure the development will not cause pollution of controlled waters through the mobilisation of ground contaminants during construction.

- (11) Prior to being discharged into any watercourse, surface water sewer or soak away system, all surface water drainage from impermeable parking areas and hard standings for vehicles, commercial lorry parks and petrol stations shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

**Reason** - To prevent pollution of the water environment by petrochemical substances derived from car parking areas.

- (12) A travel plan shall be further submitted and approved prior to the start of the development
- (13) Further details of the proposed retaining wall and safety barrier, required along the frontage to London Road, shall be submitted for written approval prior to the start of the development and the approved structures shall be constructed before work commences on the building areas adjacent to the retaining wall and safety barrier.

This permission has been taken in accordance with the following policy/policies:  
G1, G3, E2, E3B, TR23, TR24 of the adopted Salisbury District Local Plan.  
G1-2, G4, G5, D1, D2, D7-15, E2, E16, R15, TR1, TR2, TR56, TR8, TR14, TR15  
Replacement SDLP  
DP1, DP3, DP4 Deposit Wiltshire Structure Plan.  
PPG1, PPG4, PPG13

**Informative:**

The applicant be informed that construction of the new retaining wall set adjacent to the public footpath would involve the temporary removal of part of the footpath. The applicant must seek the approval of the Highway Authority for the safe operation of this work by contacting the Southern Area Manager of the Wiltshire Highways Partnership, and the footpath must also be reinstated to a satisfactory condition. The area manager must be contacted (on 01722 740440) at least one month before the work to the footpath commences.

**402. S/2006/0807: Mixed use Development Comprising the Erection of a Two Storey Office Building (Class B1) Part Two / Part Three Storey Office Building (Class B1) and a Three Storey 86 No Bedroom Residential Care Home Associated Landscaping Works, Car and Cycle Parking, Mechanical Plant Room and New Pedestrian Access at Land at London Road (A30) Salisbury SP1 3YU for Aiden Thatcher:**

Mr David Civil, the agent, spoke in support of the above application. Following this statement and with reference to a schedule of late correspondence circulated at the meeting, the Committee considered the report of the Head of Development Services (previously circulated).

**Resolved** that the Head of Development Services be delegated authority to approve the application subject to

- (1) (a) an additional 3 year time condition  
(b) a financial contribution towards the future provision of an off site cycle lane along London road  
(c) adequate covered cycle parking provision on site  
(d) a contribution towards the provision of two bus stops and shelters on either side of London Road  
(e) a scheme to limit the lighting of the buildings and site after office hours  
(f) a restriction on hours of construction (not specified) (agree with EHO)  
(g) the provision of a sensory garden as part of the landscaping for the nursing home

If agreement cannot be reached on any of the above, the planning officer to report back to the Committee prior to the issue of planning permission.

- (2) the applicant entering into a legal agreement under Section 106 of the Town and Country Planning Act 1990 relating to -
1. Funding the implementation of a no waiting traffic regulation order on the rear accessway.
  2. Paying for the provision of a new pedestrian crossing on London road to serve the development.
  4. The retention of a strip of land at the front of the site to be retained for future highway use as a pedestrian footpath.
  5. the securing of a transport contribution which will allow this Authority to construct a toucan crossing and footpath/cycleway link as indicated in outline on the submitted details.
  6. a contribution to the cost of introducing a traffic regulation order, which will prohibit parking along the internal access road.
  7. a land reservation along the site frontage to London Road for the future provision of a 2m wide footway.

AND

- (3) subject to the following conditions:-

- (1) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D03A)

**Reason** - To ensure that the external appearance of the proposed new buildings will relate appropriately to that of the existing building.

- (2) No development approved by this notice of decision shall be commenced until a scheme for the provision and implementation of surface water run-off limitation measures 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 and to protect the water environment.

- (3) No development approved by this notice of decision shall be commenced until a Scheme for the future management, minimisation, re-use and recycling of waste materials generated or deposited within the application site has been submitted to, and approved in writing by the Local Planning Authority, and the management of waste disposal shall thereafter accord with the approved scheme unless amended management and disposal proposals are subsequently agreed in writing by the Local Planning Authority.

**Reason** - To ensure that the development represents a sustainable development and management proposal and to accord with the commitments set out within the Environmental Statement upon which the application has been assessed.

- (4) The detailed landscaping plans to be submitted shall include a 1/200 scale plan showing the position of any trees proposed to be retained and of all pipes, drains, sewers, and public services, including gas, electricity, telephone and water. Once approved there shall be no departure from these positions without the prior approval of the Local Planning Authority. Notwithstanding the provisions of the Town and Country Planning (General

Permitted Development) Order, 1995 (or of any Order revoking and re-enacting or amending that Order) no such runs or services shall be dug or laid into the ground subsequently without the prior written consent of the Local Planning Authority.

**Reason** - To ensure the retention of trees on site in the interests of visual amenity.

- (5) No development shall take place until full details of both hard and soft landscape works have been submitted to, and approved in writing by the Local Planning Authority within one year of the occupation of the first new building approved as a result of this notice of decision and its subsequent reserved matters submissions. The scheme shall be carried out in accordance with a scheme of phasing to be agreed in writing by the Local Planning Authority before development commences. Any trees or plants which within a period of five years die, are removed, or become 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.

**Reason** - To ensure a satisfactory landscape setting for the development.

- (6) No development shall take place until there has been submitted and approved in writing by the Local Planning Authority indications of all retained trees and details of their protection during the course of construction. The method of protection and locations of protective fencing shall be agreed in writing by the Local Planning Authority and the fencing shall remain in place until the concurrent phase of construction and landscaping has been carried out.

**Reason** - To ensure the retention of existing trees in the interests of visual amenity.

- (7) Any external lighting shall be installed and operated in accordance with details to be submitted to and approved by the local planning authority.

**Reason** - To enable the local authority to exercise control over the level of illumination in the interests of visual amenity.

- (8) No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the agreed details.

**Reason** - In the interests of sustainable development. Salisbury District council's supplementary planning guidance on achieving sustainable development" promotes the prudent use of natural resources. It is necessary to minimise the local demand for water to protect future supplies, which policy G3 in the adopted Salisbury District Local Plan supports.

- (9) Prior to the commencement of development on site details of the proposed bicycle parking facilities shall be submitted and approved in writing by the local planning authority. Such details shall accord with the bicycle parking standards as contained within appendix VI of the adopted Salisbury district local plan.

**Reason** - To promote the use of an energy efficient mode of transport in accordance with national and international policy objectives.

- (10) No development approved by this permission shall be commenced until:

A desk study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information.

If the potential for significant ground contamination is confirmed then using this information.

A diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors should be produced.

A site investigation should be designed for the site using this information and any diagrammatical representations (Conceptual Model). Designs should be submitted to, and approved in writing by the local planning authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:

A risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected and

Refinement of the Conceptual Model, and

The development of a Method Statement detailing the remediation requirements

The site investigation should be undertaken in accordance with details approved by the Local Planning Authority and a risk assessment should be undertaken.

A method Statement detailing the remediation requirements, including measures to minimize the impact on ground and surface waters, using the information obtained from the site investigation should be submitted to the local planning authority.

**Reason** - To ensure the development will not cause pollution of controlled waters through the mobilisation of ground contaminants during construction.

- (11) Prior to being discharged into any watercourse, surface water sewer or soak away system, all surface water drainage from impermeable parking areas and hard standings for vehicles, commercial lorry parks and petrol stations shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

**Reason** - To prevent pollution of the water environment by petrochemical substances derived from car parking areas.

- (12) Construction work shall not begin until a scheme for protecting the proposed nursing home from noise has been submitted to and approved by the local planning authority; all works which form part of the scheme shall be completed before any part of the nursing home development is occupied. Such a scheme will follow the recommendations in the Sharps Redmore report submitted to the local authority as part of this application and dated 30<sup>th</sup> March 2006.

**Reason** - To minimise the disturbance that could otherwise be caused to the occupants of these dwellings by noise from the nearby railway line, park and ride facility and A30 road.

- (13) A travel plan shall be further submitted and approved prior to the start of the development
- (14) Further details of the proposed retaining wall and safety barrier, requiring along the frontage to London Road, shall be submitted for written approval prior to the start of the development and the approved structures shall be constructed before work commences on the building areas adjacent to the retaining wall and safety barrier.

This permission has been taken in accordance with the following policy/policies:

G1, G3, E2, E3B, TR23, TR24 of the adopted Salisbury District Local Plan.  
G1-2, G4, G5, D1, D2, D7-15, E2, E16, R15, TR1, TR2, TR56, TR8, TR14, TR15  
Replacement SDLP  
DP1, DP3, DP4 Deposit Wiltshire Structure Plan.  
PPG1, PPG4, PPG13

**Informative:**

The construction of the new retaining wall set adjacent to the public footpath would involve the temporary removal of part of the footpath. The applicant must seek the approval of the Highway Authority for the safe operation of this work by contacting the Southern Area Manager of the Wiltshire Highways Partnership, and the footpath must also be reinstated to a satisfactory condition. The area manager must be contacted (on 01722 740440) at least one month before the work to the footpath commences.

**403. S/2006/0781: Erect single storey Extensions at 6 Prospect Place St Ann Street Salisbury SP1 2EA For Mr S P Mankin**

Two Occupiers of neighbouring properties, spoke in opposition to the above development. In view of the additional time taken by the objectors to make their statements (4 minutes in total) the Chair allowed the the same amount of time to the applicant Mrs Sima Barlow-Graham and an accompanying neighbour who both spoke in support of the application.

Following these statement(s) 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 existing property forms part of a semi detached pair of dwellings which are visually connected via a simple lean to front porch. Both properties have a small, constrained area of amenity space to the west, which is bounded by high walling. As a result of the close juxtaposition of the properties as described, it is considered that the creation of a larger front porch as proposed on the western elevation of only one of the properties would unbalance the appearance of the building, and would neither preserve or enhance the character of the wider Conservation Area. Furthermore, due to the general bulk of the porch directly adjacent to the neighbouring garden area and the living accommodation, it is considered that the front porch extension as proposed would have a detrimental impact on the existing amenities enjoyed by the occupier of the adjacent semi-detached property, due to general reduction in daylight and general feeling of dominance caused by the extension. The proposal is therefore considered to be contrary to policies CN8, G2, and D3 of the Salisbury District Local Plan.

*Meeting ended at 9.25 pm  
Number of public present 10*