

Minutes

Meeting of : City Area Planning Committee
Meeting held in : Alamein Suite, City Hall, Salisbury
Date : Thursday 11 January 2007
Commencing at : 6.00 pm

Present:

District Councillors:

Councillor J M Collier (Vice-Chairman in the Chair)

Councillors Mrs P J Brown, K A Cardy, Mrs E A Chettleburgh, P M Clegg, D A Culver, Mrs I M Evans, S R Fear, S J Howarth, 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.

Note: In the absence of Councillor Ms S C Mallory, Councillor J M Collier chaired the meeting and Councillor Mrs E A Chettleburgh acted as Vice-Chairman.

Apologies: Councillors B E Dalton, Ms S C Mallory (Chairman) and J R L Nettle

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

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

458. Minutes:

Agreed: that the minutes of the meeting held on 9 November 2006 (previously circulated) be approved as a correct record and signed by the Chairman, subject to Councillor Dalton being marked as present.

459. Declarations of Interest:

Councillors Mrs Brown and J M Collier declared that they had personal, non-prejudicial interests in the matter set out under agenda item 9 (Old Sarum Conservation Area) as they were members of the Old Sarum Flying Club Forum. They remained in the meeting, spoke and voted thereon. Councillor Paul Sample stated that he had previously been a member of the Old Sarum Flying Club, but that this was not a personal interest as he was no longer a member.

Councillor Mrs I M Evans declared a prejudicial interest in the matter set out under agenda item 7 Planning Application S/2006/2125 (486 Devizes Road, Salisbury) in that she was an acquaintance of the applicant, and left the meeting during consideration thereof.

460. S/2006/2217: Erect Nursery/After Hours Club Building at Bemerton St John CE Aided Primary School Lower Road Salisbury for Diocesan Surveyor:

Mrs Jenny Tozer expressed some concerns about the proposed development. Mrs Cherie Taylor, the applicant and Headteacher of Bemerton St John CE Aided Primary spoke in support of the application. 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 relationship between the scale and mass of the proposed building and the scale of the site area and its proximity to adjacent residential buildings and uses is considered to represent an overdevelopment of the site which would fail to respect or enhance the character and appearance of the area. The erection of a large new building within a relatively small and narrow strip of land immediately adjacent to an existing domestic garden is considered incompatible with the built form, residential use and character of the land adjoining the site, contrary to Policy D2 of the adopted Salisbury District Local Plan.
2. The proposed new building, together with the proposed access path and outside play area will introduce additional activities within close proximity to existing dwellings and domestic gardens. It is considered likely that, by the nature of the proposed use of the building and land, the formerly low key school nature garden area, in becoming a children's nursery and out of hours school club with the potential for significant levels of activity, is likely to result in noise and disturbance within close proximity of neighbouring dwellings to the detriment of the amenities of existing residential occupiers, contrary to Policy G2 of the adopted Salisbury District Local Plan.
3. The applicant has failed to demonstrate that the proposed development would not have an adverse impact on protected species, contrary to Policy C12 of the adopted Salisbury District Local Plan.

461. S/2006/2230: 4 One Bedroom Flats and 4 Car Park Spaces and Alteration to Roof Design: at 32 Middleton Road, Salisbury for Mr A Stocken:

Mrs L Walters spoke in opposition to the proposed development, and raised concerns about the level of health and safety on the site. In response to this concern, the Chairman requested that Building Control carry out a check of the site. Following receipt of these statements 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 parking areas shown on the plans shall be marked out and provided on site before the development is first occupied.

Reason: In the interest of highway safety and parking space

- (3) There shall be no further windows inserted in building hereby permitted, including the roof slopes.

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

- (4) No construction work shall take place outside the hours of 0700hrs to 1900hrs weekdays and 0700hrs to 1300 hrs on Saturdays. No work shall take place on Sundays or public

holidays. (This condition does not apply to the internal fitting out of the building, provided the activity cannot be heard at the boundary of the site).

Reason: In the interest of amenity

5. Prior to occupation of the building, the rooflights in the west facing roofslope of the development shall be fitted with obscure glazing, details of which shall be submitted to the Local Planning Authority for approval in writing prior to the fitting of the glazing. The glazing as approved shall be retained in perpetuity thereafter.

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

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

Policy	Purpose
G2	Impact on amenities
D2	Impact on character of area

462. S/2006/2125: Sub Divide Existing Dwelling into 2 No. Flats at 486 Devizes Road, Salisbury for Maria Rynne:

Mr Denman, a local resident, expressed some concerns about the proposed development. Mrs Rynne, the applicant, spoke in support of the application. 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)

Resolved: that the above application be deferred in order that:

1. Better internal layout plans be prepared, clearly showing how the two flats can be separated off from one another; and
2. Further investigation and comments be made by Wiltshire County Council in relation to the suitability of the application in terms of parking and highway.

463. Matters of Urgency - Old Sarum Airfield Conservation Area Appraisal and Sustainability Appraisal:

Although the following matter was not on the previously circulated agenda, the Chairman declared that it be taken as a matter of urgency since this matter needed to be considered before the next meeting of the City Area Committee.

Mr Beal expressed concerns about the independence of the appraisal. Ms Maynard, representing the Old Sarum Air Flying Club, welcomed the report and the comprehensive review undertaken.

Resolved:

- (1) That the Atkins Heritage assessment for Old Sarum Airfield, the Sustainability Appraisal and the outcome of the public consultation exercise, as summarised in the tables in Appendices 3 and 4 of the Officer's report be noted; and
- (2) That Cabinet be informed:
 - a) that the City Area Committee fully supports the designation of the Conservation Area on the boundaries currently proposed and recommends that a management plan be prepared as soon as possible should this designation be so approved;
 - b) that the City Area Committee considers that Cabinet should ensure that all proper procedures have been carried out as approved, following the Birtles report.

464. Matters of Urgency - South Wiltshire Area Grants Scheme 2006-2007 Third Tranche:

Although the following matter was not on the previously circulated agenda, the Chairman declared that it be taken as a matter of urgency since this matter needed to be considered before the next meeting of the City Area Committee.

The Committee considered the previously circulated recommendations of the SWAG Review Panel.

Resolved – that the grants be awarded as follows:

1. **Bemerton Players** - awarded £341, for the installation of stage lighting
2. **Salisbury City Art Trail** – awarded £1,000 for the design and printing of guide maps.
3. **Forgetting to Remember – Individual Artist** – awarded £1,800 to Forgetting to Remember.

*Meeting ended at 19:50 pm
Number of public present 23*