

# Minutes

**Meeting of** : City Area (Planning) Committee  
**Meeting held in** : The Alamein Suite, City Hall, Salisbury  
**Date** : Thursday 5 July 2007  
**Commencing at** : 6.00 pm

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**Present:**

**District Councillors:**

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

K A Cardy, Mrs E A Chettleburgh, P M Clegg, I C Curr, B E Dalton, J M English, Mrs M I Evans, Mrs C R Hill, S J Howarth, Ms H McKeown, M J Osment, A C Roberts, J C Robertson, I R Tomes and C R Vincent

**County Councillors:** M Douglas and R Rogers

**Apologies:** Councillors S R Fear, P W L Sample and A A Thorpe

**19. Public Questions/Statement Time:**

There were none.

**20. Councillor Questions/Statement Time:**

There were none.

**21. Minutes:**

**Agreed:** that the minutes of the meeting held on 7 June 2007 (previously circulated) be approved as a correct record and signed by the Chairman.

**22. Declarations of Interest:**

Councillor Dalton declared that he had a personal, non-prejudicial interest in the matter set out under agenda item 7 (Release of S106 contribution for Community Facilities at Bemerton Heath, Salisbury) in that he knew the Reverend Simon Woodley and his girlfriend's parents attended St Michael's church. He remained in the meeting, spoke and voted thereon.



*Awarded in:*  
Housing Services  
Waste and Recycling Services



Councillor Evans declared a prejudicial interest in the matter set out under agenda item 7 (Release of S106 contribution for Community Facilities at Bemerton Heath, Salisbury) in that she had objected to the proposal submitted by the St Michael's Community Centre Management Committee. She spoke on the matter and left the meeting immediately thereafter.

**23. Chairman's Announcements:**

There were none.

**24. Release of S106 contribution for Community Facilities at Bemerton Heath, Salisbury:**

The Committee considered the previously circulated report of the Head of Forward Planning and Transportation, and received a presentation from Reverend Simon Woodley of the St Michael's Community Centre Management Committee, who requested the Committee to approve the proposal submitted by the St Michael's Community Centre Management Committee. Members were concerned to secure the best community use for the funds, and felt there were a number of groups in existence who would have been likely to bid if had they known they were able to do so. Members considered there had not been sufficient publicity given to the availability of the funds, and whilst they recognised the possible hardship to the applicant in delaying a decision, felt that the wider public interest should prevail to enable a full scrutiny of all potential bids.

**Resolved** – that the Committee defer determination of the proposal by the St Michael's Community Centre Management Committee until 31 December 2007 to allow third parties the opportunity to prepare and submit alternative bids on an equal footing.

**25. South Wiltshire Area Grants Scheme, 2007-2008 (Tranche 1):**

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

**Resolved** – that the grants be determined as follows:

1. **Circular Arts** – awarded £1000 to run a series of community enablement workshops
2. **Hoodwink** – awarded £1000 to fund the development of Winter Wonderland
3. **Salisbury and District Trades Council** – The City Area Committee supported the bid for the plaque to be presented at the Guildhall, but would like to see financial input from the Salisbury and District Trades Council. The Committee encouraged the Trades Council to resubmit their bid, and invited a representative to attend a future meeting of the City Area Committee to state their case.
4. **Salisbury Allotments Association** - £500 awarded for set up costs. The Committee was supportive of the Association's work, but noted that the SWAG budget was not large enough to allocate the full amount requested.
5. **Engineering Designs Co** – the application was refused because the Committee did not consider that it met the SWAG criteria

**26. S/2007/0832– Demolition of Existing Redundant Workshop/Store Buildings and Construction of 15 two Bed Flats, and 6 one Bed Affordable Flats. 13 Car Spaces at Land To Rear of 120 Fisherton Street, Salisbury, SP2 7QT:**

Mr Christopher Hughes, the applicant's agent, spoke in support of the application and Ms Fox 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 application be approved, subject to all parties entering into a Section 106 agreement whereby:

- a) a total of 6 one bed affordable residential units are provided within the development;
- b) a commuted sum is provided towards the provision of off site public open space in accordance with policy R2 of the salisbury district local plan;
- c) a suitable contribution be made towards the provision of recycling and waste facilities on site.

Reasons for Approval:

This is a brownfield, previously developed site is a highly sustainable location within the city centre, and accords with current national and local planning policies. The scheme would provide much needed affordable housing provision, in a convenient location. The building would be back some distance from Fisherton Street, and due to surrounding structures, would not be wholly or readily visible from most viewpoints either within or outside the Conservation Area. It is considered that the scheme would at least preserve the character of the Conservation Area. Taking into account the location of the site within the heart of the city, the impact of the scheme on residential amenities is not likely to be so significantly harmful as to warrant refusal. Any impact on the amenities of future residents of the scheme caused by its proximity to surrounding uses, particularly the main railway system, have been mitigated by amendments to the design.

Given the location of the city within the city centre, the introduction of an additional 21 residential units is unlikely to significantly affect the existing highway system.

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: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended.

2. Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To secure a harmonious form of development.

3. Before the development is first occupied, a scheme to limit the impact of the development in terms of overlooking of adjacent residential uses shall be submitted and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.

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

4. Before the development is first occupied, full details of the cycle parking area/stands shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme, and such facilities shall be available for use by residents, prior to the first occupation of any of the residential units.

REASON: In the interests of sustainable transport provision

5. Before development commences, full details of the proposed hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out as agreed.

REASON: In the interest of visual amenity

6. Before development commences a scheme for water efficiency within the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out as agreed.

REASON: In the interest of sustainable development and water conservation

7. Prior to occupation of the development, a scheme shall be submitted to and agreed in writing by the Local Planning Authority, which shall discourage any access to the Fisherton Mill land from the suggested emergency accessway. The scheme as agreed shall be put in place prior to the occupation of the development, and shall remain in place thereafter, until such time that an agreement is reached between the parties concerned, which would permit access between the two sites.

REASON: In the interests of good neighbourliness and residential amenity

8. Before development commences, a scheme for the inclusion of solar panels or similar on site power generation facilities be submitted to and agreed in writing by the Local Planning Authority. Such facilities as agreed shall be erected prior to the first occupation of any of the dwellings, and thereafter retained.

REASON: In order to achieve the aims of PPS1 in terms of sustainable development

9. The development shall be carried out in accordance with the noise and fume attenuation measures shown on the approved plans and as provided in the applicant's letter dated 11th June 2007 (CH design Limited). All attenuation measures as approved shall be in place prior to the first occupation of any of the residential flats.

REASON: In the interest of amenity

10. Before development commences the applicant shall commission the services of a competent contaminated land consultant to carry out a detailed contaminated land investigation of the site and the results provided to the Local Planning Authority:

The investigation must include:

- A full desktop survey of historic land use data,
- A conceptual model of the site identifying all potential and actual contaminants, receptors and pathways (pollution linkages).
- A risk assessment of the actual and potential pollution linkages identified,
- A remediation programme for contaminants identified. The remediation programme shall incorporate a validation protocol for the remediation work implemented, confirming whether the site is suitable for use.

The remediation programme shall be fully implemented and the validation report shall be forwarded to the Local planning authority prior to the first habitation of the property/ use of the premises.

REASON: In the interests of amenity

11. No gates or other physical barrier shall be erected across the access driveway serving this site off Fisherton Street at any point along its length.

REASON: In the interest of highway safety and in order to integrate the site into the surrounding area

INFORMATIVE:

The developer should note and inform future residents of this scheme that future residents are unlikely to be issued with a parking permit, should they choose to apply for one.

Regards condition 3 above, details shall be submitted which restrict overlooking from the various windows, balconies, and the roof garden. It is suggested that some form of (attractive) screen is used, coupled with obscure glazing to stairwell windows, and the opening of windows in a manner which would direct views away from the residential use at Fisherton Mill. The privacy of other residential units to the south of the development also needs to be protected.

Regards condition 7 above, both the developer and occupiers of Fisherton Mill should of course note that this restriction does not affect normal rights of access between either site, where the consent of both land owners is required before persons can move from one piece of land to the other. If, either prior to, during, or following the agreement of a scheme by the LPA to restrict access, private individuals continue to trespass onto adjacent land, this will be a private civil matter between the parties concerned, and not a matter for the Planning Authority.

Regards condition 6 above, the developer should visit the environment agency website, where guidance is available regards water efficiency measures likely to be acceptable to address this condition, such as water efficient appliances, fittings and systems.

Surface water run –off should be controlled as near to its source as possible with sustainable drainage systems. Safeguards should be implemented during construction phase to minimise the risks of pollution and any detrimental effects to the water interests in and around the site, and should cover the use of plant and machinery, oils/chemicals and materials, control and removal of spoil and waste, and location and form of work and storage areas.

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

<b>Policy</b>	<b>Purpose</b>
CN8, CN9, CN11	Impact on conservation area
G1, G2	Sustainability, highway safety, and residential amenity
H25	Affordable Housing provision
R2	Public open space provision

**27. S/2007/0833- Demolition of Existing Redundant Workshop/Store Buildings at Land To Rear of 120 Fisherton Street, Salisbury, SP2 7QT**

Mr Christopher Hughes, the applicant's agent, spoke in support of the application and Ms Fox 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 approved.

**Reason:** The removal of the existing dilapidated building on the site would not adversely affect the character of the Conservation Area, and therefore its removal would accord with guidance provided in PPG15, and the aim of Local Plan policies, particularly CN9.

**And subject to the following conditions:**

1. The development for which permission is hereby granted (demolition of existing buildings) must be commenced not later than the expiration of 3 years beginning with the date of this permission.

REASON: 0010

2. Prior to demolition works commencing, a scheme for the removal of the building in its entirety and the making good of the resultant site, including the removal of all debris and materials, shall be submitted to and agreed in writing by the Local Planning Authority.

REASON: In the interest of the long term visual character of the site and the wider Conservation Area

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

<b>Policy</b>	<b>Purpose</b>
CN8	The preservation/enhancement of the Conservation Area
CN9	Control of demolition of buildings in Conservation Areas
CN11	Protection of views into and out of the Conservation Area

**28. Tree Preservation Order at 19 Paul's Dene Road, Salisbury (no 342):**

The Committee considered the previously circulated report of the Arboricultural Officer.

**Resolved:** that the Tree Preservation Order be confirmed.

**Reason:** The Committee considered that the loss of the tree would detract from the visual amenity of the area.

**29. Matters of Urgency – Outside Bodies appointments**

Following the meeting of Cabinet held on 13 June 2007, the Committee was requested to appoint Members to various Outside Bodies.

**Resolved:** that the following appointments be made:

- Fair Liaison Group: Councillors Cardy, Chettleburgh, and Dalton
- Old Sarum Flying Club: Councillors Curr and Thorpe
- Salisbury and District Market Traders Association: Councillors Chettleburgh, Evans and Osment
- Salisbury College: Councillor Roberts

*Meeting ended at 8.22 pm  
Number of public present 16*