

**THESE MINUTES SHOULD BE KEPT FOR USE BY DISTRICT COUNCILLORS
AT THE NEXT COUNCIL MEETING**

SALISBURY DISTRICT COUNCIL

Minutes of the Meeting of the **CITY AREA (PLANNING / LICENSING) COMMITTEE** held in
the Alamein Suite, City Hall, Salisbury on Thursday 6 February 2003 commencing at 6.00 pm

P R E S E N T

District Councillors

Councillor Ms S C Mallory - Chairman

Councillor Mrs E A Chettleburgh – elected Vice Chairman for the meeting

Councillors J P Abbott, K A Cardy, D A Culver, Mrs I M Evans
S R Fear, S J Howarth, D J McCarthy, M J Osment, P V H Paisey,
Mrs O V Tanner, Mrs S M Thorpe, I R Tones, J M Walsh and
Mrs S A Warrander

Apologies

Councillor J R L Nettle – (Vice Chairman)
and
Councillors P M Clegg, J M Collier, P W L Sample,
and C Vincent (County Councillor)

MINUTES NOT REQUIRING COUNCIL APPROVAL

495. ELECTION OF VICE CHAIRMAN

RESOLVED: that Councillor Mrs Chettleburgh be elected Vice Chairman for the duration
of the meeting.

496. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements from the Chairman.

497. PUBLIC STATEMENT / QUESTION TIME

There were no public questions or statements.

498. COUNCILLOR STATEMENT / QUESTION TIME

There were no questions from or statements by Councillors .

499. DECLARATIONS OF INTEREST

The following interests were declared :-

Councillor Mrs Thorpe declared a personal and prejudicial interest in planning application
S/2002/2464 and left the room during the consideration thereof.

Councillor Walsh declared a personal and prejudicial interest in planning application S/2002/2464 and left the room during the consideration thereof.

Councillor Mrs Chettleburgh declared a personal and prejudicial interest in SWAG application No.44 (submitted by the St Edmunds Community Association) and left the room during the consideration thereof.

Councillor Mrs Chettleburgh declared a personal interest in SWAG application No.42 (submitted by the Salisbury Market Traders Association) owing to the fact that she was a Council appointed Member of the Association).

Councillor Mrs Evans declared a personal interest in SWAG application No.42 (submitted by the Salisbury Market Traders Association) owing to the fact that she was a Council appointed Member of the Association).

Councillor Tomes declared a personal and prejudicial interest in SWAG application No.42 (submitted by the Salisbury Market Traders Association) and left the meeting for the consideration thereof.

500. MINUTES

RESOLVED - that the minutes of the City Area (Planning / Licensing) Committee ordinary meeting held on 9 January 2003 (previously circulated) be approved as a correct record and signed by the Chairman.

501. PUBLIC ENTERTAINMENT LICENCE RENEWAL – THE CHAPEL NIGHTCLUB:

Mr Bealing, a resident of Salisbury, spoke in support of the application for renewal.

Following the receipt of the above statement the Committee considered the previously circulated report of the Licensing Officer.

RESOLVED – that

- (1) the application be approved; and
- (2) should the current investigations and discussions by the Local Planning Authority not result in compliance with condition 15 of S/98/1538 by 9 March 2003, then the Council's Planning Enforcement Officer be instructed to prepare an enforcement report for presentation to the Committee on 3 April 2003.

502. S/2002/2464 – FULL APPLICATION – NEW DORMER WINDOW IN FRONT ROOF SLOPE IN ASSOCIATION WITH ATTIC CONVERSION AT 1 MILLERS CLOSE MILL LANE STRATFORD SUB CASTLE SALISBURY FOR MR J WILSON

Mr Wade, a neighbour, speaking on the behalf of himself and his wife, informed the Committee that he objected to the application and requested that any windows (or future windows) that might be installed and face his property be disallowed.

Following the receipt of the above statement, and further to the site visit conducted earlier in the day, the Committee considered the previously circulated report of the Head of Development Services together with the schedule of late correspondence circulated at the meeting.

RESOLVED – that the above application be refused for the following reason:

- (1) The existing dwelling forms part of a residential area and street scene which comprises houses of uniform design, and unchanged since construction. It is considered that the proposed dormer would be unsympathetic and out of keeping with the architectural simplicity of the existing dwelling and on the overall character of the street scene in general. The proposal would also create an undesirable precedent for further similar extensions in the immediate area, which would be difficult to resist and further erode the character of the residential area. The proposal would therefore be contrary to policy G1 (l) and CN12 of the adopted Salisbury District Local Plan 1996, and Policy D3 of the Replacement Deposit Salisbury Local Plan 1998.

503. S/2002/2340 – FULL APPLICATION – HARD STANDING FOR ONE VEHICLE TO FRONT OF PROPERTY WITH DROPPED KERB TO ROAD AT 134 STRATFORD ROAD SALISBURY FOR SALISBURY DISTRICT COUNCIL

The Committee considered the previously circulated report of the Head of Development Services together with the schedule of late correspondence circulated at the meeting.

RESOLVED – that the above application be approved subject to the following conditions:-

- (1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- (2) Any gates provided to close the proposed access shall be made to open inwards only.
- (3) The gradient of the proposed access shall not exceed 1 in 15 and adequate precautions should be taken in order to prevent the discharge of surface water, loose material etc from the hardstanding area onto the public highway.
- (4) The area of the proposed hardstanding shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details submitted and approved in writing by the Local Planning Authority before development commences.

The applicant be informed that :-

1. this permission has been taken in accordance with the following policies G1 of the Adopted Salisbury District Local Plan and G2 of the Replacement Salisbury District Local Plan; and
2. the approval has been considered in the context of the application being for a disabled person and is not considered to set a precedent for similar applications .

504. S/2002/2349 – LISTED BUILDING WORKS – ALTERATION AND EXTENSION TO EXISTING BUILDING AT THE ANCHOR INN, GIGANT STREET, SALISBURY, MR RATTUE & MRS GRIFFITHS

The Committee considered the previously circulated report of the Head of Development Services together with the schedule of late correspondence circulated at the meeting.

RESOLVED – that the above application be approved subject to the following conditions:-

- (1) The works for which Listed Building Consent is hereby granted shall be carried out using the materials specified in the submitted drawings and no variation shall be made without the prior written approval of the Local Planning Authority.

- (2) The development shall be carried out in complete accordance with the approved plans, and shall be finished in its entirety unless otherwise agreed in writing by the Local Planning Authority.
- (3) Before development is commenced, 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 walls and roofs (including rainwater goods) of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- (4) Prior to commencement of development, detailed drawings including sections at not less than scale 1:10 of the proposed dormers, windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- (5) All new windows and doors shall be constructed in timber and painted in white, or such other colour to be agreed in writing with the Local Planning Authority.
- (6) Before any work is undertaken in pursuance of this consent to demolish any part of the building, the developer shall take such steps as may be necessary to secure, during the progress of the demolition authorised by this consent, the safety and stability of that part of the building, or adjacent buildings, which are to be retained. Such works shall, where necessary, include measures to strengthen any wall or vertical surface, to support any floor, roof or horizontal surface and to provide protection of the building against the weather during the progress of the work.
- (7) The retention and repair of the historic timber frame shall be carried out as detailed in the architect's design statement received on 22.01.03, unless otherwise agreed in writing by the Local Planning Authority.
- (8) Prior to commencement of development, full details including drawing sections of the repair of the walls, floors and roof structure of the southern section of the building shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- (9) Prior to commencement of development details and method statement for the repair / rebuilding of the northern flank wall of the building shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- (10) No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

The applicant be informed that this consent has been taken in accordance with policies CN7 CN8 of the Adopted Salisbury District Local Plan, policies CN3 CN4 of the Replacement Deposit Salisbury District Local Plan

505. S/2002/2350 – CHANGE OF USE – ALTERATION AND EXTENSION TO EXISTING BUILDING ASSOCIATED WITH THE CHANGE OF USE TO A1 (SHOP) USE AT

THE ANCHOR INN GIGANT STREET SALISBURY FOR MR J RATTUE & MR M GRIFFITHS

Mr Bealing, a resident of Salisbury, spoke in support of the application and requested that, should the application be approved, any conditions attached to the consent be enforced.

Following the receipt of the above statement, the Committee considered the previously circulated report of the Head of Development Services together with the schedule of late correspondence circulated at the meeting.

RESOLVED – that the above application be approved subject to the following conditions:-

- (1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- (2) The development shall be carried out in complete accordance with the approved plans, and shall be finished in its entirety unless otherwise agreed in writing by the Local Planning Authority.
- (3) Notwithstanding the provisions of Class F of Schedule 2 (Part 3) 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 residential accommodation provided within the premises unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.
- (4) Before development is commenced, 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 walls and roofs (including rainwater goods) of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- (5) Prior to commencement of development, detailed drawings including sections at not less than scale 1:10 of the proposed dormers, windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- (6) All new windows and doors shall be constructed in timber and painted in white, or such other colour to be agreed in writing with the Local Planning Authority.
- (7) Before any work is undertaken in pursuance of this consent to demolish any part of the building, the developer shall take such steps as may be necessary to secure, during the progress of the demolition authorised by this consent, the safety and stability of that part of the building, or adjacent buildings, which are to be retained. Such works shall, where necessary, include measures to strengthen any wall or vertical surface, to support any floor, roof or horizontal surface and to provide protection of the building against the weather during the progress of the work.
- (8) The retention and repair of the historic timber frame shall be carried out as detailed in the architect's design statement received on 22.01.03, unless otherwise agreed in writing by the Local Planning Authority.

- (9) Prior to commencement of development, full details including drawing sections of the repair of the walls, floors and roof structure of the southern section of the building shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- (10) Prior to commencement of development details and method statement for the repair / rebuilding of the northern flank wall of the building shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- (11) No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

506. S/2002/2351 – CHANGE OF USE – ALTERATION AND EXTENSION TO EXISTING BUILDING ASSOCIATED WITH THE CHANGE OF USE TO B1 (OFFICE) USE AT THE ANCHOR INN GIGANT STREET SALISBURY FOR MR J RATTUE & MR M GRIFFITHS

The Committee considered the previously circulated report of the Head of Development Services together with the schedule of late correspondence circulated at the meeting.

RESOLVED – that the above application be approved subject to the following conditions:-

- (1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- (2) The development shall be carried out in complete accordance with the approved drawings and shall be finished in its entirety unless otherwise agreed in writing by the Local Planning Authority.
- (3) Before development is commenced, 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 walls and roofs (including rainwater goods) of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- (4) Prior to commencement of development, detailed drawings including sections at not less than scale 1:10 of the proposed dormers, windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- (5) All new windows and doors shall be constructed in timber and painted in white, or such other colour to be agreed in writing with the Local Planning Authority.
- (6) Before any work is undertaken in pursuance of this consent to demolish any part of the building, the developer shall take such steps as may be necessary to secure, during the progress of the demolition authorised by this consent, the safety and stability of that part of the building, or adjacent buildings, which are to be retained. Such works shall, where necessary, include measures to strengthen any wall or vertical surface, to

support any floor, roof or horizontal surface and to provide protection of the building against the weather during the progress of the work.

- (7) The retention and repair of the historic timber frame shall be carried out as detailed in the architect's design statement received on 22.01.03, unless otherwise agreed in writing by the Local Planning Authority.
- (8) Prior to commencement of development, full details including drawing sections of the repair of the walls, floors and roof structure of the southern section of the building shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- (9) Prior to commencement of development details and method statement for the repair / rebuilding of the northern flank wall of the building shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- (10) The premises shall be used for office use only (Class B1a), and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) and notwithstanding the provisions of Class B of Schedule 2 (Part 3) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application on that behalf.
- (11) No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

507. S/2003/0032 – TO CONSTRUCT COLLAPSED WALL ON BOUNDARY OF TWO BUILDINGS USING AS MUCH OF EXISTING MATERIALS AS POSSIBLE AT ORCHARD HOUSE STRATFORD ROAD STRATFORD SUB CASTLE SALISBURY FOR WILTSHIRE COUNTY COUNCIL

The Committee considered the previously circulated report of the Head of Development Services together with the schedule of late correspondence circulated at the meeting.

RESOLVED – that the following observations be made:-

1. The Secretary of State (GOSW) be advised that the Local Planning Authority raises no objections, subject to the following conditions:
 - (1) The development for which permission is hereby granted must be commenced not later than the expiration of 5 years beginning with the date of this permission.
 - (2) The wall shall be rebuilt in accordance with a scheme to be submitted and approved by the Local Planning Authority, to include the timing of rebuild,

method of dismantling, rebuilding of the wall and the protection of materials. Should any new bricks be required then these shall be second-hand bricks to match the existing, samples of which shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

- (3) All existing stonework/brickwork shall be retained and repaired as necessary and any repointing shall be executed in a style and mix of mortar which matches the original.
 - (4) Details of the lime mortar to be used for the rebuilding of the wall, including details of the mortar mix, profile and colour, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
2. The applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: CN7, CN12, CN13.

508. SWAG TRANCHE III 2002/03 FUNDING APPLICATIONS:

The Committee considered the recommendations of the SWAG Review Panel held on the 22 January 2003.

RESOLVED – that the applications be funded as detailed overleaf.