

# Schedule Of Planning Applications For Consideration

*In The following Order:*

Part 1) Applications Recommended For Refusal

*Part 2) Applications Recommended for Approval*

*Part 3) Applications For The Observations of the Area Committee*

With respect to the undermentioned planning applications responses from bodies consulted thereon and representations received from the public thereon constitute background papers with the Local Government (Access to Information) Act 1985.

## *ABBREVIATIONS USED THROUGHOUT THE TEXT*

<b>AHEV</b>	-	<b>Area of High Ecological Value</b>
<b>AONB</b>	-	<b>Area of Outstanding Natural Beauty</b>
<b>CA</b>	-	<b>Conservation Area</b>
<b>CLA</b>	-	<b>County Land Agent</b>
<b>EHO</b>	-	<b>Environmental Health Officer</b>
<b>HDS</b>	-	<b>Head of Development Services</b>
<b>HPB</b>	-	<b>Housing Policy Boundary</b>
<b>HRA</b>	-	<b>Housing Restraint Area</b>
<b>LPA</b>	-	<b>Local Planning Authority</b>
<b>LB</b>	-	<b>Listed Building</b>
<b>NFHA</b>	-	<b>New Forest Heritage Area</b>
<b>NPLP</b>	-	<b>Northern Parishes Local Plan</b>
<b>PC</b>	-	<b>Parish Council</b>
<b>PPG</b>	-	<b>Planning Policy Guidance</b>
<b>SDLP</b>	-	<b>Salisbury District Local Plan</b>
<b>SEPLP</b>	-	<b>South Eastern Parishes Local Plan</b>
<b>SLA</b>	-	<b>Special Landscape Area</b>
<b>SRA</b>	-	<b>Special Restraint Area</b>
<b>SWSP</b>	-	<b>South Wiltshire Structure Plan</b>
<b>TPO</b>	-	<b>Tree Preservation Order</b>

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING  
COMMITTEE  
CITY AREA COMMITTEE - 15<sup>TH</sup> MAY 2008

Note: This is a précis of the Committee report for use mainly prior to the Committee meeting and does not represent a notice of the decision

<b>Item Page</b>	<b>Application No Officer</b>	<b>Parish/Ward Recommendation Ward Councillors</b>
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1	S/2008/0573	BEMERTON
P4-6	Charlie Bruce-White	APPROVED WITH CONDITIONS
	58 PINWOOD WAY BEMERTON HEATH SALISBURY SP2 9HU  CHANGE OF USE FROM SHOP AND FLAT TO COMMUNITY CENTRE	BEMERTON WARD  Councillor Mrs Evans Councillor Osment Councillor Vincent

**Agenda Item 8:**

**Planning Application Numbers: S/2008/0350 & S/2008/351 – Council House, Bourne Hill, Salisbury, SP1 3UZ**

# **Part 1**

## **Applications recommended for Refusal**

No Refusals

# Part 2

## Applications recommended for Approval

1

Application Number:	S/2008/0573		
Applicant/ Agent:	EDWARD CALLAGHAN		
Location:	58 PINWOOD WAY SALISBURY SP2 9HU		
Proposal:	CHANGE OF USE FROM SHOP AND FLAT TO COMMUNITY CENTRE		
Parish/ Ward	BEMERTON		
Conservation Area:		LB Grade:	
Date Valid:	20 March 2008	Expiry Date	15 May 2008
Case Officer:	Charlie Bruce-White	Contact Number:	01722 434682

### REASON FOR REPORT TO MEMBERS

The application is made, and the site owned, by Salisbury District Council.

### SITE AND ITS SURROUNDINGS

The site relates to 58 Pinewood Way, a property on the end of a row of four terraced buildings which, at ground floor level, comprise a small collection of local shops and facilities, including convenience store, take-away, neighbourhood centre, and vacant hairdresser.

The application property's authorised use is for retail purposes on ground floor level, with the last business operating being a hairdresser, and a residential flat on the first floor.

### THE PROPOSAL

It is proposed to change the use of the property from retail (A1) and residential to a community centre (D2). The applicant indicates potential uses of the centre for:

Luncheon Club  
 5-8 year olds youth club  
 9-12 years old youth club  
 13-17 years old lunch club  
 Slimming club and keep fit  
 Tea dance  
 Bingo  
 Games and drop in  
 Once a month film night

### PLANNING HISTORY

83/0625            Partial change of use from retail shop to Insurance Building    AC            23.06.83  
 Society Office

99/0401            From retail (A1) to religious meeting hall (D1)                            AC            04.06.99

#### 60 Pinewood Way

00/0432            CoU from shop and flat to neighbourhood centre                            AC            14.04.00

## CONSULTATIONS

Highways Officer            No highway objection is raised as change of use proposal will have no change to current traffic movement.

Environmental Health            No observations

## REPRESENTATIONS

Advertisement	No	
Site Notice displayed	Yes	Expiry date 07/05/08
Departure	No	
Neighbour notification	Yes	Expiry date 16/04/08
Third Party responses	No	

## MAIN ISSUES

1. The acceptability of the proposal given the policies of the Local Plan;
2. Character of the locality and amenity of the street scene;
3. Amenities of the occupiers of adjoining and near by property;
4. Highway considerations.

## POLICY CONTEXT

Local Plan policies G1, G2, TR11, TR14, PS1, PS3

## PLANNING CONSIDERATIONS

### *Principle of development*

There is a general presumption within planning policy to support the retail functions of communities, and the proposal would result in the loss of one retail unit. Policy PS3 seeks to retain premises in settlements that have been used for retailing unless the applicant can prove that the use is no longer viable. However, the Planning Inspectorate have recently ruled that policy PS3 does not apply to Bemerton, specifically in the case of the Conquered Moon Public House, due to its close association with the city centre, and that it is intended for lower order settlements, such as individual villages. Notwithstanding this, policy G1 seeks to promote the vitality and viability of local communities, and it must be examined whether the loss of the retail premises and the proposed use contribute to this aim.

It is noted that there are other retail premises nearby, notably Pinewood convenience store, and that Bemerton has good accessibility to retail services at other local centres and the city centre itself. Furthermore, it is noted that there is a local demand for the proposed community centre use, as indicated within consultation during the Bemerton Ward Plan, and that the site is an acceptable location for such a use in planning terms, being situated in a local centre of other community uses, with good accessibility to the local population by foot and public transport. Consequently, it is considered that the proposal would meet the aims of promoting the vitality and viability of Bemerton.

### **Highways implications**

The Local Highways Authority have raised no objection to the proposal, given the existing retail use and accessibility of the site via sustainable means of transport.

### **Impact upon neighbouring amenity**

The site is situated adjacent to existing community and similar uses, with the Environmental Health Officer raising no objection, and it is therefore considered that the amenity of adjoining land users and neighbours would be preserved, subject to a condition controlling the hours of operation. It is considered appropriate to limit the hours that the centre is open to customers to between 09:00 a.m. and 09:30 p.m. which is consistent with the existing neighborhood centre use at 60 Pinewood Way.

***Impact upon visual amenity***

No external alterations are proposed to the building, and therefore there would be no impact upon the character of the area.

**CONCLUSION**

**RECCOMENDATION - APPROVE, for the following reason:**

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

**REASONS 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:**

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
02. The use hereby permitted shall not be open to customers outside of 9.00 a.m. to 9.30 p.m.

**The reasons for the above conditions are listed below:**

01. 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.
02. To avoid the risk of disturbance to neighbouring dwellings/the amenities of the locality during unsocial hours.

**With regard to the following saved policies of the adopted Salisbury District Local Plan:**

Policy G1	Sustainable development
Policy G2	General Development Guidance
Policy TR11	Car parking provision
Policy TR14	Cycle parking provision
Policy PS1	Community facilities
Policy PS3	Change of use of community facilities