

Minutes

Meeting of : City Area (Planning) Committee
Meeting held in : The Alamein Suite, City Hall, Salisbury
Date : Thursday 15 May 2008
Commencing at : 6.00 pm

Present:

District Councillors:

M A Tomlinson (Chairman), J M Walsh (Vice-Chairman), K A Cardy, P M Clegg, E A Chettleburgh, I C Curr, B E Dalton, J M English, Mrs I M Evans, S R Fear, C R Hill, S J Howarth, H McKeown, M J Osment, A C R Roberts, J C Robertson, P W L Sample, A A Thorpe, I R Tomes and C R Vincent.

Officers:

J Chamberlain (Democratic Services Officer), M Gill (Chief Executive), G Newell (Principal Solicitor), T Pizzey (Area Planning Officer), S Thorne (Head of Development Services)

110. Public Questions/Statement Time:

There were none.

111. Councillor Questions/Statement Time:

There were none.

112. Minutes:

Agreed: that the minutes of the meeting held on 17 April 2008 (previously circulated) be approved as a correct record and signed by the Chairman.

113. Declarations of Interest:

Councillor Evans declared a personal and prejudicial interest in the matters set out under Minute 115 below (S/2008/0573 - change of use from shop and flat to community centre at 58 Pinewood Way, Bemerton Heath, Salisbury) in that she was Chair of the Bemerton Heath Residents' Association. She spoke on this item and left the meeting for the remainder of the discussion of this matter.

Councillor Osment declared a personal and non-prejudicial interest in the matters set out under Minute 115 below (S/2008/0573 - change of use from shop and flat to community centre at 58 Pinewood Way, Bemerton Heath, Salisbury) in that he was Chair of the Multi-Agency Steering Group of the Bemerton Heath Neighbourhood Centre). He remained in the meeting, spoke and voted thereon.

Councillor Chettleburgh declared a personal and non-prejudicial interest in the matters set out under Minutes 116 and 117 below (S/2008/0350 and S/2008/0351 – planning and Listed Building applications at the Council House, Bourne Hill, Salisbury) in that she lived in the same ward as the site. She remained in the meeting, spoke and voted thereon.

Councillor Fear declared a personal and non-prejudicial interest in the matters set out under Minutes 116 and 117 below (S/2008/0350 and S/2008/0351 – planning and Listed Building applications at the Council House, Bourne Hill, Salisbury) in that he was a Member of the Cabinet. He remained in the meeting, spoke and voted thereon.

Councillor Sample declared a personal and non-prejudicial interest in the matters set out under Minutes 116 and 117 below (S/2008/0350 and S/2008/0351 – planning and Listed Building applications at the Council House, Bourne Hill, Salisbury) in that he lived in close proximity to the site and had made public statements about the previous planning permission granted on the site. He remained in the meeting, spoke and voted thereon.

114. Chairman's Announcements:

There were none.

115. S/2008/0573 - change of use from shop and flat to community centre at 58 Pinewood Way, Bemerton Heath, Salisbury:

The committee considered a verbal presentation from the Head of Development Services in conjunction with the previously circulated report of the Head of Development Services. Edward Callaghan, Manager of the Bemerton Heath Neighbourhood Centre, spoke in support of the application.

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

Reason for Approval

The site would be an appropriate location for the proposed community use, and would have no adverse impacts upon neighbouring amenity, highways safety or the visual appearance of the area. The development would therefore be generally in accordance with the aims and objectives of the development plan, particularly Local Plan policies G1 and PS1.

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 use hereby permitted shall not be open to customers outside of 9.00 a.m. to 10.30 p.m.

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

116. S/2008/0350 - External Alterations to The Council House including glazed link and boundary walls, new pedestrian access opening through existing boundary wall adjacent to the Arts Centre, with glazed link to a new extension (approximately 2,630m² Gross External Area) to create new offices for Council Services and part use of The Council House as a Registry Office, with associated car parking, landscaping (including to the North Garden) and alterations to existing car park at the Council House, Bourne Hill, Salisbury

The committee considered a verbal presentation from the Area Planning Officer in conjunction with the previously circulated report of the Head of Development Services and a site visit held earlier in the day. Mary Stephens, a local resident, spoke in relation to the access points through the North Garden. Rob Peters of GVA Grimley spoke on behalf of

the applicant. Members requested that in agreeing the tree positions under condition 5 below, there should be no additional trees planted in the Wyndham Park open space. With respect to condition 25 below, Members delegated the Head of Development Services to agree the updates to the travel plan and amend the condition accordingly. Members also agreed to delegate to the Head of Development Services to amend Condition 10 in respect of tree works and tree protection to reflect additional clarifying material as required at B below.

Resolved – planning permission be granted subject to conditions listed below, and any such further conditions or amendments to conditions as considered necessary and appropriate, to be delegated to the Head of Development Services, subject to:

A) The completion of a Memorandum of Understanding / Unilateral Undertaking (to be delegated to the Head of Development Services) to cover the following matters:

1. A scheme for the carrying out (including timing) the repair and refurbishment works to the Listed Buildings and associated structures within the Council House Grounds, and the maintenance thereof.
2. A scheme for the repair and maintenance of the walls / potting shed to North Garden.
3. A plan for the long-term management and archaeological preservation of the Council House Grounds and a protocol for archaeological investigations required on site before / during construction.
4. A scheme for the maintenance and cleaning of the new building.
5. A scheme for the provision of public art.
6. A plan for the long term maintenance and management of existing and new landscapes and habitat creation on the site and Council House Grounds
7. A scheme for the surfacing of the substandard pavements in Rolleston Street from the Bus Station to Bedwin Street, to facilitate improved pedestrian access to Bourne Hill.
8. A scheme for the assessment and monitoring the aim of achieving an 'excellent' BREEAM rating.
9. The establishment of a 'Construction Working Group' and to procure the registration of the site in the 'Considerate Constructors Scheme'.
10. A scheme for monitoring and assessment of on-street parking in Residents parking Zone A.
11. A scheme for Directional Pedestrian Signage from city car parks

(with respect to items 3 (archaeology) and 6 (landscape / habitat) of the MOU these might be combined into one 'conservation management plan' if this would be more appropriate in relation to the registered park and upon advice from relevant subject matter experts)

B) The receipt of appropriate clarifying material in respect of proposed cantilever foundation design and associated levels in order to safeguard the Oak tree adjacent the west boundary of the site as part of the tree protection measures in this location, to the satisfaction of the Head of Development Services.

Reasons for approval:

The local planning authority has given careful consideration to the planning application and submitted information. In particular, in view of the sensitive heritage issues associated with the development proposals, it has had regard to the need to have special regard to the desirability of preserving listed building or its setting, or any features of architectural or historic interest which it possesses and the desirability of preserving or enhancing the character of the Conservation Area. On this account it is satisfied that proposed development would preserve the character and appearance of the Conservation Area and would preserve the listed building, its setting (including the registered park) and features of special architectural or historic interest which it possesses. It is also satisfied that the impact on the setting of the adjacent the Scheduled Ancient Monument and the archaeological interest of the site and surroundings is acceptable. It is therefore considered that the proposals would accord with advice contained in PPG15 and PPG16 in respect of the above matters and relevant regional and development plan policies listed below which similarly seek to protect such heritage assets.

The local planning authority has taken into account the Environmental Impact Assessment and the proposed mitigation measures for the range of environmental impacts identified in Environmental Statement, and the impact on surrounding area residential properties. It is satisfied that, subject to the implementation of appropriate mitigation measures, the environmental impacts are acceptable. The local planning authority has also taken into account the beneficial aspects of the revised scheme over the approved 2006 scheme, resulting from the reduced scale of the proposed new extension and retention of the North Garden. It is considered that the high quality architecture has been retained including a range of sustainable features. The local planning authority has taken into account the public benefits to be derived from the provision of new rationalised offices in a central city location and the refurbishment of the Grade II* listed Council House, including enhanced public access.

In principle the proposed development would be in accordance with saved policy E3 of the adopted Salisbury District Local Plan. The local planning authority also judges that it generally accords with the aims and objectives of other relevant development plan policies, regional and national policy guidance and in making this decision has had regard to the following policies and guidance:

Salisbury District Local Plan (adopted June 2003) (saved policies)

Policy G1 (Sustainable pattern of development)
Policy G2 (General development control criteria)
Policy G3 (protection of water – resources)
Policy G5 (provision of water – infrastructure)
Policy G8 (development restraint areas)
Policy D1 (Design - extensive development)
Policy D2 (Design - infill development)
Policy D3 (Design – extensions)
Policy D5 (Design - townscape (open space network))
Policy D6 (Design - townscape & 12.2m height limit)
Policy D7 (Design - public realm)
Policy D8 (Design - public Art)
Policy E3 (Office development in central area)
Policy CN1 (Listed building - demolition works)
Policy CN3 (Listed Building - development affecting)
Policy CN4 (Listed building – change of use)
Policy CN5 (Listed building – development affecting)
Policy CN8 (Conservation Areas – general)
Policy CN9 (Conservation Areas – demolition)
Policy CN10 (Conservation Areas - open spaces)
Policy CN11 (Conservation Areas – views)
Policy CN12 (Conservation Areas – removal or improvement of features)
Policy CN17 (Trees – replanting)

Policy CN18 (Historic parks and gardens)
Policy CN19 (Environnemental improvement)
Policy CN20 (Ancient monuments and archaeology - effect on)
Policy CN21 (Areas of Special Archaeological Significance)
Policy CN22 (Ancient monuments and archaeology - preservation and recording)
Policy CN23 (Ancient monuments and archaeology – implications and investigation)
Policy C8 (Landscape protection - loss of trees/hedges and replacement planting)
Policy C9 (Landscape protection - woodland of landscape, historic or conservation interest)
Policy C10 (Nature conservation – protected sites)
Policy C12 (Nature conservation - protected species)
Policy C13 (Nature Conservation - protection of wildlife habitats)
Policy C15 (Nature Conservation - enhancement and habitat creation)
Policy TR1 (Transport - sustainable land use strategy)
Policy TR9 (Transport - Park and Ride)
Policy TR11 (Transport – parking)
Policy TR12 (Transport - major development & sustainable links)
Policy TR13 (Transport - footpath /cycleway network)
Policy TR14 (Transport – bicycle parking)
Policy H17 (Open Space - protection of important open spaces)
SPG Creating Places
SPG Delivering Sustainable Development

Wiltshire Structure Plan 2016 (Adopted April 2006)

Policy DP1 (Sustainable Development)
Policy DP2 (Services and infrastructure)
Policy DP3 (Development Strategy)
Policy DP5 (Development in Town Centres)
Policy DP9 (Re-use of Land Buildings)
Policy T1 (Transport Plans)
Policy T3 (Public Passenger Transport)
Policy T4 (Transport Interchanges)
Policy T5 (Cycling and Walking)
Policy T6 (Demand Management)
Policy C1 (Nature Conservation)
Policy C2 (Nature Conservation)
Policy C3 (Nature Conservation)
Policy C5 (Water environment)
Policy C10 (Green Space)
Policy C11 (Woodlands)
Policy HE2 (Archaeology)
Policy HE3 (Registered Parks and Gardens)
Policy HE5 (Historic Monument Sites)
Policy HE7 (Conservation Areas and Listed Buildings)
Policy RLT1 (Recreation)
Policy W1 (Waste management)
Policy W2 (Recycling facilities)

Wiltshire and Swindon Waste Local Plan 2011

Policy 9 (Waste elimination)
Policy 10 (Waste Audits)
Policy 14 (Recycling)
SPG Reclaiming Resources for Community: A Development Guide (adopted March 2005)

Regional & National

RPG10: Regional Planning Guidance for the South West (2001)
PSS10: Draft RSS for the South West (2006)
PPS1: Delivering Sustainable Communities & Supplement on Planning and Climate Change
PPG4: Industrial and Commercial Development and Small Firms
PPS6: Planning for Town Centres
PPS9: Biodiversity and Geological Conservation
PPS10: Planning for Sustainable Waste Management

PPG13: Transport
PPG15: Planning and the Historic Environment
PPG16: Archaeology and Planning
PPG17: Planning for Open Spaces and Recreation
PPS23: Planning and Pollution
PPG24: Planning and Noise
PPS25: Development and Flood Risk

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 development shall be carried out in strict accordance with the approved schedule of drawings, or with such other details as may subsequently be submitted to and approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. The development shall be carried out in strict accordance with the approved schedule of materials and finishes to be used for the external walls and roofs of the proposed development and all other built structures hereby permitted, or with such other details as may subsequently be submitted to and approved in writing by the Local Planning Authority. As development progresses and where materials and finishes have not been agreed prior to commencement of development, these (and where so required samples of such materials and finishes) shall be submitted to and approved in writing by the Local Planning Authority before their use. The works shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development and for the avoidance of doubt.

4. No development shall commence, including site clearance or other preparatory work, until full details of both hard and soft landscape works (except for the North Garden which is subject to a separate condition No. 32) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: existing and proposed finished levels or contours (including sections at an appropriate scale where necessary); means of enclosure (e.g. walls, fences, railings etc); car parking layouts; other vehicle and pedestrian access and circulation areas; hardsurfacing materials; other minor artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications, timing and schedules of plants, including species, plant sizes and proposed numbers/densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To provide a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

5. No development shall commence until details of tree planting, including positions or density, species and planting size have been submitted to and approved in writing by the Local Planning Authority, and shall be carried out prior to the occupation of the development for its permitted use, or in accordance with a timetable agreed in writing with the Local Planning Authority. If within a period of five years from the date of planting any tree, or replacement, is removed, uprooted or destroyed or dies or becomes seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place unless the Local Planning Authority gives its written consent to any variation.

Reason: To provide the scheme of tree planting in the interests of visual amenity.

6. No development shall commence until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: To enable the Local Planning Authority to secure the satisfactory maintenance of landscape works for a sufficient period of time to enable planted material to become adequately established.

7. No tree, shrub, or hedge which is shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (BS.3998.1989).

Reason: In the interests of the amenity and the environment of the development.

8. If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

Reason: To ensure the retention and safeguarding of existing trees forming part of the Approved landscaping scheme, whilst providing for the suitable replacement of any that are subsequently lost.

9. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the satisfactory establishment of the approved scheme for the landscaping of the site.

10. The development shall not be carried out otherwise than in full accordance with the recommended tree protection measures contained in the submitted Arboricultural Method Statement dated January 2008 (CBA Trees), unless otherwise agreed in writing by the Local Planning Authority. The tree protection measures must be in place in accordance with the recommended details before the commencement of development, and the relevant phases of development specified in the Method Statement. No works to trees T3005 (oak) and T3070 (cedar) shall be carried out until full details of the works have been submitted to and approved in writing by the Local Planning Authority after the precise extent of the works has been agreed by the Council's Arboricultural Officer. The works shall be carried out in accordance with the approved details, which shall include prior notification of the works to the Local Planning Authority, in order that the Council's Arboricultural Officer may have an opportunity to oversee the works. In addition, no development shall commence until a detailed method statement in respect of the construction of the cantilever foundations and the application of the ground protection in the vicinity of the oak tree referred to above, has been submitted to and approved in writing by the local planning authority, and the works shall be carried out in accordance with the approved details

Reason: To ensure the retention and safeguarding of existing trees forming part of the approved landscaping scheme in the interest of the environment and amenity of the site.

11. No tree shall be felled without the prior written consent of the Local Planning Authority.

Reason: In the interest of amenity and environment of the site and in the interests of nature conservation.

12. No development shall commence until a bat survey has been carried out in respect of the Council House as recommended in the Ecosulis Report, dated December 2007. The findings of the survey, together with proposed remediation measures in the event that the presence of bats is found, shall be submitted to and approved in writing by the Local Planning Authority. If any remediation measures are required, they shall be carried out in accordance with the approved details.

Reason: In order to safeguard the interests of protected species.

13. The existing layby / parking area on the north side of the access road together with the adjacent footpath linking College Street to the College Street car park, shall be retained.

Reason: For the avoidance of doubt to accord with the development proposals which have been assessed by the TA and EIA on the retention of the layby parking.

14. No construction work shall take place on Sundays or public holidays or outside the hours of 8.00 am to 6.00 pm, weekdays and 8.00 am to 1 pm Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason: In the interests of amenity for the occupants of the neighbouring/nearby dwellings.

15. The proposed development shall not be occupied until the 1m high noise barrier to the 4No. Dry air cooler units on the roof has been installed to ensure that the noise level does not exceed a LAeq 15min of 28dB at the facade of the nearest residential property. Suitable attenuators shall be installed to all supply and extract ventilation fans to

ensure that the noise from the supply and extract ventilation is not audible at the nearest residential property

Reason: In the interests of amenity for the occupants of the neighbouring/nearby dwellings.

16. No development, including demolition, shall commence within the area of the application until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

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

17. No development shall commence until fencing has been erected, in a manner to be agreed with the Local Planning Authority, that protects the site of the Scheduled Ancient Monument AM 736; and no works shall take place within the area inside that fencing without consent of the Local Planning Authority.

Reason: In order to protect and conserve the area of archaeological interest.

18. No development shall commence until a full detailed Environmental Action Plan (EAP) has been submitted to and approved in writing by the Local Planning Authority. The EAP shall be based upon the mitigation measures contained in the draft EAP included at Table 16.1 of the Environmental Statement Volume 1, dated February 2008. The EAP shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to secure the implementation of specified mitigation measures during and after construction on the site, in the interest of amenity, nature conservation interest, the protection, of trees, landscaping and the protection and enhancement of the historic environment.

19. The alterations and works to the listed building hereby granted shall not be carried out other than in accordance with the specifications contained in the Schedule of Works dated 11th February 2008 (Rodney Melville & Partners), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the character and architectural integrity of the building and the amenities of its surroundings and to ensure a harmonious architectural treatment.

20. Prior to the construction of the new glazed link attached to the north side of the Escourt range, appropriate specifications for detailing of the proposed render treatment of the exposed north elevation shall be submitted to and agreed in writing by the Local Planning Authority and the work shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure a harmonious architectural treatment.

21 The treatment to the exposed north wall of the Cockerell's 18th Century extension shall be carried out in strict accordance with Rodney Melville & Partners plans as submitted with the application, unless otherwise agreed in writing by the Local Planning Authority. Before such work is carried out, the proposed final finish (to include details of the

consolidation of the plaster, the specification for the new lime plaster and removal of the cement render plinth) together with the proposed phasing/timing of the works, shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the details and timescales so approved, unless otherwise agreed in writing by the Local Planning Authority. .

Reason: To secure a harmonious architectural treatment.

22. No work shall be undertaken in pursuance of this permission to demolish any part of the building, the developer shall take such 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 those parts of the building which are to be retained.

23. The measures contained in the Memorandum of Understanding shall be implemented in accordance with the terms and at the times/phasing specified, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to secure the implementation of the specified works to the listed building, the proposed longer term maintenance and management plans for the Council Grounds, the specified off-site highway mitigation measures and other management issues considered necessary before, during and after construction.

24. No replacement or new gates to the North Garden shall be installed until details of their design and fixings to the walls have been submitted on plans at 1:5 scale and approved in writing by the local planning authority. This shall include details of any gates / structures at the junction between the east wall and fins of the new building. The work shall be carried out in accordance with the approved details.

Reason: In order to ensure the gates are of a design appropriate to their setting in the curtilage of a listed building.

25. No development shall commence until a Travel Plan has been submitted to and approved by the Local Planning Authority. No part of the development shall be occupied prior to the implementation of the approved travel plan (or those parts identified in the approved travel plan as capable of being implemented prior to occupation). Those parts of the approved travel plan that are identified as being capable of being implemented after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied. The records of the implementation shall be made available to the Local Planning Authority if requested.

Reason: In order to promote sustainable modes of travel to and from the site, and to reduce reliance on the private car.

26. The applicant shall secure the implementation of the historic building recording for those areas where recording is necessary, in accordance with the programme contained in the revised written scheme of investigation (Wessex Archaeology, February 2008 ref: 64331.03) which has been approved by the Local Planning Authority.

Reason: To ensure that matters of historic and architectural interest are adequately recorded.

27. No piling operations, other than any expressly permitted (to the basement) as part of this development, are to be carried out, unless full details are submitted in writing and approved by the Local Planning Authority.

Reason: The impact of piling operations other than any expressly permitted as part of this development have not been considered in the Environmental Statement that is approved as part of this planning application, and such operations may require screening and assessment for the Environmental Impacts in the interests of the amenity and environment of the development and neighbouring occupiers of nearby dwellings, and in order to protect and conserve the area of archaeological interest.

28. Access to the private Eastern access road is to be restricted to service and delivery vehicles only. Prior to the occupation of the development the applicant shall prepare a management plan setting out the restrictions and their proposed management, to be submitted in writing and approved by the Local Planning Authority. Thereafter the Eastern access shall be restricted and managed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety.

29. No works shall commence in respect of the re-instatement of the pedestrian access in the west listed wall onto the private western access adjacent the Salisbury Arts Centre, until a road safety scheme has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interests of pedestrian safety

30. Prior to occupation of the proposed development the design of the proposed covered / secure/ cycle facilities shall be provided at the locations indicated on the approved plans, unless otherwise agreed in writing by the Local Planning Authority. The facilities shall be maintained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: In order to provide adequate and suitable cycle facilities and to encourage alternative modes of transport.

31. The College Street access shall not be closed off until the temporary cycle/pedestrian arrangements have been provided and these shall be kept in place during the construction works until the development is completed and the former cycle/pedestrian routes are re-instated.

Reason: In order to facilitate an alternative temporary footpath link for pedestrians from College Street to Belle Vue Road and College Street car park during construction works.

32. The detailed design for the North Garden, including security and access arrangements, shall be developed by the applicant in accordance with the North Garden Brief (February 2008, J&L Gibbons LLP) and after consultation with the local community and English Heritage. The detailed design shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the new building and thereafter implemented within the 12 months of the first

occupation of the building, or otherwise in accordance with a timetable to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the historic interest of the Registered Park and Garden, and of the amenity and environment of the development.

34. The new and replacement lamp posts / lamps (currently shown as type K on the lighting plans) shall be the Philips 'Mini Milewide 60 (ref SRS419) design, unless otherwise agreed in writing by the local planning authority. The final lighting scheme (number, location, type / design) for the North Garden shall generally be of the low level type, unless otherwise agreed, and details shall be submitted to and approved in writing by the local planning authority prior to their installation in conjunction with the details to be agreed under Condition 32 of this permission.

Reason: The impact of the lighting other than that considered in the Environmental Statement, may require screening and assessment for the Environmental Impacts in the interests of the amenity and environment of the development, the occupiers of nearby dwellings, the visual amenities of the area and setting of the listed building.

35. The proposed drainage / SUDS shall be in accordance with the plans submitted as Figure 3.39 (proposed site drainage layout) and Figure 3.40 (proposed site drainage sections and details) (AKT Dwg No. 2371/C-101/P2) accompanying the Environmental Statement Assessment and planning application, unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt to ensure that the drainage scheme implemented is in accordance with the details assessed in the Environmental Statement and as part of the planning application.

36. If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: Due to the history of industrial / commercial activity on the site it is possible that further areas of contamination may be revealed during development that were not identified during site investigations.

37. Prior to occupation of the building the location, design, fixing and wiring of the proposed CCTV cameras shall be submitted to and approved in writing by the local planning authority. The cameras shall be installed and work carried out in accordance with the approved details,

Reason: To safeguard the appearance and character of the Listed Building and the environment of the development.

Informatives:

1. The applicant is advised that any external signage may require the benefit of advertisement consent and is advised to contact the Local Planning Authority for further advice.

2. The applicant's attention is drawn to the advice and informatives contained in the Environment Agency's letter dated 18th March 2008.

3. With regard to the preparation of a Travel Plan for the site, the applicant's attention is drawn to the Good Practice Guide: Development Related Travel Plans in Wiltshire, produced by Wiltshire County Council.
4. The applicant's attention is drawn to the advice of the Wiltshire Fire Brigade, contained in its letter to the Local Planning Authority dated 25th February 2008.
5. This Planning permission should be read in conjunction with the Memorandum of Understanding dated (dated to be inserted when completed)
6. The applicant is advised that in accordance with Regulation 9 of the Town and Country Planning Regulations 1992 (S.I No.1492) this planning permission enures solely for the benefit of Salisbury District Council as the applicant interested planning authority.

Councillors McKeown and Walsh requested that their dissent be recorded.

117. S/2008/0351 - External and internal alterations to The Council House including glazed link and boundary walls, new pedestrian access through existing boundary wall adjacent to the Arts Centre with glazed link to a new extension (approximately 2,630m² Gross External Area) to create new offices for Council Services, with associated landscape works.

The committee considered a verbal presentation from the Area Planning Officer in conjunction with the previously circulated report of the Head of Development Services and a site visit held earlier in the day. Mary Stephens, a local resident, spoke in relation to the access points through the North Garden. Rob Peters of GVA Grimley spoke on behalf of the applicant.

Resolved - That this application be forwarded to the Secretary of State (GOSW) for determination in accordance with the requirements of Regulation 13 of the Planning (Listed Building and Conservation Areas) Regulations 1990 with a recommendation for approval, subject to the conditions set out below and any such further conditions or amendments to conditions as considered necessary and appropriate, to be delegated to the Head of Development Services:

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.

2. The development shall be carried out in strict accordance with the approved schedule of materials and finishes to be used for the external walls and roofs of the proposed development and all other built structures hereby permitted, or with such other details as may subsequently be submitted to and approved in writing by the Local Planning Authority. As development progresses and where materials and finishes have not been agreed prior to commencement of development, these (and where so required samples of such materials and finishes) shall be submitted to and approved in writing by the Local Planning Authority before their use. This shall include samples of any new / replacement bricks for walls, chimneys and parapets to the Council House. The works shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development and for the avoidance of doubt.

3. The development shall be carried out in strict accordance with the approved schedule of to accompany Listed Building Consent or in

accordance with such other details as may be subsequently be submitted to and approved in writing by the Local Planning Authority

Reason: For the avoidance of doubt.

4. No development, including demolition, shall take place within the area of the application until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

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

5. Before any work is undertaken in pursuance of this consent to demolish any part of the building, the developer shall take such 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 those parts of the building which are to be retained.

6. The treatment to the exposed north wall of the Cockerell's 18th Century extension shall be carried out in strict accordance with Rodney Melville & Partners plans as submitted with the application, unless otherwise agreed in writing by the Local Planning Authority. Before such work is carried out, the proposed final finish (to include details of the consolidation of the plaster, the specification for the new lime plaster and removal of the cement render plinth) together with the proposed phasing/timing of the works, shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the details and timescales so approved, unless otherwise agreed in writing by the Local Planning Authority. .

7. Prior to the construction of the new glazed link attached to the north side of the Escort range, appropriate specifications for detailing of the proposed render treatment of the exposed north elevation shall be submitted to and agreed in writing by the Local Planning Authority and the work shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance and character of the Listed Building.

8. Any new or disturbed external surfaces shall be finished to match those of the existing buildings.

Reason: To safeguard the appearance and character of the Listed Building.

9. The alterations and works to the listed building hereby granted shall be carried out in specifications contained in the Outline Schedule of Works dated 11th February 2008 (Rodney Melville & Partners), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance and character of the Listed Building.

10. Before carrying out any of the works specified in the of Schedule of Works dated 11th February 2008 (Rodney Melville & Partners), specifications and method statements shall be submitted to and approved in writing for the

repairs /making good of flaunching, pointing and repointing, plastering, rendering, cleaning and making good of brickwork. The works shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance and character of the Listed Building.

11. Prior to the installation of any new windows specified in the Schedule of Works dated 11th February 2008 (Rodney Melville & Partners) or in the approved plans / drawings, plans and sections at least 1:5 scale shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the character and architectural integrity of the building and the amenities of its surroundings and to ensure a harmonious architectural treatment.

12. Prior to the carrying out of works in connection with the step /stairs associated with rooms RALG05/RALG06 as specified in the Schedule of Works dated 11th February 2008 (Rodney Melville & Partners) (ref LG19 in Heritage Impact Assessment), plans and sections of the proposed works shall be submitted and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance and character of the Listed Building.

13. Prior to construction of the glazed link between the Estcourt range and the Cockerell extension, details of the resin bonding or padstones / bridge fixings to be used shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance and character of the Listed Building.

14. No replacement or new gates to the North Garden shall be installed until details of their design and fixings to the walls have been submitted on plans at 1:5 scale and approved in writing by the local planning authority. This shall include details of any gates / structures at the junction between the east wall and fins of the new building. The work shall be carried out in accordance with the approved details.

Reason: In order to ensure the gates are of a design appropriate to their setting in the curtilage of a listed building.

15. The applicant shall secure the implementation of the historic building recording for those areas where recording is necessary, in accordance with the programme set out in the revised written scheme of investigation (Wessex Archaeology, February 2008 ref: 64331.03), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that matters of historic and architectural interest are adequately recorded.

16. Before any work is carried out to form a new door opening in the location of window WAF34 works as specified in the Schedule of Works dated 11th February 2008 (Rodney Melville & Partners) (ref F01 in the Heritage Impact Assessment) and in connection with the works to the walls of rooms RAF24, RAF27 and RAF29 affecting the north elevation of the Estcourt range, a full method statement including structural engineers report / investigations detailing the proposed works shall be submitted to and approved in writing

by the Local Planning Authority. The work shall be carried out in accordance with the approved details, unless otherwise agreed in writing.

Reason: To maintain the character and architectural integrity of the building and the amenities of its surroundings and to ensure a harmonious architectural treatment.

17. Before any repair /refurbishment work is carried out to the roof of the Council House, full details of the proposed replacement roof lights shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved details.

Reason: To safeguard the appearance and character of the Listed Building.

18. Prior to occupation of the building, details of any internal or external signage to the building shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the appearance and character of the Listed Building.

19. Before any work is carried out in connection with the installation of the proposed smoke and eaves vents to the Council House where indicated in the Schedule of Works dated 11th February 2008 (Rodney Melville & Partners), full details of the, including plans and sections at 1:5 scale where necessary, shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved details.

Reason: To safeguard the appearance and character of the Listed Building.

20. No work associated with the repair, replacement or treatment of the roof or floor timbers shall be carried out until the appointed builder(s) / craftsman has identified and agreed on site with an officer appointed by the Council the extent of all damaged and decayed timbers and the measures necessary to carry out the appropriate repair, replacement or treatment. The development shall be completed in accordance with the agreed programme.

Reason: To safeguard the appearance and character of the Listed Building.

21. Prior to occupation of the building the precise location, design, fixing and associated wiring of the proposed CCTV cameras shall be submitted to and approved in writing by the local planning authority. The cameras shall be installed and the work carried out in accordance with the approved details,

Reason: To safeguard the appearance and character of the Listed Building.

Informative:

The applicant is advised that any external signage may also require the benefit of advertisement consent and is advised to contact the Local Planning Authority for further advice.

*Meeting closed at: 8:00pm
Number of public present: 6*