

Minutes

Meeting of : City Area (Planning) Committee

Meeting held in : Alamein Suite, Salisbury

Date : Thursday 5 March 2009

Commencing at : 6.00 pm

Present:

Councillor M Tomlinson (Chairman)

Councillor J Walsh (Vice-Chairman)

Councillors: K Cardy, I Curr, B Dalton, E Chettleburgh, J English, C Hill, H McKeown, M Osment, A Roberts, J Robertson, I Tomes.

Apologies: P Clegg, I Evans, S Fear, P Sample, A Thorpe.

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

191. Public Questions/Statement Time:

There were none.

192. Councillor Questions/Statement Time:

There were none.

193. Minutes:

Resolved: that the minutes of the ordinary meeting held on 5th February 2009 (previously circulated) be approved as a correct record and signed by the Chairman.

194. Declarations of Interest:

Councillor McKeown declared a personal interest in the item set out under minute 196 below (S/2008/2077) arising from the fact that her business partner had written to the council inquiring about the possibility of locating a doctor's surgery on the development site. However, she did not believe that this impaired her judgement of the application, and remained in the meeting, spoke, and voted on the matter.

195. Chairman's Announcements:

Councillor Tomlinson announced that item 8 (R2 Broken Bridges, Lower Bemerton) had been deferred until 24th March 2009, when the City Area Community Committee meeting would be followed immediately by a City Area Planning Committee meeting to deal with this matter and any arising planning applications.



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Awarded in:
Housing Services
Waste and Recycling Services



196. [S/2008/2077](#) – Land At Downton Road/Rowbarrow, Salisbury, SP2 8AS:

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. To view this planning application and associated documents please click the application number above.

Mr M Mullins and Mrs P Rycroft spoke against the application.

Reverend D Scrace and Mr I Soweby spoke in support of the application.

Resolved: To approve the application for the following reasons:

The site is allocated in the Local Plan for residential development. Outline planning permission already exists on the site for the development of 130 dwellings, to a similar design ethos to that proposed. The Environmental Impact Assessment indicates that the surrounding environs will be largely unaffected by this proposal following mitigation, which has already been controlled via various conditions placed on the outline planning consent. Similarly, the EIA indicates that the traffic increase would not have a significant impact on surrounding highway systems, and the vehicular access into the site has been agreed in detail as part of the outline planning permission. A S106 legal agreement already exists which assures that the scheme will result in a number of planning gains. The wider impacts of the proposal have already been considered and agreed.

The layout and design approach submitted as part of this reserved matters scheme is considered to accord with the site allocation, the adopted Development Brief and the outline planning permission. Given the divorced nature of the scheme from surrounding residential development, it is considered that the scheme as designed would cause no significant harm to the amenities currently enjoyed by surrounding dwellings in terms of loss of privacy or overshadowing, or general noise disturbance. From a highways point of view, the internal road layout as proposed is acceptable in highway terms.

And subject to the following conditions:

1) This approval of matters reserved discharges condition 01 of outline planning permission S/05/0980 in relation to scale, design layout only, but does not by itself constitute a planning permission. (A08A)

REASON: For the avoidance of doubt.

2) The further approval of the Local Planning Authority in respect of those matters reserved by condition 01, (landscaping) 10,12,13,14,16,17,19,20,21 & 22 of outline permission S/05/0980 is required prior to the commencement of development. (A09A)

REASON: For the avoidance of doubt.

3) Prior to first occupation of the dwellings hereby approved, a scheme for the protection of the occupiers of those dwellings from traffic noise from the adjacent Downton Road to the north of the site, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.

REASON: In order to limit the impact of traffic noise from the A338 road on future occupiers of the scheme.

4) Unless otherwise agreed in writing, the palette of materials and colours used in the development shall be as approved as part of this application, as outlined in the design and access statement. Samples of the materials and colours to be used throughout the development, including manufacturers details and exact name of the materials and colours, shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any dwellings. Development shall be carried out in accordance with the agreed scheme. This condition relates not just to the dwellings and flats, but also the garages, walls, railings and hardstanding areas.

REASON: In order to ensure that the scheme is constructed in accordance with the aims of the development brief and the design and access statement.

5) The garages hereby permitted shall not be converted to habitable accommodation.

REASON: In order to retain sufficient parking space on the proposal site in the interests of the wider highway network

6) The car parking areas and garage parking shall be made available for use prior to the first occupation of the associated dwellings.

REASON: In order to retain sufficient parking space on the proposal site in the interests of the wider highway network

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

H2F (site allocation policy) H25 (Affordable housing), G1, G2 (general development policies), G3 G8 (water and drainage issues) G9 (Planning obligations) D1, D7 (extensive development and design), R2, R4 (recreational open space and facilities) C7 (Special Landscape Area) , CN20-23 (Archaeology) TR1 TR12 (Transportation).

7) Before the start of development, full engineering details of the road layout and construction shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include longitudinal sections, typical cross sections including surface materials, street lighting and road drainage. The development shall thereafter be carried out in accordance with the approved details and no dwelling shall be occupied until that part of the access road which serves it, including that part of the access road leading from the existing maintained public highway, has been constructed up to and including bindercourse surfacing in accordance with the approved details.

REASON: In the Interest of Highway Safety

8) Before each private driveway is first brought into use, a properly consolidated and surfaced access driveway shall be constructed also ensuring that no surface water enters the public 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

9) Private drive gradients shall not exceed 1 in 6 and, where shared by more than one property, shall not exceed 1 in 8.

REASON: In the interests of highway safety

10) The development, including site clearance, must not commence until a statement of all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing. The statement must include any necessary fencing, in accordance with the relevant British Standard. It must also include any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including damage to their root system. The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

REASON: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of construction.

11) Before first occupation of the dwellings hereby approved, a scheme for an emergency vehicular access linking the development with main internal road system opposite the planned public open space shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the location of such an access link and any repositioned resident parking spaces, details of its construction and surfacing, and details of how its use is to be restricted in perpetuity. The development shall be carried out in accordance with the approved scheme.

REASON: In the interests of highway safety and public amenity

INFORMATIVE

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

H2F (1) H25 (Affordable housing) , G1,G2 (general development policies),G3 G8 (water and drainage issues) G9 (Planning obligations) D1, D7 (extensive development and design),R2,R4 (recreational open space and facilities) C7 (Special Landscape Area) , CN20-23 (Archaeology) TR1 TR12 (Transportation)

2. The applicant is advised to refer to the pollution prevention guidelines found on the environment agency website in developing a scheme for mitigation works during construction and appropriate pollution control measures for surface water run-off from roads and hardstandings.

3 The applicant is advised that the additional off site highway improvements which were identified at the outline planning stage shall become part of a section 38 road adoption Agreement in connection with this development. For clarity, these improvements consist of a 3m wide shared footway/cycleway on the entire south side of Rowbarrow, a 1m wide dedicated (and green surface coloured) cycle lane on the entire north side of Rowbarrow with centre line road markings adjusted to suite and the existing carriageway refuge repositioned to cater for the widening for the cycle lane. These works should be further detailed for inclusion within the Section 38 road adoption Agreement. The Highway Authority confirms that these works were agreed with the original applicant and agent and should be constructed before first occupation in line with condition 06 of the outline consent.

4. An emergency vehicle link shall be provided via the proposed shared pedestrian and cycle link leading between "Woodbury Rise" and "Woodbury House". This route will be constructed to normal footway standards but will include the use of demountable bollards at each end of the route or possibly chicane barriers. Therefore this shared use route will form part of the Section 38 road adoption Agreement for this development.

5. The Crescent and Woodbury House, being the linking access road which forms part of this development will also be traffic calmed to ensure that a 20mph zone can be imposed on the whole development. Additional calming features such as plateaux junctions and pinch points will be included within the Section 38 road adoption Agreement.

6. The development shall be carried out in accordance with the following plans:

Elevations and floor plans Drawing No. HT.640.pe, HT.640-A.pe, HT.882.pe, HT.882-A.pe, HT.893.pe, HT.893-A.e, HT.893-A.p, HT.893-B.e, HT.893-B.p, HT.1197-A.e RevA, HT.1197-A.p, HT.1228.e rev B, HT.1228.p, HT.1228-A.e rev A, HT. 1228-A.p, HT.1475.e rev A, HT.1475.p, HT.1475-A.e Rev A, ht.1475-A.p, HT.1590.e Rev B, ht.1590.p, HT.CR.pe Rev B, HT.CR-A.pe Rev A, HT.CR-B.pe Rev A, HT.SC98.pe Rev A, HT.SC127.e Rev A, HT.SC127.p, HT.2B4P.e, HT.2B4P.p, HT.2B4P-A.pe, HT.2B4PSE-B.pe, HT.3B5P.pe, HT.4B6P.e, HT.4B6P.p, P.52-56.e1 Rev A, P.52-56.e2 Rev A, P.52-56.p1, P.52-56.p2, P.52-56.p3, P101-110.e1 Rev B, P.101-110.e2 rev B, P.101-110.e3 rev B, P101-110.p1 rev A, P.101-110.p2 rev A, P.101-110.p3 rev A, P.111-112.e1 rev C, P.111-112.e2 rev C, P.111-112.p, P.113-116.e1 rev C, P.113-116.e2 rev C, P.113-116.p, P.117-126.e1 rev B, P.117-126.e2 rev B, P.117-126.e3 rev A, P.117-126.p1 rev A, P.117-126.p2 rev A, P.117-126.p3 Rev A, P.127-130.e1 rev A, P.127-130.e2, P.127-130.p2, P.127-130.p1, GAR.01.pe, GAR.02.pe, GAR.03.pe, GAR.04.pe, GAR.05.pe, SUB.pe.

Layout drawings ML01 rev A, SL.01 rev J, AHL01

Large scale detail drawings DT.1, DT.2, WPR01.

Sectional and levels drawings SE.01 & 02, rev A., 4260:03 & 04

Site plan drawing LP01

197. R2 Broken Bridges, Lower Bemerton:

This item was deferred until the meeting of City Area Committee on Tuesday 24th March 2009.

*Meeting closed at: 19:22
Number of public present: 9*