

Minutes

Meeting of : City Area (Planning) Committee
Meeting held in : The Alamein Suite, City Hall, Salisbury
Date : Thursday 22 November 2007
Commencing at : 6.00 pm

Present:

District Councillors:

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

Mrs E A Chettleburgh, I C Curr, B E Dalton, J M English, Mrs I M Evans, S R Fear, Mrs C R Hill, M J Osment, A C R Roberts, J C Robertson and C R Vincent

Apologies: Councillors P M Clegg, H McKeown, S J Howarth, A A Thorpe and I R Tomes.

57. Public Questions/Statement Time:
There were none.

58. Councillor Questions/Statement Time:
There were none.

59. Minutes:

Agreed: that the minutes of the meeting held on 25 October 2007 (previously circulated) be approved as a correct record and signed by the Chairman

60. Declarations of Interest:
There were none.

61. Chairman's Announcements:
The Chairman announced that due to lack of interest expressed by Members and officers, the City Area Committee Christmas meal would no longer be held.



Awarded in:
Housing Services
Waste and Recycling Services



62. S/2007/1785– demolition of public house and redevelopment of site for 100% affordable housing (14 no. 2 bed flats) including car parking and access at Conquered Moon Pub, Woodside Road, Bemerton Heath, Salisbury:

Mr Martin Smith, the applicant, spoke in support of the application. Following receipt of this statement and further to a site visit earlier that afternoon, the committee considered the previously circulated report of the Planning Officer.

Resolved: That the above application be approved, subject to an S106 agreement whereby:

- A. A suitable financial contribution is paid towards the off site provision of community facilities in Bemerton Heath;
- B. A suitable financial contribution towards the provision and maintenance of public open space;
- C. Provision of affordable housing
- D. The provision of suitable recycling facilities on site; then

REASON FOR APPROVAL:

Whilst the scheme would not replace the existing public house use, there seems little pressure from the local community regards such a replacement.

The provision of a new community centre and dwellings on the same site has been explored, but after consideration, it was decided that such a scheme was unworkable, and would not address previous reasons for refusal.

The revised scheme, subject to a suitable financial contribution, could address the concerns of the appeal inspector, in so far that it helps to provide a community facility central to the social life of the area, which would reduce the need to travel to other areas.

Furthermore, the overall design of the scheme is acceptable, and would not cause significant harm to surrounding amenities or highway safety.

Overall, on balance, the tangible benefits of the provision of affordable housing and a contribution towards the provision of community facilities off site are considered in this instance to outweigh any harm caused by the development.

And subject to the following conditions:

- 01 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.

- 02 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, and details of the hard and soft landscaping, and large scale window, door and porch details, cycle, and bin storage facilities, 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.

- 03 Before development is commenced a scheme for water efficiency measures in the new buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.

REASON:

In the interests of sustainable development and prudent use of natural resources

- 04 Before development is commenced a scheme for the protection of the Primary Aquifer from pollution during demolition and construction shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.

REASON:

In order to protect the Primary Aquifer from pollution or contamination.

- 05 The bin storage area, cycle parking facilities, and car parking spaces and turning areas shall be provided and made available for use prior to the first occupation of any of the dwellings hereby approved, and such facilities shall be maintained as agreed in perpetuity.

REASON:

In order to ensure the long term provision of recycling and parking facilities on the site.

- 06 Before development commences a scheme to protect the amenities of adjacent neighbours during demolition and construction shall be submitted to and agreed in writing by the Local Planning Authority. Such a scheme shall provide details of hours of demolition and construction, and details of wheel washing; how noise/fumes/dust are to be treated, and the removal of waste/debris from the site, and details of the siting of all machinery/plant and vehicles associated with the development. The development shall be carried out in accordance with the agreed scheme.

REASON:

In order to limit the impact of the development on adjacent amenities.

INFORMATIVE

The site overlies a Primary Aquifer and falls within a Source Protection Zone 1. The Environment Agency has therefore stated that this needs to be protected and with regards condition 04 above, they have requested that a desk study should be undertaken, a site investigation scheme, a risk assessment, a method statement, and a verification report before provided. The full consultation response of the Environment Agency regards this application, and its requirements can be found on the Council's website, and further information regards land contamination and risk management, and water efficiency can be obtained from the environment agency website. The applicant is advised to discuss the content of the required scheme prior to submitting details pursuant to condition 03 & 04.

63. Tree Preservation Order at B&Q Store, Southampton Road, Salisbury:

The committee considered the previously circulated report of the Arboricultural officer relating to TPO 396.

Resolved: That the above Tree Preservation Order be confirmed.

*Meeting closed at: 7.00pm
Number of public present: 6*