

Democratic Services
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Minutes

Meeting of : City Area (Planning) Committee

Meeting held in : Alamein Suite, Salisbury

Date : Tuesday 25 November 2008

Commencing at : 6.00 pm

Present:

Councillor M A Tomlinson (Chairman)
Councillor J Walsh (Vice-Chairman, part only)

Councillors: K A Cardy, I C Curr, B E Dalton, I R Tomes, E A Chettleburgh (part only), C R Hill, M J Osment, A C R Roberts, J C Robertson, A A Thorpe.

Apologies: P M Clegg, J M English, S R Fear, H McKeown.

Officers: R Hughes (Principal Planning Officer), P Trenell (Senior Democratic Services Officer), S Verrion (Aboricultural Officer).

173. Public Questions/Statement Time:

There were none.

174. Councillor Questions/Statement Time:

There were none.

175. Minutes:

Resolved: that the minutes of the ordinary meeting held on 30 October 2008 (previously circulated) be approved as a correct record and signed by the Chairman.

176. Declarations of Interest:

There were none.

177. Chairman's Announcements:

There were none.



INVESTOR IN PEOPLE



CUSTOMER SERVICE EXCELLENCE

Awarded in:
Housing Services
Waste and Recycling Services



178. S/2008/0825 – Single Storey Rear Extension, Front Entrance Porch and Conversion of Existing Loft Area to Form Office Space, at 18 Burford Road, Salisbury for Ms Amanda Burden:

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 at the meeting, and a site visit held earlier in the day.

Mrs T Jay, the occupier of the neighbouring property, spoke in objection to the application.

Resolved:

- (1) That the application be approved for the reasons below;
- (2) That permission is delegated to officers to attach an additional condition restricting the number of pupils at the school to 42 subject to legal advice.

The proposed extensions are judged to be in keeping with the surrounding area and it is considered that any potential increase in noise and disturbance to neighbouring dwellings or an increase in traffic is not judged to be significant enough to warrant refusal. As such the proposal is judged to be in accordance with saved policies G2, D3 & PS1 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. (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) The materials and finishes of the roof of the porch and the external walls of the extensions hereby permitted shall match in colour and texture those of the existing building[s]. (D02A)

Reason: To secure a harmonious form of development.

INFORMATIVES: - POLICY

This decision has been in accordance with the following policy/policies of the Adopted Salisbury District Local Plan:

Policy	Purpose
G2	General Development Guidance
D3	General Design Guidance
PS1	Community Facilities

179. S/2008/1572 – Single & Two Storey Side Extension, Single Storey Rear Extension, Pitched Roof to Shed & Widening of Existing Access at 7 Empire Road for Mr & Mrs Steedman:

The committee considered the previously circulated report of the Head of Development Services in conjunction with a presentation from the Planning Officer and information contained in the schedule of additional correspondence circulated at the meeting.

Mr M Rowles, the owner of the neighbouring property spoke in objection to the application. Mr J Steedman, the applicant, spoke in support of the application.

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

The proposed development accords with the provisions of the Development Plan, and is not considered to cause significant harm to the neighbouring property (5 Empire Road) or alter the characteristics of the surrounding area to such a degree that would warrant refusal of the application

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) Other than the ground floor garage and bathroom windows shown on plan 08071/3 no other windows shall be inserted in the Southern elevation of the 2 storey extension or the single storey extensions hereby approved

Reason: To ensure adequate privacy for the occupants of neighbouring premises.

- (3) Prior to being brought into use the driveway shall be properly consolidated and surface (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority

Reason: In the interests of Highway safety

- (4) 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 interests of Highway safety

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

G2- General Criteria for development
D3- Good design
H8- Housing policy boundary for Salisbury

180. Tree Preservation Order:

The committee considered the previously circulated report of the Arboricultural Officer. Mr B Baines and Mr P Dunbar spoke in support of the order.

Resolved: that the Tree Preservation Order be confirmed.

*Meeting closed at: 7.16 pm
Number of public present:7*