

Minutes

Meeting of : City Area Planning Committee
Meeting held in : Alamein Suite, City Hall, Salisbury
Date : Thursday 8 March 2007
Commencing at : 6.00 pm

Present:

District Councillors:

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

K A Cardy, Mrs E A Chettleburgh, D A Culver, B E Dalton, Mrs I M Evans,
S R Fear, S J Howarth, M J Osment, P V H Paisey, I R Tomes, J M Walsh, and Mrs S A Warrander.

Apologies: Councillors Mrs P J Brown, J R L Nettle and Miss M A Tomlinson

472. Public Questions/Statement Time:

There were none.

473. Councillor Questions/Statement Time:

There were none.

474. Minutes:

Agreed: that the minutes of the meeting held on 8 February 2007 (previously circulated) be approved as a correct record and signed by the Chairman, subject to the following amendment:

Councillor B E Dalton declared that he had a personal, non-prejudicial interest in the matter set out under agenda item 7 (Draft Concept Statement: Highbury and Fisherton Manor School Sites) as he was a County Councillor. He remained in the meeting, spoke and voted thereon.

475. Declarations of Interest:

Councillors Chettleburgh and Dalton declared that they had personal, non-prejudicial interests in the matter set out under agenda item 7 (Draft Concept Statement: Highbury and Fisherton Manor School Sites) as they were County Councillors. They remained in the meeting, spoke and voted thereon.



Awarded in:
Housing Services
Waste and Recycling Services



Councillor Collier declared a prejudicial interest in the matters set out under agenda item 8 (S/2007/0057 and S/2007/0058– Temporary Change of Use for 5 Years from Private Dwelling to Mixed Use as a Private Dwelling and Dwelling Open (In Part) to the Public. Minor Temporary Alterations including Fire Doors, Handrail and Railings. Erection of New Ticket Booth/Shed at Arundells, 59 The Close, Salisbury) in that he was an acquaintance of two of the respondents to the applications, and left the meeting during consideration thereof.

476. Chairman’s Announcements

There were none.

477. Draft Concept Statement: Highbury and Fisherton Manor School Sites:

At its meeting held on 8 February 2007, the Committee had endorsed the draft Concept Statement, prepared for the Highbury and Fisherton Manor School sites, and suggested a range of amendments to be made to the draft prior to its adoption by the Cabinet. Since February, officers had received comments from statutory consultees. The Committee now considered a report that listed these comments, and outlined the amendments officers suggested be made to the draft. Members noted that the Community Plan included a proposal to put a play area on this site, but that this had not been implemented into the present scheme.

Resolved: To note the input of statutory consultees and endorse the amendments made to the Statement as a result, with the additional amendment that there should be a children’s equipped play area and/or sports wall facility built on the site, as per the Parks Manager’s comments (see Appendix 2 to the officer report).

Recommended to Cabinet: that the Concept Statement be adopted as a material consideration in the determination of future planning applications on the site, in the light of the above comments and amendments.

478. S/2007/0057– Temporary Change of Use for 5 Years from Private Dwelling to Mixed Use as a Private Dwelling and Dwelling Open (In Part) to the Public. Minor Temporary Alterations including Fire Doors, Handrail and Railings. Erection of New Ticket Booth/Shed at Arundells, 59 The Close, Salisbury:

The Chairman proposed that the officer introduce the reports for both applications for Arundells, 59 the Close, Salisbury, and that members of the public would then be allowed six minutes to speak in objection to the application, and six minutes in support of the application. Adam Mills, Chairman of the Residents Association of the Close, addressed the Committee in objection to the application. Lord Armstrong, of the Edward Heath Charitable Foundation, 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.

Reason: The proposal which seeks to establish temporary mixed residential/public access use is considered to be contrary to Policy CN4, CN5 and CN8 of the adopted Salisbury District Local Plan in that:

- (1) insufficient information has been submitted in relation to the needs of the public who are to be afforded access to the building (in particular the lack of toilet facilities and the absence of signage details) for the Local Planning Authority to be satisfied that the development would not be detrimental to the setting of the listed building and the unique historic character of the Cathedral Close, by the dilution of its residential character, and
- (2) the alterations proposed in the interests of fire safety will adversely affect the historic character of the building, and
- (3) the proposed ticket booth or ticket shed would adversely affect the setting of the listed building, contrary to Policy CN4 and CN5.

And contrary to the following policies of the adopted Salisbury District Local Plan:

Policy CN4, CN5 Listed Buildings

Policy CN8 Conservation Areas

And the guidance in PPG15

- 479. S/2006/1872 - Stone Cleaning To The East Elevation - North Canonry, 60 The Close, Salisbury**
Richard Deane spoke on behalf of the applicant. Following receipt of this statement and further to a site visit earlier that afternoon the Committee considered the report of the Head of Development Services (previously circulated). The officer noted that the application was supported by the Salisbury Civic Society.

Resolved: That the Secretary of State be advised that Salisbury District Council is minded to approve the application.

Reason: The proposed alterations would have no adverse effect upon the character of the listed building or the character of the Salisbury Conservation Area.

And subject to the following conditions:

- (1) The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.
- (2) Before any extensive cleaning is undertaken, a sample area of stonework (location and dimensions to be agreed) must be cleaned for the consideration and approval of the local planning authority before the cleaning proceeds on site.
- (3) Once the cleaning and stonework repairs have been completed, the applicant should contact the local planning authority to discuss whether a sheltercoat should be applied to areas of stonework. A specification for the application of a sheltercoat should be submitted to the local planning authority for approval prior to its application.

The reasons for the above Conditions are listed below:

- (1) To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- (2) To ensure that only the minimum cleaning is undertaken.
- (3) To ensure that a sheltercoat is applied appropriately and that the specification is acceptable.

INFORMATIVE

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

Policy	Purpose
Policy CN3	To protect the historic character and fabric of listed buildings
Policy CN8	To preserve or enhance the character of the Salisbury Conservation Area.

- 480. S/2007/0058 - Minor Temporary Alterations Including Fire Doors, Handrail and Railings at Arundells, 59 The Close, Salisbury:**

Following receipt of the statements by Mr Mills and Lord Armstrong (see Minute 478 above), 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 application be refused.

Reason: The proposed change of use requires the removal of six existing internal doors, and replacement with fire doors. Three doors (FD1, FD5 and FD6) are considered to be of particular merit, and their loss would be harmful to the existing character of the listed building, contrary to Policy CN3, CN4 and CN5.

And contrary to the following policies of the adopted Salisbury District Local Plan:

Policy CN3, CN4, CN5 Listed Buildings

And the guidance in PPG15

*Meeting ended at 7.45 pm
Number of public present 20*