

# Minutes

**Meeting of** : City Area (Planning) Committee  
**Meeting held in** : The Alamein Suite, City Hall, Salisbury  
**Date** : Thursday 25 October 2007  
**Commencing at** : 6.00 pm

---

**Present:**

**District Councillors:**

Miss M A Tomlinson (Chairman)  
K A Cardy (Vice-Chairman on the night)

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, Mrs I M Evans and C R Vincent

**Apologies:** Councillor J M Walsh

**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 27th September 2007 (previously circulated) be approved as a correct record and signed by the Chairman

**42. Declarations of Interest:**

Councillor Evans declared a personal, non-prejudicial interest in planning application S/2007/1748, set out in minute 44 below, in that she is a patient of the Grove House Surgery. She remained in the meeting, spoke and voted thereon.

Councillor McKeown declared a personal and prejudicial interest in planning application S/2007/1748, set out in minute 44 below, due to her professional capacity as a general practitioner. She left the meeting for the duration of this item.

Councillor Cardy declared a personal and non-prejudicial interest in planning application S/2007/1522, set out in minute 48 below, as in his capacity as Mayor of Salisbury he had received a donation to the Mayor's Appeal from Stratford Social Club. He remained in the meeting, spoke and voted thereon.

**43. Chairman's Announcements:**

The Chairman announced that the first application on the plans list (S/2007/1374) would be considered last on the agenda due to the applicant running late, and no other speakers were present for that item.

**44. S/2007/1374 – Demolish Existing Buildings And Erect Block Of 24 Flats (Social/Affordable Housing) With Associated Parking At The Seat Dealership Tollgate Road Salisbury SP1 2JA For Chris Shipperley:**

Mr J Roberts, the agent, and Mr J Newman, of the Housing Association, spoke in favour of the application. Following receipt of these statements the committee considered the report of the Planning Officer (previously circulated) in conjunction with the schedule of late correspondence circulated at the meeting.

**Resolved:** That the above application be recommended for approval by the Planning and Regulatory Panel for the following reasons:

It is acknowledged that this application is a departure from policy E16 of the Adopted Salisbury District Local Plan which seeks to prevent the loss of employment sites. However there is a pressing need for affordable housing in Salisbury and this proposal provides affordable housing of a high quality design and it is considered that this outweighs policy E16. Therefore approval is recommended providing a S106 is entered into which secures R2 payment, affordable housing, recycling storage facilities, and the provision of a pedestrian crossing across tollgate road.

The following condition should be imposed on any approval:

1. Development should be carried out in accordance with the recommended mitigation measures contained within the noise impact assessment report submitted on 2<sup>nd</sup> July 2007.

**Reason:** In the interests of the residential amenity of occupants of the development.

**45. S/2007/1748 - Extend Car Park At Grove House Surgery 18 Wilton Road Salisbury SP2 7EE for Peter Hicks:**

Further to a site visit earlier that afternoon the committee considered the report of the Planning Officer (previously circulated).

**Resolved:** That the Committee did not wish to determine the application for the following reasons:

The council does not agree with the direction of the highways agency, and would have wished to approve the application, as in their opinion, no additional harm would be caused to highway safety, as existing on street parking would be reduced. They also considered that the works would not cause any visual or amenity detriment, and considered that the sustainability argument was not a strong reason for refusal, particularly as most users of the surgery would not be able to walk/cycle to the site.

**46. S/2007/1755 - Change Of Use To Enable Part Of Dwelling To Be Open To The Public (Temporary For 3 Years) & Construction Of Hand Rail At Arundells 59 The Close Salisbury SP1 2EN For Mr Anthony Fortescue, Fowler Fortescue:**

Lord Armstrong, of the Sir Edward Heath Charitable Foundation, spoke in favour of the application. Following receipt of this statement the committee considered the report of the Planning Officer (previously circulated).

**Resolved –** That the above application be approved for the following reasons:

The proposal would be in accordance with the adopted policy context of the Salisbury District Local Plan, and is unlikely to cause undue disturbance to existing amenities, or create highway safety issues, or harm the character or setting of the listed building. As such it is judged to conform with policy G2, H19, CN8, T1, CN3, CN4, CN5, and the guidance in PPG15.

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 change of use hereby permitted shall cease and the building and land shall revert to its former use as a private residential dwelling, and the ticket booth hereby approved shall be removed, on or before 25th October 2010, unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

**Reason:** To enable the Local Planning Authority to maintain control over the development.

3. The change of use hereby permitted shall not commence until Listed Building Consent has been issued for the installation of the pedestrian hand rail and railings.

**Reason:** In order to define the scope and extent of this planning permission, which does not operate as a grant of Listed Building Consent for the works associated with the change of use hereby approved.

4. The use hereby permitted shall only be open to the public Saturday to Tuesday inclusive between the hours of 1pm to 6pm from Good Friday to 30th September

**Reason:** In the interests of amenity for the occupants of the neighbouring/nearby dwelling(s).

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

Policy G2	General Principles for Development
Policy H19	Housing Restraint Area
Policy T1	Tourism
Policy CN3, CN4, CN5	Listed Buildings
Policy CN8	Conservation Areas

And the guidance in PPG15

**47. S/2007/1756 - Signage & Alterations (Internal & External) To Facilitate Area Of Dwelling To Be Open To The Public At Arundells 59 The Close Salisbury SP1 2EN For Mr Anthony Fortescue, Fowler Fortescue:**

Lord Armstrong, of the Sir Edward Heath Charitable Foundation, spoke in favour of the application. Following receipt of this statement the committee considered the report of the Planning Officer (previously circulated).

**Resolved** – That the above application be approved for the following reasons:

The proposed works are not judged to be detrimental to the historic fabric or character of the grade II\* listed building. As such the proposal is judged to conform with Adopted SDLP policies CN3, CN4, CN5 and the guidance in PPG15

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.

**Reason:** To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 (4) of the Planning and Compulsory Purchase Act 2004.

2. The building shall revert back to its former condition with the handrail and railings all be removed on or before 25th October 2010, unless otherwise agreed in writing by the Local Planning Authority upon submission of a listed building application in that behalf.

**Reason:** In the interests of the character of the listed building, as the changes are approved on a temporary basis only.

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

Policy CN3, CN4, CN5 Listed Buildings  
and the guidance in PPG15

**48. S/2007/1561 - Change Of Use From Mixed Business Premises To 9 No. Dwellings At 43 Ashley Road Salisbury SP2 7DD For Space Design Solutions Ltd:**

Mr Simmons, a local resident, spoke in opposition to the application, and Mr J Rattue, 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), in conjunction with the late correspondence circulated at the meeting.

**Resolved** – That the above application be refused for the following reasons:

1. The proposal by reason of the proximity of the existing building and proposed extensions to site boundaries and neighbouring residences, together with the insertion of new windows will seriously detract from the current standards of privacy enjoyed by nearby residential dwellings through overlooking contrary to policies G2 and H8 of the Adopted Salisbury District Local Plan.
2. The proposal would not provide the high quality new housing promoted by the Government in Planning Policy Statement 3 *Housing*. The proposal would provide unsatisfactory living conditions for some of the future occupants in terms of natural light, amenity space and outlook, in conflict with national planning policies.

**49. S/2007/1522 - Demolition Of Existing Buildings And Construction Of A New Community Centre And 27 Residential Units Including Parking And Access At Stratford Social Club Chatham Close Salisbury SP1 3JR For Ian Barden:**

Mr Jeffrey, a local resident, spoke in opposition to the application, and Mrs D Burnett, a local youth worker, 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), in conjunction with the late correspondence circulated at the meeting.

**Resolved** – That the above application be refused for the following reason:

1. While the Council welcomes in principle the provision of affordable housing and a replacement community facility, the scheme as currently proposed does not achieve the high quality, sustainable, and accessibility design standards supported by Local Plan policies and national guidance, and would result in a scheme of generally poor overall design and cramped layout, which would adversely affect surrounding residential amenities, due to the introduction of general noise and disturbance from the new social club and car parking arrangements and a general loss of privacy. As a result, the proposal would be contrary to policies G1, G2, D1, D2, and the SPG "Creating Places", of the Salisbury District Local Plan, and the aims of central government sustainable design guidance, including PPS1 and PPS3.

*Meeting closed at: 8.40pm  
Number of public present: 26*