

Minutes

Meeting of : City Area (Planning) Committee

Meeting held in : Alamein Suite, Salisbury

Date : Thursday 02 October 2008

Commencing at : 6.00 pm

Present:

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

Councillors: P M Clegg, I C Curr, B E Dalton, J M English, M I Evans, I R Tomes, E A Chettleburgh, C R Hill, M J Osment, A C R Roberts, J C Robertson, P W L Sample and A A Thorpe.

Apologies: H McKeown, S R Fear

Officers: R Hughes (Principal Planning Officer), J Ferguson (Principal Solicitor), P Trenell (Senior Democratic Services Officer)

Those present observed a two minute silence in memory of Councillor Simon Howarth.

154. Public Questions/Statement Time:

There were none.

155. Councillor Questions/Statement Time:

There were none.

156. Minutes:

Resolved: that the minutes of the ordinary meeting held on 04 September 2008 (previously circulated) be approved as a correct record and signed by the Chairman.

157. Declarations of Interest:

Councillor Thorpe declared a personal, non-prejudicial interest in the matter set out under minutes 159 and 160 below (planning applications S/2008/0963 an63 and S/2008/0964) as he was a member of Alabare. He remained in the meeting, spoke and voted on the matter.

Councillor English declared a personal, non-prejudicial interest in the matter set out under minutes 159 and 160 below (planning applications S/2008/0963 an63 and S/2008/0964) as he has made charitable donations to Alabare. He remained in the meeting, spoke and voted on the matter.



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158. Chairman's Announcements:

The Chairman announced that the wrong ward councillors had been listed against planning application S/2008/1347. The correct ward councillors were Councillors Evans, Osment and Vincent.

159. S/2008/0963 – Demolition of Existing 5 Storey 35 Bed, 40 Person Hostel (Damascus House) on Barnard Street and Replacement with 4 Storey 35 Bed Hostel. Change of use and Refurbishment of Grade II Listed Building (Emmaus House) from Residential Care Home to 8 No. 1 Bed and 2 Bed Flats for Move on Accommodation. Retain use of Ground Floor Meeting Room and Administration Room and Internal Changes to Layout of Toilets and Kitchenette. Erect 6 No.1 Bed Flats for Move on Accommodation on Land Adjacent to St Ann Street. Alterations to Car Park and Creation of Footpath At Alabare Development 58 Barnard Street Salisbury For Quattro Design Architects Ltd:

The committee considered a verbal presentation from the Principal Planning Officer, information contained in the schedule of additional correspondence, a site visit held earlier in the day and the previously circulated officer's report.

Messrs P Dunbar and K Emmerson, local residents, spoke in objection to the application. Mr A Lord addressed the committee in favour of the application.

Resolved: that the application be refused for the following reasons:

1) Whilst the removal of the existing Damascus House building is welcomed in principle, it is considered that the overall bulk and scale of the proposed replacement building would result in a new building which would project into the heart of the historic Pound Chequer, and which would be visually unsympathetic to the character of the listed building, and similarly the proposed six 'move-on flats' on St Ann Street would be of a poor quality of the design. Hence the scheme fails to preserve or enhance the character of the wider Conservation Area. Furthermore, the building as proposed would adversely affect the existing amenities enjoyed by residents of adjacent properties, due to the over-dominating size of the building, and the resulting loss in privacy. Consequently, the scheme as proposed is not considered to be of sufficient quality as to warrant to removal of the existing trees. The proposal is therefore considered to be contrary to the aims of policy G1, G2, D1, CN1, CN3, CN8, CN9, & CN10 of the Salisbury District Local Plan, and the aims of PPG15.

2) In the absence of a suitable survey by a competent authority, the applicant has not proven to the satisfaction of the Local Planning Authority that the proposed works would not harm a protected species, contrary to the guidance and aims provided by PPS9.

3) The proposed development is considered by the Local Planning Authority to be contrary to (saved) Policy R2 of the Adopted Salisbury District Local Plan 2003.

INFORMATIVE 1

The applicant is advised to consult all the relevant parties, especially the occupiers of the neighbouring properties, the Local Planning Authority and the relevant statutory consultees, prior to the re-submission of any revised scheme

INFORMATIVE 2

It should be noted that the reason given above relating to Policy R2 of the adopted Local Plan could be overcome if all the relevant parties can agree with a Section 106 Agreement, or, if appropriate by a condition, in accordance with the standard requirement of public recreational open space.

160. S/2007/0964 – Partial Demolition of Boundary Wall adjacent to St Ann Street. Demolition of Damascus House and Internal Alterations and Refurbishment of Grade II Listed Building (Emmaus House):

The committee considered a verbal presentation from the Principle Planning Officer in conjunction with the previously circulated report, site visit earlier that day and information circulated in the schedule of additional correspondence.

Resolved: that the application be refused for the following reasons:

1) Whilst the removal of the existing Damascus House building is welcomed in principle, it is considered that the overall bulk and scale of the proposed replacement building would result in a new building which would project into the heart of the historic Pound Chequer, and which would be visually unsympathetic to the character of the listed building, and similarly the proposed six 'move-on flats' on St Ann Street would be of a poor quality of the design. Hence the scheme fails to preserve or enhance the character of the wider Conservation Area. Furthermore, the building as proposed would adversely affect the existing amenities enjoyed by residents of adjacent properties, due to the over-dominating size of the building, and the resulting loss in privacy. Consequently, the scheme as proposed is not considered to be of sufficient quality as to warrant to removal of the existing trees. The proposal is therefore considered to be contrary to the aims of policy G1, G2, D1, CN1, CN3, CN8, CN9, & CN10 of the Salisbury District Local Plan, and the aims of PPG15.

INFORMATIVE 1

The applicant is advised to consult all the relevant parties, especially the occupiers of the neighbouring properties, the Local Planning Authority and the relevant statutory consultees, prior to the re-submission of any revised scheme

161. S/2008/1311 – Application for the Installation of an External Disabled User Ramp and Adaptation of an Existing Opening to Provide an Additional Entrance on the Eastern End of The Unit Frontage on Fisherton Street At Mortimer’s 30-32 Fisherton Street Salisbury For Mrs E J McCoughlan:

The committee considered a verbal presentation from the Principal Planning Officer, information contained in the schedule of additional correspondence and the previously circulated officer’s report.

Mrs E Mabey, a local resident, spoke in objection to the application. Mr S Austin, on behalf of the application, spoke in favour of the application.

Resolved: that the application be refused for the following reasons:

1) Members considered that the relocation of the main entrance to the club to the front Fisherton Street elevation would be detrimental to the amenities of existing residents of the adjacent Pembroke House, due to the increase in noise and general disturbance, contrary to policy G2.

162. S/2008/1309 – Variation of Condition 04 of S/1999/1251 to allow the Premises to continue Trading until 1am (With 30 Minutes Drinking Up Time) the following morning on Fridays and Saturdays only At Mortimer’s 30-32 Fisherton Street Salisbury For Mrs E J McCoughlan:

The committee considered a verbal presentation from the Principal Planning Officer, information contained in the schedule of additional correspondence and the previously circulated officer’s report.

Mrs E Mabey, a local resident, spoke in objection to the application. Mr S Austin, on behalf of the application, spoke in favour of the application.

Resolved: that the application be refused for the following reasons:

1) Members considered that the alteration to the existing hours of operation would be detrimental to the amenities of existing residents of the adjacent Pembroke House, due to the increase in noise and general disturbance, contrary to policy G2.

163. S/2008/1347 - 24m Lattice Telecommunications Mast with 6 Antenna, 2 Dishes and Equipment Cabinet Within Fenced Compound At Land at Bemerton Folly Woods Westwood Road Salisbury For Mr David Williamson Jones Savills:

The committee considered a verbal presentation from the Principal Planning Officer, information contained in the schedule of additional correspondence and the previously circulated officer’s report.

Resolved: that the application be refused for the following reasons:

(1) It was considered that the proposal, due to its overall design, scale and location, would have a detrimental impact on, and thereby not respect, the existing pleasant visual character of the surrounding area, which is a designated as a local nature reserve which provides a beneficial and important public amenity area serving the surrounding residential area. The proposal would therefore be contrary to the aims of policy G2 (iv) and policy PS7 (ii) of the Salisbury District Local Plan.

164. Enforcement Report – Land at 1 George Street Salisbury:

The committee considered a verbal presentation from the Principal Planning Officer (Enforcement). Members thanked the enforcement team for their work.

Resolved: that the report be noted.

*Meeting closed at: 8:22 pm
Number of public present: 42*