

Minutes

Meeting of : City Area (Planning) Committee
Meeting held in : The Alamein Suite, City Hall, Salisbury
Date : Thursday 7 June 2007
Commencing at : 6.00 pm

Present:

District Councillors:

Councillor Miss M A Tomlinson (Chairman)
Councillor J M Walsh (Vice-Chairman)

Mrs E A Chettleburgh, P M Clegg, I C Curr, B E Dalton, J M English, Mrs M I Evans, S R Fear, Mrs C R Hill, Ms H McKeown, M J Osment, A C Roberts, J C Robertson, P W L Sample, A A Thorpe, I R Tomes and C R Vincent

Apologies: Councillors K A Cardy and S J Howarth

5. Public Questions/Statement Time:

There were none.

6. Councillor Questions/Statement Time:

There were none.

7. Minutes:

Agreed: that the minutes of the meeting held on 5 April 2007 (previously circulated) be approved as a correct record and signed by the Chairman.

8. Declarations of Interest:

Councillors Chettleburgh, Dalton and Walsh declared that they had personal, non-prejudicial interests in the matter set out under agenda item 8 (S/2007/8007 - Construction of 9 classroom replacement school and associated access at Highbury Primary School, Highbury Avenue, Salisbury). Councillors Chettleburgh and Dalton were Wiltshire County Councillors, and Councillor Walsh was acting as a referee for the school in a bid it had made for funding. They remained in the meeting, spoke and voted thereon.



Awarded in:
Housing Services
Waste and Recycling Services



Councillor Walsh declared a prejudicial interest in the matters set out under agenda item 9 (Tree Preservation Order at St Paul's Church, Salisbury (no. 389) in that his daughter was a member of staff at the church, and left the meeting during consideration thereof.

9. Chairman's Announcements:

There were none.

10. Membership of SWAG Review Panel:

Resolved: that Councillors Cardy, Mrs Evans and Mrs Hill be appointed to the SWAG Review Panel.

11. S/2007/0784 – Rear Single Storey Extension at 33 Queen Alexandra Road, Salisbury:

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

Resolved: that the above application be approved.

Reason: It is considered that the proposed extension will be appropriate to the overall appearance of the existing dwelling and will not have any significant adverse impacts on the visual amenities of the street scene or the residential amenity of neighbouring dwellings.

And 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.

2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

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

Policy	Purpose
H16	Housing Policy Boundary
G2	General Criteria for Development
D3	Design

14. S/2007/0715 - erection of a part ground and part first storey extension to existing modern hotel annex to create 11 hotel bedroom suites at the rear of hotel at Milford Hall Hotel & Restaurant, 206 Castle Street, Salisbury

Richard Greenwood spoke on behalf of the applicant, and Elizabeth Bentley spoke in objection to the application on behalf of Hamilton Road Residents' Association. 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 deferred.

Reason: Members considered that the following matters needed to be looked at and reported back to CAC:

- a) That a green travel plan be provided which offered current (baseline) information about the current levels and types of usage of the car park on site, and which provided a scheme to limit the likelihood of users of the hotel parking outside the site within the surrounding residential

streets. The central car park should be utilised for any overflow parking, including provision being made during construction works for the extension;

b) The case officer to confirm whether there is any missing evidence/plans which has not been submitted to the LPA;

c) That the various submitted plans, in particular the sectional drawings and relationship of other adjacent buildings, be checked for accuracy;

d) That WCC Highways be re-consulted about the above matters, and that Wiltshire County Council be sure of its understanding of the existing parking regime which exists around the site;

e) To explore the possibility of any additional replacement parking being provided on site (near the entrance).

12. S/2007/0716 - erection of a part ground and part first storey extension to existing modern hotel annex to create 11 hotel bedroom suites at the rear of hotel at Milford Hall Hotel & Restaurant, 206 Castle Street, Salisbury:

Following receipt of the statements by Mr Greenwood and Mrs Bentley (see Minute 11 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 deferred.

Reason: Members considered that a number of matters needed to be examined and reported back to CAC (see Minute 11 above).

15. Erection of 14 no 2-bedroom flats & ground floor commercial space & associated facilities at Old Rampart Filling Station, Junction of Devizes Road & Wilton Road, Salisbury

Following receipt of the statement by Mike Clark on behalf of the applicant, 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 application site is located in a highly prominent and important position at the intersection of two major arterial roads on the edge of Salisbury's historic city centre. The nature, shape and size of the site, and its context with surrounding development and features represent a significant challenge for any redevelopment proposal. The Local Planning Authority expects a high quality development for such an important location.

Notwithstanding the current vacant condition of the site, due to a combination of the proposal's overall architectural approach, dominating bulkiness and prominence in the area, the Committee considered that the proposal would be inappropriate in design terms, and out of keeping with the character of the surrounding area. The proposal would therefore be contrary to the aims of policy D1 and D2 of the Salisbury District Local Plan, as amplified by the guidance provided in the Council's adopted Supplementary Design document "Creating Places".

16. S/2007/8007 - Construction of 9 classroom replacement school and associated access at Highbury Primary School, Highbury Avenue, Salisbury

Following receipt of the statement by Angela Gray on behalf of Busy Bees pre-school (see Annex A), 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 Council raise no objections in principle to the scheme, subject to the applicants taking into account the following matters when a formal decision is made:

Access Issues

Drop off vehicular/pedestrian access for pupils and parents/carers should be allowed via the proposed vehicular access to the south of the site. Highbury Avenue is not suitable for this purpose. Staff should be encouraged to access the site by sustainable means, freeing up parking spaces for drop-off and waiting spaces for pupils.

The proposed shared cycle/pedestrian route would work better from an access and safety point of view if there were dedicated/separate pedestrian and cycle routes. Routes through the site should be well lit.

Linkages with surrounding residential streets should be explored to encourage better pedestrian and cycle access to the site for users of the school.

Design/Sustainability Issues

The design of the school building needs to be reconsidered, to include more up to date sustainable features and on site energy generation, and needs to be designed to be future proof, to meet the higher ecological/sustainable standards now being promoted by national and other guidance, including PPS1, and to meet the challenges of climate change issues. The applicants need to address the comments of the Council's Environmental Health Officer regarding air quality (see Annex B).

Any architectural details of the existing school buildings should be salvaged, in particular the interesting roof venting system, and reused where possible in the new school building.

It was also considered that there should be adequate tree cover/planting around the school site to improve solar shading for the building and the children. An allotment space should be provided on the school site in order to educate children on food production.

Open Space Issues

The school scheme needs to fully accord with the aims of the adopted concept plan, in that a full programme of public access to the site and its play facilities must be secured as part of any planning permission. Any details of such a scheme secured as part of a planning condition or other agreement should be discussed with local council members, Salisbury's sports officer, and Salisbury council parks department.

Furthermore, given that the application is affecting current protected open space, and given that there is a significant need in the immediate area for a public open play space which was identified in the Community Strategy document, it is considered that provision should be made in a suitable location on the site for an area of public open space plus suitable play equipment, as may be specified by Salisbury District Council Parks Department, who may also be able to assist with funding.

Nursery Facility Issues

The Committee heard a presentation by the Busy Bees nursery (see Annex A). It was strongly felt that the applicant should allow any future nursery provision to be sited in a more appropriate location (away from the conflicting use of the Courts complex), and namely, adjacent to/attached to the planned school building. Furthermore, it was considered that the applicant should use some of the proceeds from the sale of the existing school site to help fund the provision of much needed nursery education facility. It was considered that a contribution of £250,000 pounds would be appropriate in this instance.

Other Matters

- A) That the applicants address any issues raised by local residents and the consultees and that this council be informed of any significant changes to the scheme resulting from such consultation.
- B) That development be carried out in accordance with the recommendations of the ecological survey
- C) Details of all fencing and materials be submitted to and agreed in writing with the Local Planning Authority.
- D) That the new school not come into use until the access roadway leading from the A36 Wilton Road via the new magistrate's court site has been completed.

Reason: The proposal is in accordance with some of the general principles of the adopted Concept Statement. Whilst in officers' opinion the architectural approach is disappointing, it is unlikely that the scheme would adversely affect the character of the area. The amenities of surrounding properties would remain largely unaffected (taking into account the impact of the current scholastic use of the site), and in highway terms, the new school proposal is unlikely to have a significant impact, compared to the existing situation.

17. Tree Preservation Order at St Paul's Church, Salisbury (no. 389)

Following receipt of the statement by Andrew Robertson on behalf of St Paul's Church, the Committee considered the report of the Arboricultural Officer (previously circulated).

Resolved: That the order not be confirmed

Reason: The Committee considered that the tree was not so visually prominent or of such significant interest or quality that it warranted protection.

18. Extension to the Meeting:

In compliance with Council Policy, as the City Area Committee could not conclude its business within 3 hours, it resolved to extend the meeting by 15 minutes[MT1] (during which time the matters recorded under minute 16 were considered).

*Meeting ended at 9.15 pm
Number of public present 26*

My name is Andrea Gray and I am here on behalf of Busy Bees Pre-School to tell you about our group and the problems it faces, I apologise if you have already heard our appeal but with limited progress we feel the need to speak to you again!

We are currently located in the Youth and Community Centre on Wilton Rd, the group has occupied the centre since 1978 when it started as a toddler group. Since then it has grown to be a thriving pre-school catering for local children aged 3-5, supporting up to 70 families a year with childcare enabling parents and carers of young children to work and in turn contribute to their community. We are registered with Ofsted and at our last inspection in November 06 were graded as 'Outstanding' in both the delivery of Care and Nursery Education; we are only the second group in Wiltshire to grade this highly.

The Centre is unsuitable for the service we provide; we have no office, storage for resources, outside space or opportunity for development. We are restricted with access, only able to go in at 8.30 and have to be out by 3pm. We have to pack every item that is connected to the group into one small room every morning and every afternoon, and as we are one of the largest childcare providers in Salisbury catering for 76 children daily this is an enormous task, we cannot even leave pictures or signs relating to the provision up. This means that the wear and tear on our equipment is a serious problem for us and means staff are taken away from the children to complete the massive job of clearing the hall. As a notoriously underfunded sector we have to fundraise termly to replace items that should last much longer.

It also affects the quality of the care we can provide to this vulnerable section of society, we serve some of the poorest families in Salisbury and make every attempt to keep school fees as low as possible to enable all who need to attend to do so. We have to pay £7500 a year in rent compared to a usual cost to groups like us of approx £60. This is crippling us financially and one of the main reasons for finding the group a permanent sustainable home. The manager of the Centre is a real support to us and very sympathetic to our needs, however it has been made clear to us that the Centre is required for the extension of services to young people and no further help can be given.

We are aware of the Concept Statement for the Highbury Development and are delighted to be provisionally seen on the initial plans. However the funding of the project has been left to us. We need to raise £250,000 as private buyers to complete a suitable building for the communities needs.

We are here this evening to appeal to the Councillors to consider asking the contractors to contribute to this vitally important project. We provide 11,000 sessional childcare spaces a year at the lowest cost we can. The work we do affects children across the county; we also support other pre-schools in raising their standards to benefit all children across Wiltshire, on behalf of the Department of Education who are also extremely supportive of us and our aims.

We are keen to raise money ourselves and have applied to various large funders for support. However they all require much more information and proof of the projects potential success to process these applications, so progress is painfully slow. If we had some money in the pot it would attract the larger organisations that can offer financial support. We have already had a match funding offer from the Garfield Weston Foundation, but have nothing to match! We are realistic about our ability to raise such a large sum which is why we are appealing for your help.

We also have enormous support from our parents both current and past and have bookings for as far ahead as 2009 so can prove that the service is much needed by the community. This is at a time when the Government is pressing for more childcare as part of its 10 year strategy and we are eager to continue to provide it. The community continue to show their support for this project by attending public consultations such as the Highbury located meetings where support was very strong. We are keen to involve the local people in the funding process and endeavour to keep them informed of our progress.

We would love to be able to report something positive.

Thank you for your time this evening. We hope you feel you can support us in this worthwhile project.

Environmental Services
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SP2 2DJ
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Memo

To: Richard Hughes
From: Gary Tomsett
Date: 10th May 2007
Subject/Ref: S/2007/8007

Richard,

Proposed redevelopment of Fisherton and Highbury Primary Schools Highbury Avenue Salisbury.

I refer to the above-mentioned planning application.

Wilton Road has experienced an increase in pollutant levels specifically nitrogen dioxide over the past few years and the trend is for worsening pollution levels. Currently Wilton Road is exceeding the National Air Quality Objective for nitrogen dioxide and as such the council is legally obliged to formulate an action plan to secure a reduction in levels. The source is traffic.

Wiltshire County Council is committed to improving air quality through its Air Quality Strategy document.

As detailed in my response to earlier consultation documentation, Air Quality Management Areas are currently being formulated for the Wilton Road and city areas. The re-introduction of development, which is likely to have a detrimental impact on air quality in both Highbury Avenue and Wilton Road is of great concern particularly as children and schools are relevant receptors under government guidance when considering pollution levels and what to do about it.

In order to determine the application an assessment of the proposals impact on air quality in Highbury Avenue and Wilton Road is required, having regard to technical guidance issued by DEFRA, as previously stated together, with traffic reduction measures. Those detailed in the traffic report are likely to increase pollution levels.

I look forward to receiving such information. In the meantime should you wish to discuss this matter further please do not hesitate to contact me.

.....
G Tomsett
Senior Environmental Health Officer.
cc Mari Webster Wiltshire County Council

