

Minutes

Meeting of : City Area Planning Committee
Meeting held in : Alamein Suite, City Hall, Salisbury
Date : Thursday 9 November 2006
Commencing at : 6.00 pm

Present:

District Councillors:

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

Councillors Mrs P J Brown, K A Cardy, Mrs E A Chettleburgh, D A Culver, S R Fear,
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 J English was also in attendance and addressed the meeting on the matters set out under minute 448 below.

Apologies: Councillors P M Clegg, Mrs I M Evans, S J Howarth, J R L Nettle and M J Osment,

444. Public Questions/Statement Time:
There were none.

445. Councillor Questions/Statement Time:
There were none.

446. Minutes:

Agreed: that the minutes of the meeting held on 14 September 2006 (previously circulated) be approved as a correct record and signed by the Chairman.

447. Declarations of Interest:

Councillors Sample, Mrs Brown and County Councillor English declared their personal, non-prejudicial interests in the matters set out under agenda item 10 and Planning Application S/2006/1984 (Redundant Swimming Pool site) and remained in the meeting spoke and voted thereon.



Awarded in:
Housing Services
Waste and Recycling Services



Councillors Tomes, Dalton, and Mrs Chettleburgh declared their personal, non-prejudicial interests in the matters set out under agenda item 7 (Highbury Primary School) remained in the meeting spoke and voted thereon.

Councillors Fear and Sample declared prejudicial interests in agenda item 7 (Highbury Primary School) and left the meeting during consideration thereof.

Councillor Tomes declared a prejudicial interest in the matter set out under agenda item 9 (Bookers Site, Harnham) and left the meeting during consideration thereof.

Councillor Culver declared a prejudicial interest in the matter set out under agenda item 10 (Old Swimming Pool Site Development Brief) and left the meeting during consideration thereof.

448. Draft Development Brief: Land at the Old Swimming Pool Site:

Mrs Mary Stephens a member of the St Edmund's Residents Association and Victoria Mouton a local resident addressed the Committee on the issues set out in the Brief raising concerns about the future use of the site. Both asked if the income from the sale of the Pool was included in the budget for the Council House Redevelopment. The chair indicated that the speakers would receive a written answer to the questions raised. Following receipt of this statement the Committee considered the report of the Forward Planning Officer, previously circulated.

Recommended to the Cabinet: that the Planning Brief for the Old Swimming Pool site be rejected and the Council be recommended to impose a covenant on the land that it should be retained as public open space for the enjoyment of the people of Salisbury in perpetuity.

449. Disposal of Land at Highbury Primary School:

The Committee considered Wiltshire County Council's proposal to dispose of land at Highbury Primary School. The Clerk further reported that the disposal was required to facilitate the development of the new Magistrates Court and to provide access to the School site.

Resolved: the Committee noted the proposal and raised no objection.

450. South Wiltshire Area Grants Scheme 2006-2007:

The Committee considered a request from the Salisbury Amateur Operatic Society to extend the time limit for the expenditure of the £5,000 awarded to the Society until 2008.

Resolved: that the request be approved and the time limit for the expenditure of the grant be extended until 2008.

451. S/2006/1521: Former Booker Cash and Carry Warehouse at Lower Street, West Harnham:

Rev D Scrace the vicar for Harnham and Mr Steedman of the Harnham Gospel Hall Trust expressed some concerns about the proposed development. Mr Simon Jackson spoke in support of the proposed development with some reservations about the height of the garages. Following receipt of these statements and further to a site visit earlier that afternoon the Committee considered the report of the Head of Development Services (previously circulated) in conjunction with a schedule of late correspondence circulated at the meeting.

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

- 1) The proposal by reason of the height of the dwellings is considered to be an incongruous development out of character with the surrounding properties. In addition it is considered that the proposed garages would have an overbearing effect on the amenities of neighbouring properties by reason of their height and positioning. As such the proposal is contrary to policy G2 (vi), D1 (iii) CN8 and CN11 of the adopted local plan.
- 2) The proposal by reason of its position within flood zone 3 is considered highly susceptible to flooding. The submitted flood risk assessment is not considered to have adopted the precautionary approach as required under PPG25 and does not make allowance for climate change as outlined in the environment agency's letter of the 17th August 2006. As such it is considered insufficient measures have been proposed to prevent the site from flooding and as such the proposal is contrary to policy G4 of the adopted Salisbury District local plan.

- 3) The proposed development fails to make provision for the requirement for a commuted sum in respect of the provision of recreational public open space required under policy R2 of the adopted Salisbury district local plan.

Informative: *It should be noted that members considered that increasing the height of the development by one metre in order to overcome the concerns on flooding would not be acceptable in design terms to the local planning authority as reason one of the above decision indicates the local authority concerns with the existing height of the proposed buildings.*

452. S/2006/1948: Change of Use from Mixed Business Use to 9 Dwellings at 43 Ashley Road, Salisbury for Space Design Solutions Ltd:

Mr Tony Simmons and Ms K Dixon spoke in opposition to the proposed development. Mr Damien Johns spoke in support of the proposed development. 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 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.*

453. S/2006/1984: Demolition of Redundant Swimming Pool Complex including removal of all foundations and Pool at Redundant Swimming Pool Site, College Street, Salisbury for Salisbury District Council:

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

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

The proposal is considered to result in the removal of an isolated and unattractive building which detracts from the character of the conservation area, and the creation of an open space which would generally enhance the character of the area by opening views across the adjacent playing field;

and subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: 0006 To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- (2) Before demolition commences, the trees surrounding the building shall be protected by means of a scheme to be submitted to and agreed in writing by the Local Planning Authority.

Reason: In order to protect adjacent trees in order to preserve the character of the conservation area

- (3) Before demolition works commence, a detailed scheme for the restoration/landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include species, method of planting/seeding, timing of planting, and maintenance, and the works shall be carried out immediately following the clearance of the site and the new landscaping shall be protected to allow the planting to become established.

Reason: To secure the reinstatement of the site in order to enhance the character of the conservation area.

- (4) The demolition works and removal of waste materials shall be carried out in accordance with the details contained within the Demolition Method Statement dated September 2006 (Turley Associates), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure an acceptable scheme of demolition and waste removal in the interests of the amenities and the visual appearance of the Conservation Area.

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

Policy	Purpose
CN8	General Impact on character of Conservation area
CN9	Demolition works in Conservation Area
CN11	Views in and out of the Conservation Area
CN12	Removal of features from a Conservation Area.

454. Special Delegation Procedure:

The Committee noted that the closure of a section of Lower Road and Churchfields Road had been approved under the Special Delegation Procedure for the Bemerton Fete.

455. Extension of Meeting:

In accordance with the council's procedures, at 9.00pm the Committee agreed an extension of the meeting to enable the remaining business to be completed.

*Meeting ended at 9 20 pm
Number of public present 58*