

Democratic Services
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Minutes

Meeting of : City Area (Planning) Committee

Meeting held in : Alamein Suite, Salisbury

Date : Thursday 5 February 2009

Commencing at : 6.00 pm

Present:

Councillor M Tomlinson (Chairman)

Councillor J Walsh (Vice-Chairman)

Councillors: I Curr, B Dalton, E Chettleburgh, I Evans, S Fear, C Hill, M Osment, A C R Roberts, J Robertson, I R Tomes.

Apologies: K A Cardy, P M Clegg, H McKeown, P Sample, A Thorpe.

Officers: R Hughes (Principal Planning Officer), J Sage (Conservation Officer), P Trenell (Senior Democratic Services Officer), T Wippell (Planning Officer).

181. Public Questions/Statement Time:

There were none.

182. Councillor Questions/Statement Time:

There were none.

183. Minutes:

Resolved: that the minutes of the ordinary meeting held on 25 November 2008 (previously circulated) be approved as a correct record and signed by the Chairman.

184. Declarations of Interest:

Councillor	Item	Interest	Reason
Curr	8: SWAG CAC/08-09/T3/11	Prejudicial	Sits on SCRAP Steering Committee. Councillor Curr spoke but did not vote on this item.
Dalton	8: SWAG CAC/08-09/T3/02	Personal	Member of Harnham Community Sports & Social Club.
Hill	7: S/2008/2070 S/2008/2071	Personal	Councillor Hill's sister is a Quaker.



Associated Inc:
Housing Services
Waste and Recycling Services



Roberts	7: S/2008/2070 S/2008/2071	Personal	Councillor Robert's predecessor in the ward of Fisherton & Bemerton Village was a Quaker and member of Salisbury Labour Party.
Tomlinson	8: SWAG CAC/08-09/T3/02	Personal	Member of Harnham Community Sports & Social Club.
Walsh	7: S/2008/1810	Prejudicial	Had been quoted in local media as being in favour of the application. Councillor Walsh spoke, but left the meeting for the duration of this item and did not vote.
Walsh	8: SWAG CAC/08-09/T3/03	Personal	Councillor Walsh knew the applicant through his employment.

185. Chairman's Announcements:

Councillor Tomlinson announced that the committee would consider the allocation of South Wiltshire Area Grants as an urgent item.

186. S/2008/1810 – Change of Use of Unit 1 From Light Industrial (B1) to Church and Associated Café Use, at Unit 1, Sussex House, Newton Road, Salisbury, SP2 7QA, for Gerard Kelly Architects:

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. The Chairman announced that if members were minded to approve the application it would have to be referred to the Planning & Regulatory Panel because such a decision would represent a material departure from the planning policy.

Mr G Dimmer, Mrs S Holzer and Mr C Wills spoke in support of the application.

Resolved: That the application be referred to the Planning & Regulatory Panel with a recommendation to approve for the following reason:

1) Whilst it was acknowledged that an industrial unit would be lost, it was considered that the creation of a church/religious meeting hall with associated café would ensure the use of a building which is currently unused, would provide a better location for the proposed use, and would result in some new employment. Consequently, as no highway detriment would result, in this particular instance, it was considered that the benefit of the development outweighed the need for the industrial unit.

Members also recommended that the following conditions be imposed:

- a) A 3 year consent limit;
- b) Restriction of use of the building to a church/religious hall with associated café;
- c) The applicant be requested to provide a travel plan which would encourage sustainable transport;
- d) That cycle racks be provided on site to encourage users to travel by bicycle;
- e) That the building be insulated in a manner which would not result in noise being audible to surrounding residential properties.

187. S/2008/2070 – Change of Use From Boarding House to D1 Use With Caretaker's Flat, Demolish Rear Wing (Bennett House) and Erect Replacement for Two Flats, First Floor Rear Extension, Formation of Carpark, Remove Front Boundary Wall, Internal and External Alterations at Kennet Lodge, 51 Wilton Road, Salisbury, SP2 7EP, for Mr Simon Rutter:

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

Mr P Proctor and Mr D Sealey spoke in support of the application.

Resolved: that the application be approved.

For the following reasons:

Members considered that given the current poor condition of the building, the proposal would result in an enhancement to the character of the listed building and the wider Conservation Area, and bring the dilapidated building back into use. It was therefore considered that the proposal would accord with the Council's Conservation policies. Furthermore, the proposal would have no significant impacts on the highway system or surrounding amenities.

Members wished that the following types of conditions be imposed:

1. Standard 3 year condition;
2. Materials – Members expressed a preference for Fisherton style buff brick similar to that on the new Wilton Road courts building;
3. That the circular windows in the South elevation be retained;
4. That the use be restricted (not open D1 use);
5. That suitable tree protection be put in place;
6. That the car park be suitably surfaced and laid out;
7. That details of the new railings be submitted;
8. That any other relevant conditions from the previous 2003 consent be imposed.

188. S/2008/2071 – Change of Use From Boarding House to D1 Use With Caretaker's Flat, Demolish Rear Wing (Bennett House) and Erect Replacement for Two Flats, First Floor Rear Extension, Formation of Carpark, Remove Front Boundary Wall, Internal and External Alterations at Kennet Lodge, 51 Wilton Road, Salisbury, SP2 7EP, for Mr Simon Rutter:

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.

Resolved: that the application be approved.

For the following reasons:

Members considered that given the poor condition of the building, the proposal would result in an enhancement to the character of the listed building and the wider Conservation Area, and bring the dilapidated building back into reuse. It was therefore considered that the proposal would accord with the Council's Conservation policies.

And subject to the following conditions:

1. Standard 3 year condition;
2. Materials – Members expressed a preference for Fisherton style buff brick similar to that on the new Wilton road courts building;
3. That the circular windows in the south elevation be retained;
4. That details of the new railings be submitted;
5. That any other relevant conditions from the previous 2003 consent be imposed.

189. S/2008/1679 – Proposed 1 Bed Dwelling at 8 James Street/36 Sidney Street, Salisbury, SP2 7AL for Mr S P Mankin:

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 J Smith, Mrs S Berris and Mr T James spoke in objection to the application.

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

The proposed development, due to a combination of its bulk and mass, poor design, and the close proximity to neighbouring dwellings, would be unsympathetic to the character of the area, and would result in a cramped form of development which would be detrimental to the residential amenities of the area, including those of the future occupiers of the proposed accommodation by reason of the poor natural lighting and lack of bin storage facilities. Consequently, the development would be contrary to the aims and objectives of PPS1 and PPS3; and saved policies G2 and D2 of the adopted Salisbury District Local Plan

190. Urgent Business: City Area South Wiltshire Area Grants, Tranche 3, 2008/09:

In order not to unnecessarily delay the awarding of funds to successful applicants the Chairman agreed to consider the above item as urgent business.

Councillor Curr stated that he felt the comment of the SWAG review panel that SCRAP (CAC/08-09/T3/11) "had shown very little attempt to raise any funds" was unjustified. He emphasised that the applicant had gained a donation of 1,000 reusable cotton bags from the Co-op and had bid for several other sources of funding.

Members raised the fact that SCRAP was a project with a strong association to the Liberal Democrat party. Given the specification that SWAG grants should not be used to fund "activities promoted by religious or political groups" members debated whether it was prudent to award funds to this project.

Resolved: that

- 1) no money be awarded to SCRAP and the £500 pounds proposed for this project be distributed evenly between the other successful applicants;
- 2) subject to the amendment above, the recommendations of the South Wiltshire Area Grants Review Panel set out below be confirmed.

Ref. no.	Application	Panel Recommendations
CAC/08-09/T3/01	The Forum Stroke Club To enable an efficient start to the Stroke Club to increase skills and capacity of stroke survivors	That the applicant be awarded £1,050 towards the project. The panel felt that this was a worthy project and hoped this contribution would help the club to become more established.
CAC/08-09/T3/02	Harnham Community Sports & Social Club Replacing Patio Slabs, Disabled entrance to Function Room and replacement of windows and front door for disabled access	That the applicant be awarded £1,050 towards the cost of replacing the windows The panel acknowledged that the hall was regularly used by the local community and had already carried out some improvements to the hall. They did however note that the hall was nearly 20 years old and the windows were in need of replacement.
CAC/08-09/T3/03	Storm Trentham (Wales Lacrosse) Travel and competing at the Lacrosse World Cup (Prague)	That the applicant be awarded £1,050 towards the cost of her accommodation and flight for the competition.
CAC/08-09/T3/04	St Edmunds Community Association A community heritage project around the Milford Street area of Salisbury. Creation of a mural on the wall of the Milford St. Bridge	That the applicant be awarded £2,550 towards the project. The panel felt that this was a worthy project and hoped this would encourage community spirit in this area and enhance the area for many years to come.
CAC/08-09/T3/05	Hoodwink Development of new outdoor show "Leap of Faith". Pilot tour 09 and full national tour 2010	That the applicant be awarded £1,050 towards the project. The Panel felt that this was a worthy project and would encourage people to work together.
CAC/08-09/T3/06	Friary Care Group Transform the rear of the Friary Estate to Churchill Gardens	That the applicant be awarded £2,550 towards the project. The panel thought that this area was in need of enhancement and this project would improve the area greatly which would be enjoyed by residents in the Friary
CAC/08-09/T3/07	Harnham Church Hall Renewal of 50 year old floor covering as part of an overall refurbishment and improvement project	That the applicant be awarded the full amount requested of £2,550. The panel acknowledged that the group had raised a large proportion of the required funding through their own fund raising events and as the flooring contained asbestos thought that this project was a priority especially as the hall was utilised by many groups in the area.
CAC/08-09/T3/08	Salisbury Big Band Music stands and leaflets to advertise for players	That the applicant be awarded £657 towards the cost of the music stands. The panel felt that leaflets could be made at a lower cost by designing them on the computer.

CAC/08-09/T3/09	Arthritis Support Cost of "Day Out" trips for members and their carers	That the applicant be awarded £1,050 towards the project. The panel felt that this was a worthy project but noted that the group were yet to make or secure a contribution towards the project.
CAC/08-09/T3/10	Sarum Counselling Design and cost of printing publicity leaflets and posters	That the applicant be awarded £720 towards the project. The panel was impressed by the amount of money the group had raised.
CAC/08-09/T3/11	SCRAP Start up costs for a project to rid Salisbury of plastic bags.	That no money be granted towards the project. Members were uncomfortable awarding money to a project with strong associations to a political party.

Meeting closed at: 8:47
Number of public present: 56