

Minutes

Meeting of : City Area Planning Committee
Meeting held in : Alamein Suite, City Hall, Salisbury
Date : Thursday 5 April 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, S R Fear, S J Howarth, J R L Nettle, P V H Paisey, I R Tomes, Miss M A Tomlinson, Mrs S A Warrander and J M Walsh.

Apologies: Councillor Mrs P J Brown, Mrs I M Evans, M J Osment, C R Vincent

481. Public Questions/Statement Time:

There were none.

482. Councillor Questions/Statement Time:

There were none.

483. Minutes:

Agreed: that the minutes of the meeting held on 8 March 2007 (previously circulated) be approved as a correct record and signed by the Chairman.

484. Declarations of Interest:

Councillor Culver declared a prejudicial interest in the matters set out under agenda item 7 (Land at Downton Road and proposed swap of community land) in that he was a member of a committee that was pressing for a community centre to be built on the land, and left the meeting during consideration thereof.



Awarded in:
Housing Services
Waste and Recycling Services



485. Chairman's Announcements

The Chairman informed the Committee that she would not be standing in the May 2007 elections and that this was therefore her last meeting. She thanked Members for their hard work and support over the years and wished them well for the future.

486. Land at Downton Road and proposed swap of community land:

The Committee considered the previously circulated report of the Principal Planning Officer. David Stone, speaking on behalf of the East Harnham Community Association, stated that the Association supported the movement of the site of the community hall.

Resolved: to delegate to officers the details of the varying of the terms of the 1998 S106 Agreement, as per the officer's report, in order to achieve the desired outcome of facilitating the relocation of the community hall, and recreational land and the proposed shop land, as shown on the submitted plans relating to application S/2005/980.

487. S/2007/0430 – Demolish Existing Buildings and Erect 1 Block of 24 Flats (Social/Affordable Housing) with Associated Parking at the Seat Dealership, Tollgate Road, Salisbury:

James Roberts and Simon Bridgen spoke on behalf of the applicant. 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.

Reasons:

- (1) The development would result in the loss of an existing employment site, and makes no provision for an alternative employment use. Furthermore, it has not been demonstrated to the satisfaction of the Local Planning Authority that the site is no longer viable for employment use, contrary to Policy E16 of the adopted Salisbury District Local Plan.
- (2) The site has a past history of potentially contaminative uses. No information has been provided in respect to the assessment of land contamination and the Local Planning Authority is not satisfied that the site would be suitable for the proposed residential use, given the potential for contamination. Furthermore, the site is adjacent to various industrial units and several small air conditioning units serve the neighbouring office units. No information is provided in respect of the noise environment or noise amelioration measures, and in the absence of this information, the Local Planning Authority is not satisfied that the amenities of future occupiers would not be unduly disturbed by the adjacent employment uses. The development would therefore be contrary to Policy G2 of the adopted Salisbury District Local Plan and the guidance in PPG24.
- (3) The right hand lower ground floor unit and the flat above have layouts that would result in a bedroom and living room being above and below one another. The different patterns of use of these rooms are likely to give rise to nuisance and detriment to the amenity of future occupiers, contrary to Policy G2 of the adopted Salisbury District Local Plan.
- (4) The layout of the development as proposed would be detrimental to the highway safety of existing and future users, a paved footway to a minimum width of 2.0m across the ramped access area has not been provided and adequate provision for disabled parking and covered cycle parking has not been made, contrary to Policy G1, G2, TR14 and TR11 of the Salisbury District Local Plan.
- (5) Inadequate provision has been made to provide sufficient storage space for waste and recycling bins and boxes in a suitable location at the edge of the curtilage of the property adjacent to the public highway. The size of the bin store as proposed is too small to accommodate the number of bins required for the development. The proposal would therefore be contrary to Policy G2 of the adopted Salisbury District Local Plan.
- (6) The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the Adopted Replacement Salisbury District Local Plan, as appropriate provision towards public recreational open space has not been made.

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

Policy	Purpose
G1	Sustainable Development
G2	General Principles for Development
E16	Employment
D1	Design
R2	Public Open Space
TR11	Parking Standards
TR14	Cycle Parking

And the guidance in Creating Places, PPG24, PPS23, PPS6, PPS3 and PPS1.

Informatives

1. The applicant is advised that the outstanding highway safety issues are as follows:
 - The ramped car park access should be laid out at right angles to Blakey Road and not the angle proposed.
 - In the interests of pedestrian safety, the development should include a paved footway to a minimum width of 2m across the ramped access area.
 - The bin store gates should open inwards to avoid obstruction
 - It is not clear whether the retaining wall fronting Flat 9 on Tollgate Rd is to be lowered, or demolished and then rebuilt. This needs to be clarified
 - The access to the cycle store is unacceptable. A door must be provided on the long corridor (instead of near the lift) so one can enter and go straight to the cycle store.
 - Provision for disabled parking should be made.
2. It should be noted that the reason given above relating to Policy R2 of the Adopted Replacement Salisbury District Local Plan could be overcome if all the relevant parties agree to enter into a Section 106 legal agreement, or if appropriate by condition, in accordance with the standard requirement for recreational public open space.

488. S/2007/0425 - Erect 4 Houses With 6 Car Park Spaces at Car Park Adjacent to Tollgate Pub. Tollgate Road, Salisbury

James Atkins 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) in conjunction with a schedule of late correspondence circulated at the meeting.

Resolved: that the above application be refused

Reasons: (1) the proposal seeks to provide eight rooflights set at 1.7m above floor level for bedroom three and bed/dressing room four. The rooflights would increase the perception of overlooking from the dwellings for occupiers of the gardens of adjoining terraces, which have limited amenity space. The outlook from these rooms would be severely restricted and is therefore likely to create unsatisfactory living conditions for future occupiers. The development would therefore be contrary to Policy G2, D2 of the adopted Salisbury District Local Plan and the guidance in PPS3.

(2) Existing dwellings in the Conservation Area are acknowledged by a previous appeal Inspector to include only a few rooflights. The concentrated use of eight rooflights on the proposed dwellings would therefore be uncharacteristic of the area, and the rooflights themselves would introduce an architectural characteristic that would neither respect nor enhance the character of the Conservation Area. The development would therefore be contrary to Policy D2, CN8 and CN11 of the adopted Salisbury District Local Plan and the guidance in Creating Places.

(3) The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the Adopted Replacement Salisbury District Local Plan, as appropriate provision towards public recreational open space has not been made.

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

Policy G2	General Principles for Development
Policy D2	Design
Policy H16	Housing Policy Boundaries
Policy CN8 and CN11	Conservation Areas
Policy R2	Public Open Space

And the guidance in Creating Places, PPG15 and PPS3

Informative

It should be noted that the reason given above relating to Policy R2 of the Adopted Replacement Salisbury District Local Plan could be overcome if all the relevant parties agree to enter into a Section 106 legal agreement, or if appropriate by condition, in accordance with the standard requirement for recreational public open space.

489. S/2007/0162 - Extension And Conversion Of Existing House Into 5 No Flats, New Bungalow In Plot At Rear And Associated Works at 142 Netherhampton Road, Salisbury

John Sandford Hart spoke on behalf of the applicant, and Alan Wood, a local resident, spoke in objection to 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: Given the scale and type of development proposed, a large area of on site parking and turning and other storage space would be required. Such an arrangement would result in a rather cramped and congested development and layout, at the expense of any meaningful external open space to serve future occupiers of flats. As a result, it is considered that the development as proposed would result in an overdevelopment of the site uncharacteristic of the area, which would adversely affect the living conditions enjoyed by future occupiers of the proposed residential flats, contrary to policies G2 and D2 of the Salisbury District Local Plan, and the guidance provided in PPS3 regards living conditions and amenity space.

*Meeting ended at 8.00pm
Number of public present 25*