

# Minutes

**Meeting of** : City Area Planning Committee  
**Meeting held in** : Alamein Suite, City Hall, Salisbury  
**Date** : Thursday 20 July 2006  
**Commencing at** : 6.00 pm

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**Present:**

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

Councillors Mrs P J Brown, K A Cardy, D A Culver, B E Dalton, S R Fear, S J Howarth, M J Osment, P V H Paisey, I R Tomes, J M Walsh, Mrs S A Warrander and C R Vincent

**Apologies:** Councillors P M Clegg, Mrs E A Chettleburgh, Mrs I M Evans, J R L Nettle, P W L Sample and Miss M A Tomlinson.

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

There were none.

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

There were none

**406. Minutes:**

**Agreed:** that the minutes of the meeting held on 22 June 2006 (previously circulated) be approved as a correct record and signed by the Chairman.

**407. Declarations of Interest:**

Councillor K A Cardy declared a personal but non-prejudicial interest in planning applications S/2006/0870 (31 Middleton Road, Salisbury), remained in the meeting and spoke and voted thereon.

**408. S/2006/1027: Metal Fire Escape and Formation of Porch at Dennis Marsh House, Westminster Road Salisbury SP2 7DG for D N Burch Consultatant**

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 the above application be delegated to the officers for approval, subject to receipt of amended plans providing more solid screening and more appropriate noise attenuation measures; and



*Awarded in:*  
Housing Services  
Waste and Recycling Services



- (2) that neighbours be re-notified once such amended plans have been received and if any fresh objections are submitted then the application be brought back to this committee for further consideration.

409. **S/2006/1161: Storeroom at 407 Devizes Road Salisbury SP2 9EN for Mr Keith Thomas:**  
The Committee considered the report of the Head of Development Services (previously circulated).

**Resolved:** that the above application be approved 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

**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) 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) There shall be no windows inserted in the north-western elevation of the extension hereby permitted.

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

The applicant be informed 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 - Good Design  
H16 - Housing Policy Boundary

- (4) The height of the building shall be limited to 2.3 metres, in accordance with the submitted plans.

**Reason:** For the avoidance of doubt

410. **S/2006/0947: Construction of 6 Car Parking Bays with Access from Gramshaw Road (Amendment to Planning Application 01/0432):**

Mr Gayle of Bramshaw Road spoke in opposition to the proposed development and the applicant Mr G Aymes, spoke in support. Following receipt of these statements 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 above application be deferred in order that the officers may ascertain whether the previous consent was implemented within the 5 year period and whether any highway parking schemes are currently proposed for the area.

411. **S/2006/1109: Rear Conservatory at 11 Water Lane Salisbury SP2 7TE for Development Partnerships Ltd:**

Mr Prior of 10 Water Lane spoke in support of the application. Following receipt of 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 above application be approved 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

**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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building. (D01A)

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

3. This development shall be in accordance with the submitted drawings deposited with the Local Planning Authority on 01/06/06, as amended by the drawing received on 27/06/06 (confirming the boundary details of the development) unless otherwise agreed in writing by the Local Planning Authority. (B03A)

**Reason:** For the avoidance of doubt.

#### **INFORMATIVES:**

The above decision should be read in conjunction with the following:

#### **SALISBURY DISTRICT LOCAL PLAN POLICY**

This decision has been taken in accordance with the following policies of the adopted Salisbury District Local Plan:

G2	-	General Criteria for Development
D3	-	Good Design
H16	-	Housing Policy Boundary
CN8	-	Preserving or enhancing Conservation Areas
CN11	-	New development in Conservation Area

#### **PARTY WALL ACT**

It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required from the adjoining landowner or any other person, or which may be required under any other enactment or obligation.

It is strongly advised that the applicant speak to the neighbours and try to reach some form of accommodation with them. Clearly if the foundations for the new building have to go on their property then you will need their consent.

#### **CONSERVATION AREA CONSENT**

The applicant be informed that this permission relates solely to conservatory, and not the boundary wall that has been demolished without the benefit of conservation area consent.

#### **412. S/2006/0870: Demolition of 1 Dwelling and Existing Commercial Unit and Erection of 12 No. 1 Bedroom Apartments with on-site Parking at 31 Middleton Road Salisbury SP2 7AY for Barclay and Phillips 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.

**Resolved:** that subject to the payment of a commuted sum towards the provision of public open space in accordance with Policy R2 of the adopted Salisbury District Local Plan then the application be approved for the following reason and subject to the conditions set out below:

#### **Reasons for approval:**

1. The LPA is satisfied that the site has been suitably marketed, and that the requirements of policy E16 have been addressed.

2. The overall design/architectural approach is considered to be acceptable, given the varied design of the surrounding built form.
3. The amenities of future occupiers can be protected via conditions relating to the proposed glazing
4. The scheme will introduce a small turning area for vehicles adjacent to the gasometer site and therefore result in general highway improvements. The level of traffic generated will not be significant, and the parking provision is considered adequate given the sustainable location.
5. Flooding/contamination and river protection issues can be resolved via suitable conditions.

**Conditions:**

1. The development hereby permitted 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 (0004 AMENDED)

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. (D04A)

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

3. This development shall be in accordance with the submitted drawing[s]:

DWG 1084:001 REV G (Proposed plans and elevations)  
 DWG 1084:002 REV F (Proposed site layout & location plan)  
 DWG 1084:003 (Roof plan )  
 DWG 1084:SK 004 (method statement)  
 DWG 1084: SK005 (method statement)

unless otherwise agreed in writing by the Local Planning Authority. (B02A)

**Reason:** For the avoidance of doubt.

4. The 10 parking spaces, cycle parking, bin storage, and turning area shall be laid out and provided prior to the first occupation of the dwellings.

**Reason:** To ensure the development is adequate served by parking and other facilities in the interest of highway safety and sustainability.

5. Finished floor levels shall be set no lower than 48.50 metres above Ordnance Datum.

**Reason:** To protect the development from flooding.

6. 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.

7. The specification of the glazing used in the scheme shall be as specified in the submitted and approved Assessment of Environmental Noise report dated 29<sup>th</sup> March 2006.

**Reason:** In the interest of the amenity of future occupiers of the dwellings.

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.

9. 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 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 for contaminants identified. The remediation programme shall incorporate a validation protocol for the remediation work implemented, confirming that the site is suitable for the consented use. The remediation programme shall be fully implemented and the validation report shall be forwarded to the Local Planning Authority prior to the habitation of the dwellings.

**Reason:** In order to ensure that any contaminants are suitably dealt with in the interest of amenity.

10. All development (including demolition works) shall be carried out in accordance with the agreed Method Statement which details how the river system is to be protected during construction (drawings 1084: SK 004 & SK 005).

**Reason:** In order to protect the adjacent river system in the interest of amenity.

11. The root system and canopy of the adjacent Willow Tree shall be protected during development in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to any works (including demolition) commencing on site. Development shall be carried out in accordance with the agreed protection scheme.

**Reason:** In the interests of amenity and longevity of an adjacent mature tree.

12. Before development commences, full details of the proposed solar panels shall be submitted to and agreed in writing by the Local Planning Authority. The solar panels shall be erected as agreed prior to the first occupation of the scheme.

**Reason:** In order to produce a more sustainable development in accordance with the aims of government guidance and policy G1 of the Salisbury District Local Plan.

13. Prior to development commencing, full details of the additional turning space and margin to include the specification of materials and spot heights shall be submitted for further written approval of the LPA and the additional turning space and margins shall be constructed in accordance with the approved details prior to first occupation of the development.

**Reason:** In the interests of highway safety.

14. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved in writing by the LPA prior to development commencing.

**Reason:** In the interests of highway safety.

**Informatives:**

The above decision should be read in conjunction with the following:

1. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the Summerlock Stream, designated a main river. This consent is required before any development can go ahead in this area. Such consent is in addition to planning permission.
2. The existing 2.5m wide vehicular footway crossing area is part of the maintained public highway and shall be reconstructed in accordance with the Highway Authority specification and it may be necessary to include a cut off drain or similar to the rear of the highway to prevent the egress of surface water onto the public highway. Further details will therefore be sought as part of the planning consent. Application for reconstruction of the vehicular footway crossing area shall be made to Wiltshire County Council – (telephone 01225 71352 in the first instance). The additional turning space and margins should also be constructed to Highway Authority specification and can be offered for adoption by Wiltshire County Council through an appropriate Agreement. It is recommended that full carriageway construction specification is used as far as the mid-point of the existing carriageway, which is currently unmade at the termination of Middleton Road – the additional highway for adoption would then extend to the mid-point of the existing carriageway.
3. Wessex Water has indicated that its apparatus should be protected during construction. Please discuss these matters prior to any development commencing with Paul Hayward (01225) 526000.
4. No residents car parking permits will be issued by Salisbury District Council in respect of any of the dwellings hereby permitted.

**413. S/2006/0808 and S/2006/0807: Land at London Road Salisbury:**

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

**Resolved:** that the variation proposed to the above applications be approved as recommended by the Head of Development Services.

*Meeting ended at 8.20 pm  
Number of public present 16*