

Minutes

Meeting of : City Area Planning Committee
Meeting held in : Alamein Suite, City Hall, Salisbury
Date : Thursday 17 August 2006
Commencing at : 6.00 pm

Present:

District Councillors:

Councillor J M Collier (*Vice-Chair*) in the Chair
Councillors Mrs E A Chettleburgh (*was elected Vice Chairman for the meeting*)

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

County Councillor R Rogers was also in attendance.

Apologies: Councillors Mrs P J Brown, P M Clegg, D A Culver and Ms S C Mallory (Chair).

414. Public Questions/Statement Time:

There were none.

415. Councillor Questions/Statement Time:

Although he had not provided notice, the Chairman allowed Councillor Sample to ask a question. Councillor Sample raised concerns about the consultation undertaken in the St Edmunds and Milford Ward area in connection with the access and traffic issues associated with the council's office development at Bourne Hill. He stated his belief that the consultation document produced by the council's consultants was too long and complex and that a much-simplified précis of the document should be circulated, and that the consultation period should be extended to take account of holiday absence.

The Chairman stated that he did not have detailed knowledge of the issues involved and so he would take the matter up with the officers concerned and reply to Councillor Sample outside of the meeting.

416. Minutes:

Agreed: that the minutes of the meeting held on 20 July 2006 (previously circulated) be approved as a correct record and signed by the Chairman.



Awarded in:
Housing Services
Waste and Recycling Services



417. **Declarations of Interest:**

Councillors Mrs Chettleburgh and Dalton declared a personal but non-prejudicial interest in planning application S/2006/1169 (Former Pembroke Park First School), remained in the meeting and spoke and voted thereon.

418. **Release of "R2" Financial Contributions in Salisbury for New Recreational Facilities:**

The Committee considered the report of the Planning Officer (previously circulated).

Arising from this item, a number of play area matters were discussed and, while it was recognised that this was strictly a matter for the City Area Community Committee to consider, there was support for the idea of a tour of inspection for playgrounds in the City.

Resolved: that £176,000 of the 'R2' contributions be released to fund the recreation schemes outlined in the Planning Officer's report, and that the release of the monies be made following receipt of invoices for the works undertaken.

419. **S/2006/0947: Construction of 6 car Parking bays with access from Gramshaw Road (Amendment to Planning Application 01/0432 at 175 Wilton Road Salisbury for Mr G Aymes:**

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). The Committee noted that this matter had been deferred at the last meeting for the clarification of a number of issues all of which were now covered in the officer's report.

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

1. The Salisbury District Local Plan, adopted June 2003 refers to maximum car parking standards, which are applied having regard to the accessibility of individual development sites to alternative modes of transport. Gramshaw Road is in an accessible location and the number of car parking spaces proposed would be contrary to the aims of current sustainable transport policies, which seek to reduce the use of the private car and reduce on site parking provision to a level consistent with the need to minimise car use. The application is considered to be contrary to policies G1 and G2 (and appendix V) of the Salisbury District Local Plan.
2. The proposed parking area by reason of the loss of enclosure to the existing garden of 175 Wilton Road, and through the creation of a large area of hardstanding taking up the majority of the garden, will have a adverse impact on the character and visual appearance of the site and area, contrary to policy G2 of the Salisbury District Local Plan.

420. **S/2006/1169: Redevelopment for 57 Residential Units to include a new access to Pembroke Road and the realignment of existing foul and surface water drainage and including public open space at the Former Pembroke Park County First School Penruddock Close Salisbury for Terence O'Rourke:**

The Chairman used his discretion to allow three objectors to address the meeting for a total of 5 minutes and duly offered the same amount of time to the agent acting for the applicant. Accordingly, Mr Ezard of the Caretaker's Bungalow adjoining the site, Mr Taylor of Jubilee Close and Mr Tinkler a nearby neighbour all spoke in opposition to the proposed development. Mr Molnar of Messrs T O'Rourke, agents for the applicant, spoke in support. Following receipt of these statements and further to a site visit held earlier that afternoon, 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).

During the discussion of this item members agreed that:

- the council should seek to secure 40% affordable homes in association with any housing development of the site; and
- That a planning brief should be prepared for the site to include all of the issues mentioned in the resolution below.

Resolved: that the above application be refused for the following reason:

The application in its current form is considered premature, as in the absence of a Development Brief, a detailed analysis of housing need in the area, or a detailed consultation with the local community to ascertain the requirements of local people, the application fails to adequately address a number of major issues including:

- (a) affordable housing need,
- (b) the likely impacts on local educational establishments,
- (c) the likely impacts of the proposed access arrangements on highway safety and traffic management, and
- (d) the replacement of suitable and safe public open space.

As a result, the proposal in its current form is considered to be contrary to the aims of policies G1, G2, D1, D7, H25, R2, R5, TR12, and TR13 of the Salisbury District Local Plan 2003, policies DP1, DP2, DP7, DP8 of the adopted Wiltshire Structure Plan, and also contrary to the aims of central government guidance

Councillor Walsh requested his dissent recorded in respect of the above decision.

*Meeting ended at 7.35 pm
Number of public present 14*