

Minutes

Meeting of : City Area (Planning) Committee
Meeting held in : The Alamein Suite, City Hall, Salisbury
Date : Thursday 27 September 2007
Commencing at : 6.00 pm

Present:

District Councillors:

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

P M Clegg, Mrs E A Chettleburgh, I C Curr, B E Dalton, J M English, S R Fear, Mrs C R Hill, S J Howarth, M J Osment, A A Thorpe, I R Tomes, and C R Vincent

Apologies: K A Cardy, Mrs I M Evans, J C Robertson and P W L Sample

39. Public Questions/Statement Time:

There were none.

40. Councillor Questions/Statement Time:

There were none.

41. Minutes:

Agreed: that the minutes of the meeting held on 2 August 2007 (previously circulated) be approved as a correct record and signed by the Chairman.

Declarations of Interest:

Councillor Fear declared that he had a personal, non-prejudicial interest in the matter set out under agenda item 7 (S/2007/1505 – new chalet bungalow with 3 dormer windows to front elevation & off street parking at land at 91 Castle Road, Salisbury SP1 3RW) in that he had previously worked with Mr Jay at Salisbury College. He remained in the meeting, spoke and voted thereon.

Councillor Walsh declared that he had a personal, non-prejudicial interest in the matter set out under agenda item 8 (South Wiltshire Area Grants Scheme, 2007-2008 (Tranche 2)) in that his son in-law had previously been involved in the work of the Bridge Youth Project. He remained in the meeting, spoke and voted thereon.



Awarded in:
Housing Services
Waste and Recycling Services



42. Chairman's Announcements:

The Chairman announced that the final instalment of the Members' Training and Development pack was now available, and asked Members to take their copies home and insert them in the previously circulated folders.

The Chairman also stated that there would not be a report on Area Working under One Council for Wiltshire at the City Area Community Committee on 2 October 2007, as indicated on the agenda for that meeting, but that there would be an oral presentation on this matter as part of the Parishing the City item.

43. S/2007/1505 – new chalet bungalow with 3 dormer windows to front elevation & off street parking at land at 91 Castle Road, Salisbury SP1 3RW:

Ms Jackson spoke in opposition to the application, and Mr Jay, the agent, spoke in favour of the application. Following receipt of these statements and further to a site visit earlier that afternoon the committee considered the report of the Planning Officer (previously circulated).

Resolved: That the above application be refused.

For the following reasons: 1. The proposed dwelling would have a narrow plot, resulting from the sub division of the garden of 91 Castle Road. The proposed dwelling would be sited close to the rear boundaries of adjoining properties including 89 Castle Road, and would be 2m from the centre of the boundary hedge of No 89. Coupled with the bulk of the building so close to the boundary with the garden of No 89 Castle Road, there would be a detrimental impact in terms of bulk and dominance, to the detriment of the occupiers of No 89 Castle Road. The construction of a dwelling of the design proposed on this narrow site would therefore result in a cramped form of development, which would be out of keeping with the spacious character and layout of development in the immediate area, to the detriment of neighbouring amenity. The development would therefore be contrary to Policies D2, G2 and H16 of the adopted Salisbury District Local Plan, which seek to ensure that new residential development respects and enhances the existing character of the area, without detrimentally affecting neighbouring amenities.

2. The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the adopted 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 Boundary
Policy R2	Public Open Space

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.

44. S/2007/1588 - convert 3 bed house into 2 1 bed flats at 3 George Street, Salisbury, SP2 7BA:

The committee considered the previously circulated report of the Planning Officer. The Committee requested the Joint Transportation Team to maintain the number of parking permits allocated for this site at existing levels. Members also requested the Head of Forward Planning and Transportation to prepare a report outlining the procedure by which parking permits are allocated in residents parking zones to new residential development / converted properties granted planning permission, including planning applications determined by officers under delegated powers.

Resolved: That the above application be approved.

For the following reasons: The sub-division would be acceptable in principle, and would not have a significant impact in design, amenity or highway terms.

And subject to the following condition:

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

The reason for the above condition is listed below:

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.

HDS delegated to add an Informative to the Planning Permission regarding the issuing of parking permits to this property

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

Policy G1	Sustainable development
Policy G2	General Development Guidance
Policy H8	Salisbury Housing Policy Boundaries
Policy TR11	Parking provision
Policy R2	Provisions towards Recreational Open Space

45. South Wiltshire Area Grants Scheme, 2007-2008 (Tranche 2):

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

Resolved – that the grants be determined as follows:

- 1) **Salisbury Musical Society** – awarded £1,500 to cover 50% of the anticipated loss of a special concert being promoted by the Society.
- 2) **Bishopdown Cricket Club** – awarded £1,000 for the setting up and running costs (for one season) of a community cricket team based at Bishopdown Farm
- 3) **The Kingfisher Project** – awarded £1,700 for two specific strands of `Naturally, Writing Heals` - a conference in November 2007.
- 4) **MOTIVART** – awarded £2,000 for 6 Sessions of combined Art Workshops (visual Art, Music, movement, animation) aimed at people with various disabilities at "Focus Point" day care centre
- 5) **The Bridge Youth Project** – awarded £3,350 to design and run an additional ten week course for year 7 & 8 refusers back into full time education

*Meeting closed at: 7.50pm
Number of public present: 21*