

Minutes

Meeting of : City Area (Planning) Committee

Meeting held in : Alamein Suite, Salisbury

Date : Thursday 30 October 2008

Commencing at : 6.00 pm

Present:

Councillor Miss M A Tomlinson (Chairman)

Councillor K Cardy (Vice-Chairman for this meeting)

Councillors: P M Clegg, I C Curr, S R Fear, I R Tomes, E A Chettleburgh, C R Hill, M J Osment, A C R Roberts, J C Robertson, P W L Sample

Apologies: B E Dalton, J M English, M I Evans, H McKeown, A A Thorpe, J M Walsh

Officers: R Hughes (Principal Planning Officer), T Bray (Senior Democratic Services Officer)

165. Public Questions/Statement Time:

There were none.

166. Councillor Questions/Statement Time:

There were none.

167. Minutes:

Resolved: that the minutes of the ordinary meeting held on 2 October 2008 (previously circulated) be approved as a correct record and signed by the Chairman.

168. Declarations of Interest:

Councillor Osment declared a personal, non-prejudicial interest in the matter set out under minute 170 and 171 below (planning applications S/2008/0877 and S/2008/0878) as he was a national member of CAMRA. He remained in the meeting, spoke and voted on the matter.

169. Chairman's Announcements:

There were none.



INVESTOR IN PEOPLE



CUSTOMER SERVICE EXCELLENCE

Awarded in:
Housing Services
Waste and Recycling Services



170. S/2008/0877 – Conversion of existing public house to four dwellings at 2 Tollgate Road, Salisbury, SP1 2HZ for Dyer & Sey Ltd:

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

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

- (1) The principle of the conversion of Public House to a residential use is in accordance with the Adopted Salisbury District Local Plan policies and there are other public houses within the vicinity of the site.
- (2) The proposal as amended retains important historic fabric and is not considered to have an adverse impact on the special interest of the listed building and thus the proposed conversion overcomes the previous concerns regarding the impact of the development upon the listed building.
- (3) Residential amenity and highway safety would remain unaffected.

Provided that the applicant and any other relevant parties undertake, under Section 106 of the principal act, to pay a commuted sum towards open space then this authority is minded to grant planning permission to the above application subject to the following conditions:

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. (A07B)

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 (0004 AMENDED)

2. This development shall be in accordance with the following drawings received on the 9 October 2008;
26085-PL30 Revision D
26085-PL34 Revision D
26085-PL35 Revision D
26085-PL36 Revision D
26085-PL37 Revision D
26085-PL40 Revision B
26085-PL42

Unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. No development shall take place until 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 have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

4. Notwithstanding the provisions of Class[es] A to E of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling(s) nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf. (V15A)

Reason:To enable the Local Planning Authority to retain control over the development in the interests of amenity.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no further windows/dormer windows/rooflights [other than those expressly authorised by this permission] shall be constructed in the dwelling hereby approved.

Reason: To ensure adequate standards of privacy for the neighbouring dwelling(s) through the avoidance of overlooking from windows or rooflights.

6. No development shall take place until details of a scheme for the reconstruction of the footway across the full width of the parking bays has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out prior to the occupation of the dwellings..

Reason: In the interests of highway safety

7. During construction works, no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following time 0800 to 1800 on Mondays to Fridays and 0900 to 1300 on Saturdays. There shall be no activities/working on Sundays, Bank and Public Holidays. This restriction shall not apply to the internal fitting out of the buildings.

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

8. No development shall take place until a scheme for the provision of water efficiency measures has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the agreed details prior to the first occupation of the dwelling.

Reason: In the interests of sustainable development. Salisbury District Council's Supplementary Planning Guidance on "Achieving Sustainable Development" promotes the prudent use of natural resources. It is necessary to minimise the local demand for water to protect future supplies.

9. No development shall take place until a scheme of sound attenuation which specifies the provision to be made for the control of noise emanating from the adjacent A36, has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented prior to the first occupation of any of the dwellings hereby approved and thereafter shall be retained.

Reason: In the interests of the amenities of the future occupants of the dwellings

10. Prior to first being brought into use the parking spaces shall be properly consolidated and surfaced, not loose stone or gravel, in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

Reasons: In the interest of highway safety.

11. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety

12. The signage at first floor level of the North western elevation of the development hereby approved which reads, "The Tollgate" and as shown on plan 26085-PL36 revision C, shall be retained in the position and in the form shown on that plan in perpetuity unless otherwise agreed in writing with the local planning authority.

Reason: The signage is considered to make a positive visual contribution to the character of

this listed building and the wider area and as such it's retention is considered important as reminder of the buildings historic use as a former public house.

INFORMATIVE 1: POLICY

(a) And in accordance with the following saved policies of the Adopted Salisbury District Local Plan:

Saved Policy Purpose of Adopted Salisbury District Local Plan

G1	Aims of the Local Plan
G2	General Criteria for Development
D2	Design of Infill Development
CN3	Character and setting of a listed building
CN4	Change of use of a Listed Building
CN5	Development within curtilage of a listed building
CN8	Development within Conservation Area
CN21	Site of Archaeological importance
CN23	Archaeological implications of proposal
PS3	Change of Use of Community Facilities
E16	Loss of employment.
R2	Public Open Space
TR11	Off street parking
H8	Housing Policy Boundary

(b) If the applicant does not comply with (a) above the application is delegated to the Head of Development Services to refuse the proposal on non-compliance with Policies G9 and R2.

171. S/2008/0878 – Conversion of existing public house to four dwellings at 2 Tollgate Road, Salisbury, SP1 2HZ for Dyer & Sey Ltd:

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

Resolved: that the application be approved for the following reason:

The Tollgate Inn is an important listed building within the Salisbury Conservation Area. The Conservation Officer considers that the amended plans overcome the previous concerns and the proposal will not have an adverse impact on the listed building.

And 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. (Z01B)

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. .0006 AMENDED

2. This development shall be in accordance with the following drawings received on the 9 October 2008

- 26085-PL30 Revision D
- 26085-PL34 Revision D
- 26085-PL35 Revision D
- 26085-PL36 Revision D
- 26085-PL37 Revision D
- 26085-PL40 Revision B
- 26085-PL42

Unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. The development shall be constructed in accordance with the details set out in the e-mail dated 1 October and the attached schedule of works from architecture dpnd Ltd unless otherwise agreed in writing by the Local Planning Authority.

Reason: in the interests of preserving the character and appearance of the listed building.

4. No development shall take place until 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 have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason 4: To secure a harmonious form of development.

INFORMATIVE 1: POLICY

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

Saved Policy	Purpose of Salisbury District Local Plan
CN3	Character and setting of a listed building
CN4	Change of use of a Listed Building
CN5	Development within curtilage of a Listed Building
CN8	Development within Conservation Area

PPG15

172. The Parishing of Salisbury:

The committee received a verbal update from Councillor Fear and subsequently debated the outcomes from the meeting of the Implementation Executive on the 29th October 2008.

*Meeting closed at: 7.10pm
Number of public present: 2*