

**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 March 2003** commencing at 6.00 pm

P R E S E N T

District Councillors

Councillor Ms S C Mallory - Chairman

Councillor J R L Nettle – Vice Chairman

Councillors J P Abbott, K A Cardy, Mrs E A Chettleburgh, P M Clegg, J M Collier, D A Culver, J M English,
S R Fear, Miss F M P Howard, S J Howarth, D J McCarthy, M J Osment, P V H Paisey,
P W L Sample, Mrs O V Tanner, I R Tomes, J M Walsh and
Mrs S A Warrander

Apologies

Councillors Mrs I M Evans, Mrs S M Thorpe
and C Vincent (County Councillor)

MINUTES NOT REQUIRING COUNCIL APPROVAL

509. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements from the Chairman.

510. PUBLIC STATEMENT / QUESTION TIME

There were no public questions or statements.

511. COUNCILLOR STATEMENT / QUESTION TIME

There were no questions from or statements by Councillors .

512. DECLARATIONS OF INTEREST

The following interests were declared :-

Councillor J P Abbott declared a personal and prejudicial interest in planning application S/2003/0081
and left the room during the consideration thereof.

513. MINUTES

RESOLVED - that the minutes of the City Area (Planning / Licensing) Committee ordinary
meeting held on 6 February 2003 (previously circulated) be approved as a correct record
and signed by the Chairman.

514. LOCAL NATURE RESERVE DESIGNATION – BEMERTON HEATH WOODLAND & BARNARDS FOLLY WOODLAND

The Committee considered the previously circulated report of the Environment Community Development Officer.

RECOMMEND TO CABINET – that, despite the fact that Bemerton Heath Woodland and Barnards Folly Woodland are located within precept land (see Map, Appendix 3 of the above-mentioned report), and ostensibly within the remit of the City Area Committee to designate, for reasons of policy relating to such designations, the designation, as a Local Nature Reserve (and in accordance with the procedure as set out in Appendix 1 of the above-mentioned report) be recommended to the Cabinet to approve.

The Committee requested it be noted that the proposal to designate the area as a Local Nature Reserve had been strongly welcomed by Members and that the Officers involved in progressing the designation be thanked and commended for their efforts.

515. S/2003/0025 – FULL APPLICATION – THE PART DEMOLITION OF AND NEW BUILD TO THE EXISTING BUILDING TO FORM A NEW TWO BEDROOM HOUSE WITH OFF STREET CAR SPACE AND SMALL WALLED TERRACE GARDEN AT THE STORE 1A GAS LANE SALISBURY FOR LINDA ANN DAVIS & KEITH WILLIAM SLEEMAN

The application was withdrawn at the request of the applicant.

516. S/2002/2255 – FULL APPLICATION – EXISTING FLAT TO BE DIVIDED INTO TWO FLATS AT 1A 147 WILTON ROAD SALISBURY FOR ALMA PROPERTIES DEVELOPMENTS

Mr Wicks, the owner of the groundfloor flat of 147 Wilton Road, spoke in support of the application.

Following the receipt of the above statement the Committee considered the previously circulated report of the Head of Development Services.

RESOLVED – that the above application be refused for the following reasons:-

1. The proposal, in seeking to convert the existing sub-basement/ground floor flat into 2 no. two bedroom units, represents an inappropriate and over intense form of residential development, unsuitable for the environment so created, and results in an unacceptable level of residential amenity. The development is, therefore, contrary to the Development Plan, particularly policy G1 (ii) of the Salisbury District Local Plan 1996 and policy D1(i) of the draft Review Salisbury District Local Plan 1998.
2. The proposed residential development is considered by the Local Planning Authority to be contrary to policy R2 of the adopted Salisbury District Local Plan because appropriate provision towards public recreational open space has not been made.

The applicant be informed that :-

- (1) the reason given above relating to Policy R2 of the adopted Local Plan could be overcome if all the relevant parties can agree with a Section 106 Agreement, or, if appropriate by a condition, in accordance with the standard requirement of public recreational open space.

517. S/2003/0081 – FULL APPLICATION – GARAGE/STORE AT 20 Highbury Avenue, Salisbury, Mr John Abbott

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. 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 wall[s] and roof[s] 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.

The applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G1 and policies G2 and D3 of Replacement Salisbury District Local Plan.

518. S/2003/0106 – FULL APPLICATION – NEW DWELLING AT 36/40 Upper Street, Salisbury for Manock Investments Limited

Mr Davidson, a resident of Upper Street, speaking on the behalf of himself and other residents of Upper Street, informed the Committee that he objected to the proposed application.

Mr Coleman, the architect for the applicant, spoke in support of the application.

Following the receipt of the above statements, and further to a site visit earlier that afternoon the Committee considered the previously circulated report of the Head of Development Services.

RESOLVED – that the above application be refused for the following reasons :-

1. The proposed redevelopment of the site for residential purposes, due to the restricted and inadequate nature of the access and driveway arrangements and the increase in vehicular traffic using the site, would be likely to lead to problems in servicing the proposed dwelling and would be likely to have an adverse impact on surrounding residential amenities, contrary to policy G1 (iv) and (x) of the adopted Salisbury District Local Plan 1996.
2. Notwithstanding the likely impact of surrounding amenities, the proposed redevelopment of the site for residential purposes, due to the inadequate and dangerous nature of the access (which has restricted visibility in both directions) and the likely increase in vehicular traffic using the site on a daily basis, would be likely to have an adverse impact on highway safety, contrary to policy C1 (iii) and (iv) of the adopted Salisbury District Local Plan 1996.
3. The proposal would be contrary to policy R2 of the adopted Salisbury District Local Plan 1996 in that it makes no provision for public open space.

The applicant be informed that :-

(1) the reason given above relating to Policy R2 of the adopted Local Plan could be overcome if all the relevant parties can agree with a Section 106 Agreement, or, if appropriate by a condition, in accordance with the standard requirement of public recreational open space.

Members requested that the Environment and Transport Portfolio Holder of Wiltshire County Council, together with relevant Officers from Wiltshire County Council, be requested to attend the next (or, alternatively, a Special) meeting of the City Area Committee in order to explain the Highway Safety Policies of the County Council as they apply to the County Council's comments, as statutory consultees, on planning applications submitted to Salisbury District Council (City Area Committee).

519. S/2002/2505 – FULL APPLICATION - ERECTION OF 11 DWELLINGS (FLATS AND HOUSES) AND CREATION OF NEW ACCESS AND PAVEMENT AND PARKING AT FORMER B P DEPOT WATERLOO ROAD SALISBURY FOR TAB DESIGNS LTD

Mr Grant, a member of Waterloo Road Residents' Group, informed the Committee that the Group objected to the proposed development. Mr Grant spoke for three minutes.

Mr Flemming, speaking on the behalf of himself and a number of residents of The Beeches, informed the Committee that he objected to the proposed development. Mr Flemming was permitted to speak (for one and a half minutes) at the discretion of the Chairman and with the agreement of the applicant (whose agent was, in return and at the discretion of the Chairmen, provided with the opportunity to speak, in support of the application, for four and a half minutes, if required).

Mr Ross, the agent for the applicant, spoke in support of the proposed development. Mr Ross chose to speak for three minutes.

Following the receipt of the above statements and further to a site visit earlier that afternoon 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 reasons :-

1. The proposed redevelopment of the site, due to the cramped and congested nature of the development, would result in overdevelopment of the site, with lack of adequate amenity space for future residents. Furthermore, owing to the bulk and height of the proposed development and the close proximity to surrounding dwellings and garden areas, the proposal would be unsympathetic to the character of the surrounding area and would be likely to have an adverse impact on the amenities enjoyed by surrounding residential properties due to a significant increase in overlooking. As a consequence, the proposal would be contrary to policies G1 (i), (ii) and (x) of the adopted Salisbury District Local Plan 1996 and draft policies G2 and D2 of the emerging Salisbury District Local Plan.
2. The redevelopment of the site for residential purposes, due to a combination of the restricted nature of the surrounding highway system, the inadequate parking arrangements provided by the proposed scheme, and the increased level of traffic to and from the site created by the proposal, would be likely to exacerbate the existing highway and parking problems within the area and, therefore, have an adverse impact on residential and highway amenities, contrary to policies G1 (iii), (iv) and (x) of the adopted Salisbury District Local Plan 1996.

3. The proposal would be contrary to policy R2 of the adopted Salisbury District Local Plan 1996 in that it makes no provision for public open space.

The applicant be informed that :-

- (1) the reason given above relating to Policy R2 of the adopted Local Plan could be overcome if all the relevant parties can agree with a Section 106 Agreement, or, if appropriate by a condition, in accordance with the standard requirement of public recreational open space.

Members requested that the relevant Planning Officers discuss any future proposed development on this site with ward members and interested Councillors at the negotiation/consultation stage, prior to the submission of a formal application.

The meeting closed at 2040hrs