

Democratic Services
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Minutes

Meeting of : City Area (Planning) Committee
Meeting held in : The Alamein Suite, City Hall, Salisbury
Date : Thursday 20 March 2008
Commencing at : 6.00 pm

Present:

District Councillors:

M A Tomlinson (Chairman), J M Walsh (Vice-Chairman), P M Clegg, E A Chettleburgh, I C Curr, B E Dalton, S R Fear, C R Hill, S J Howarth, M J Osment, P W L Sample, and I R Tomes.

Apologies: Councillor Mrs I M Evans, H McKeown, A C R Roberts, A A Thorpe

Officers:

R Hughes (Principal Planning Officer), T Bray (Democratic Services Officer), A Rowntree, J Gateley and V Albano (Planning Officer)

95. Public Questions/Statement Time:

There were none.

96. Councillor Questions/Statement Time:

There were none.

97. Minutes:

Agreed: that the minutes of the meeting held on 21 February 2008 (previously circulated) be approved as a correct record and signed by the Chairman.

98. Declarations of Interest:

There were none.

99. Chairman's Announcements:

There were none.



Awarded in:
Housing Services
Waste and Recycling Services



100. S/2008/0196 – Demolition Of Existing Buildings (21st Century Antiques & Buildings To Rear) Erection Of New Retail Unit & 12 Residential Units at 13 Brown Street, Salisbury, SP1 1HE for Relph Ross Partnership:

The committee considered a verbal presentation from the Principal Planning Officer in conjunction with the previously circulated report of the Head of Development Services, the schedule of additional correspondence and a site visit held earlier in the day. Mr. Ross, the agent, spoke in support to the application.

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

Reason for Approval

Following the changes made the design of the residential and retail units are judged to preserve and enhance the surrounding Conservation Area while not prejudicing the residential amenity of nearby dwellings, highway safety or the water source, . Therefore the proposal is judged to conform with saved policies G1, G2, D2, D6, H4, H16, CN8, CN9, CN11, CN21 and R2 of the Adopted Salisbury District Local Plan.

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) 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) The retail premises hereby permitted shall be used only for the purposes set out under Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To enable the Local Planning Authority to exercise control over the use of the premises in the interests of regulating any alternative kinds of operations which could have adverse effects upon the amenities of nearby dwellings.

(4) Following demolition no construction shall take place within the application site until the applicant, or their agents or successors in title, has:

(a) secured the excavation of the application site; or

(b) secured the implementation of a programme of archaeological work within such lesser area as shall be identified in a written scheme of archaeological evaluation which shall have been submitted and approved in writing by the local planning authority: and secured the implementation of a programme of archaeological work within such a lesser area as shall be identified in a subsequent written scheme of archaeological excavation (if any) which shall have been submitted and approved in writing by the local planning authority.

Reason: To ensure that the archaeology of the site is adequately recorded.

(5) Construction work shall take place only between the following hours: 0800 and 1800 Mondays to Fridays, 0800 and 13:00 on Saturdays and at no time on Sundays or Bank/Public Holidays. This includes the delivery of materials to the site.

Reason: In the interest of the amenity of surrounding land users.

(6) The demolition of existing buildings, structures and foundations, together with the removal of debris resulting there from, shall take place only between the following hours:- 0800 and 1800

Mondays to Fridays 0800 and 13:00 on Saturdays and at no time on Sundays or Bank/Public Holidays.

Reason: To avoid the risk of disturbance to neighbouring dwellings/ the amenities of the locality during unsocial hours.

(7) Prior to commencement of the construction phase of development the results of a post demolition site investigation shall be submitted to, and approved in writing by, the Local Planning Authority. The investigation shall be carried out in accordance with the recommendations made in the Phase 1 Environmental Risk Assessment, dated November 2007.

Reason: To enable the Local Planning Authority to ensure that appropriate measures are taken to avoid any threat which the proposed development might pose to health and safety and/or the environment.

(8) No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works, including any pollution prevention measures, has been submitted to, and approved in writing by, the Local Planning Authority. Such scheme shall be implemented before the construction of the drainage system unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent pollution of the water environment

(9) No development approved by this permission shall be commenced until a construction environmental management plan, incorporating pollution prevention measures has been submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details

Reason: To prevent pollution of the water environment

(10) No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

Reason: In the interests of sustainable development and prudent use of natural resources.

(11) No development shall commence until details of acoustic insulation for the party wall shared with the property known as "Club Rouge" has been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approve details.

Reason: In the interests of the residential amenity of future occupants.

(12) Prior to development commencing a scheme for provision of waste & recycling facilities shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of the provision of adequate refuse and recycling facilities

INFORMATIVE - ENVIRONMENT AGENCY

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes.

INFORMATIVE - ENVIRONMENT AGENCY

With regards to condition 8 above any surface water drainage scheme must contain risk assessments associated with the current and proposed uses, to ensure that there is no potential contamination of groundwater. This is especially important as the supporting planning documents currently indicate Sustainable Drainage (SuDS) techniques. If these techniques are inappropriately designed they could create pathways for pollution in this sensitive area.

INFORMATIVE - ENVIRONMENT AGENCY

With regard to condition 10 above the development should include water efficient appliances, fittings and systems in order to contribute to reduced water demand in the area. These should include, as a minimum, dual-flush toilets, water butts, spray taps, low flow showers (no power showers) and white goods (where installed) with the maximum water efficiency rating. Greywater recycling and rainwater harvesting should be considered. The submitted scheme should consist of a detailed list and description (including capacities, water consumption rates etc. where applicable) of water saving measures to be employed within the development. Applicants should visit www.environment-agency.gov.uk > Subjects > Water Resources > How We Help To Save Water > Publications > Conserving Water in Buildings, for detailed information on water saving measures. A scheme of water efficiency should be submitted in accordance with the information supplied on the website.

INFORMATIVE: - PARTY WALL ACT

It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required from the adjoining landowner or any other person, or which may be required under any other enactment or obligation.

INFORMATIVE - MATERIALS

With regard to condition 2 above, where appropriate, materials reclaimed from the buildings demolished on the site should be used.

INFORMATIVE - RESIDENTS PARKING AND ZONES PERMITS

The applicant/owner is advised that the occupants of the new properties hereby granted planning permission may not be entitled to parking permits under the residents parking scheme operating in this area, including additional units resulting from the conversion of properties to flats. You are advised to contact Parking Services 01722 434735 should you require any further information regarding the issuing of residents parking permits by the Council.

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

Policy G1	Sustainable development
Policy G2	General Development Guidance
Policy D2	Infill development
Policy D6	Development within the Central Area of Salisbury
Policy H4	Development within the Eastern Chequers
Policy H16	Development within the Housing Policy Boundary
Policy CN8	Development within Conservation Areas
Policy CN9	Development within Conservation Areas
Policy CN11	Development within Conservation Areas
Policy CN21	Archaeology
Policy R2	Open Space Provision

101. S/2008/0197 – Demolition Of 21st Century Antiques & Buildings To Rear at 13 Brown Street, Salisbury, SP1 1HE for Relph Ross Partnership:

The committee considered a verbal presentation from the Planning Officer in conjunction with the previously circulated report of the Head of Development Services, the schedule of additional correspondence and a site visit held earlier in the day.

Resolved: That the application be approved for the following reasons:

The Local Planning Authority are in receipt of a scheme which is judged to be an appropriate replacement for those buildings proposed to be demolished which will preserve and enhance the Conservation Area. As such the proposal is judged to conform with saved policies CN8, CN9 and CN11 of the Adopted Salisbury District Local Plan.

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) All existing buildings on the site shall be demolished, and the debris resulting therefrom shall be removed from the site, before the commencement of the construction of the works permitted under S/2008/0196.

Reason: In the interests of the amenity of the locality.

- (3) Before any work is undertaken in pursuance of this consent to demolish any part of the building, the developer shall take adequate steps as may be necessary to secure, during the progress of the demolition authorised by this consent, the safety and stability of that part of the building, or adjacent buildings, which are to be retained. Such works shall, where necessary, include measures to strengthen any wall or vertical surface, to support any floor, roof or horizontal surface and to provide protection of the building against the weather during the progress of the works.

Reason: To safeguard the stability and condition of adjacent buildings which are to be retained.

- (4) The building(s) shall not be demolished before a contract for the carrying out of works for the redevelopment of the site has been made, with the relevant particulars notified in writing to the Local Planning Authority, and planning permission has been granted for the redevelopment for which the contract provides.

Reason: In the interests of the visual amenity of the locality, which is within a designated Conservation Area.

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

Policy CN8	Development within Conservation Areas
Policy CN9	Development within Conservation Areas
Policy CN11	Development within Conservation Areas

102. S/2008/0117 – Fell (T5) 1 X Beech And Reduce Vertical Branches By Up To 3 Metres On 4 X Beeches at 105 Bouverie Avenue South, Salisbury, SP2 8DZ:

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

Resolved: that the application be part approved/part refused.

The Felling of T5 be refused for the following reason:

It is considered that insufficient justification has been provided to prove that the Beech tree (T5) is in a condition that justifies its removal. This tree contributes to the leafy nature of Bouverie Avenue South and it is considered that its removal would be detrimental to public amenity and would detract from the streetscape.

The pruning of T1, T2, T3 & T4 be approved subject to the following conditions:

- 1) The permitted works shall be carried out in accordance with BS3998:1989 Recommendations for Tree Work or as modified by subsequent research.

Reason: To ensure that works are undertaken in an appropriate manner that ensures the long term health, vitality and preservation of the trees.

- (2) The approved works must be commenced within one year from the date of the decision notice. If works are not completed within that time, a new application must be made.

Reason: To ensure that the works undertaken are appropriate to the current state of the trees in relation to their surroundings.

- (3) The Local Planning Authority shall be given at least 10 days advanced notification of the date on which the works are being carried out so the Arboricultural Officer can attend the site to discuss the specification of the pruning works to T1, T2, T3 & T4.

Reason: To ensure that the specification of the work is fully understood.

- (4) The vertical branches of T1, T2, T3 & T4 can be reduced by up to 3 metres, but only back to appropriate pruning points

Reason: To ensure that the amenity value of the trees is maintained through careful pruning.

103. Consultation on the LDF Core Strategy Preferred Options:

The committee considered the previously circulated report of the Forward Planning Officer. Members discussed the Core Strategy Preferred Options Paper and their comments included:

- Members congratulated the officers who produced the document stating that it was well formulated and easy to use.
- It was felt that 12,400 homes, the figure handed down from Central Government, over the next 20 year for the Salisbury District was excessive.
- It was stated that residents felt that excessive growth might impact negatively on Salisbury, especially negatively changing the character of the city.
- Problems over the relocation of Churchfields were raised. Although members favored relocating the site to reduce the activity of Heavy Goods Vehicles in the area, they were concerned with the highway access to the proposed sites at Netherhampton Road where it could be relocated to.
- There was some concern that there might not be sufficient demand for the proposed number of houses over the 20-year period.
- Members stated the importance of making efficient use of brown field site in the City Area.
- The need for a whole range of housing types was expressed to provide access to housing for the all socio-economic groups. However, the provision for affordable housing was considered to be very important, as the District must ensure that young people stay in the area in order for it to remain vibrant.
- Members raised the issue regarding the need to improve the infrastructure, especially the roads and rail network, to cope with the increase in housing numbers. It was noted that a large number of Salisbury residents commute out of Salisbury and this was likely to increase putting increased pressure on infrastructure.
- Members consider the approaches in to the City to be important and should be enhanced. They acknowledged the allocation and use of land for residential and retail purposes bring different challenges.
- Salisbury is the only district in Wiltshire to be going through the LDF process and it was an important opportunity to help inform the planning policy and shape communities over the next 20 years.
- It is important that the 40-foot rule is retained to protect Salisbury's precious landscape.
- With regard to Preferred Option 13a, it was suggested that some manufacturing could be necessary, therefore some provision in the document could be beneficial.
- There should be a strong emphasis on the quality of the houses that are built in the District.

Resolved: that the above be noted.