

**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 29 May 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 Mrs P Brown, Mrs E A Chettleburgh, J M Collier, D A Culver,
B M Dalton, Mrs I M Evans, S R Fear, D J McCarthy, M J Osment, P V H Paisey,
P W L Sample, Miss M A Tomlinson, and
Mrs S A Warrander

Apologies

Councillors K A Cardy, P M Clegg, S J Howarth, I R Tomes, J M Walsh
and C Vincent (County Councillor)

MINUTES NOT REQUIRING COUNCIL APPROVAL

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman :-

- Welcomed, as new members of the City Area Committee, Councillors Mrs Brown, Dalton and Miss Tomlinson;
- Informed the Committee that the next meeting of the City Area (Planning & Licensing) Committee (scheduled to take place on 26 June 2003) would commence at 1730hrs and be held in committee room 1, Bourne Hill. The earlier than usual start time was to allow extra time for the consideration of two complicated planning applications that it was anticipated would be presented at that meeting. The Bourne Hill venue was necessary because the Alamein Suite would be unavailable at 1730hrs; and
- Reminded existing members and informed new members of the committee of the Council's rules of debate.

4. PUBLIC STATEMENT / QUESTION TIME

There were no public questions or statements.

5. COUNCILLOR STATEMENT / QUESTION TIME

Councillor Mrs Chettleburgh requested that the Committee be informed when the changes to the ward boundaries would be reflected in the documents and reports produced by the Development Control Unit.

Tim Pizzey, Senior Planning Officer, informed the Committee, on the behalf of the Chairman, that Development Control-produced documents and reports would be altered to reflect the new wards in time for the next City Area (Planning & Licensing) Committee meeting. Tim Pizzey apologised for the delay in carrying out the update.

6. DECLARATIONS OF INTEREST

The following interests were declared :-

Councillors Mrs Chettleburgh, Sample and Mrs Tomlinson declared personal interests in planning application S/2003/0/0487 for the reason that they knew the applicant (who had been a liberal democrat councillor). The Councillors remained in the committee room but did not contribute to the debate or vote.

Councillors Paisey declared personal and prejudicial interest in planning application S/2003/0523 and left the committee room during the consideration thereof.

7. MINUTES

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

8. S/2003/0487 – FULL APPLICATION – ONE HOUSE AND ONE FLAT AT 5 CHARLES STREET SALISBURY FOR MRS K COOPER-JOEL

Mrs Cooper-Joel, the applicant, spoke in support of the application.

Following the receipt of the above statement, 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 subject to

- (1) the applicant entering into a Section 106 Agreement within one month whereby a commuted sum is paid in accordance with the requirements of policy R2 of the adopted Salisbury District Local Plan

then the above application be delegated to the Head of Development Services to approve subject to no objection being received from the EHO and 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.

3. Before either dwelling is first occupied, the parking spaces shown on the approved plan shall be marked out on site, and made available for use. The parking and turning areas shown on the approved plan shall be kept clear of obstruction thereafter.
 4. **Soil Decontamination**
Before the development hereby permitted commences on the site, a soil survey of the site shall be undertaken and the results provided to the Local Planning Authority. The survey shall be taken at such points and to such depth as the Local Planning Authority may stipulate. Prior to the commencement of the development, a scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority in writing and the scheme, as approved, shall be fully implemented and completed before any (residential) unit hereby permitted is first occupied.
 5. Before commencement of the development hereby permitted there shall be submitted to and approved by the Local Planning Authority a scheme for the insulation against noise emissions of the approved dwellings. Such scheme as is approved shall be implemented to the satisfaction of the Local Planning Authority before any part of the development is brought into use.
 6. All demolition works and construction works (excluding internal works) shall be carried out solely between the hours of 0900hrs to 1700hrs Monday to Friday, and 0900hrs to 1200hrs on Saturdays, with no such works (excluding internal works) on Sundays or Public Holidays.
- (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 (G1 H16 R2).

**9. S/2003/0523 – FULL APPLICATION – DEMOLITION OF EXISTING BUILDINGS
ERECTION OF 7 TOWN HOUSES AND 3 FLATS WITH ASSOCIATED PARKING
AT 8 COLDHARBOUR LANE, SALISBURY**

Mr Cross, a resident in the area of the proposed development, informed the committee of his concerns relating to the proposed development.

Following the receipt of the above statement, 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 development by reason of the proposed number of dwellings, the congested layout and the generally poor standard of design would result in an unduly cramped and over-intensive form of development on this constrained site which would be poorly related to and out of scale and character with the general pattern and character of surrounding built form and thereby would be seriously detrimental to the character and appearance of this established residential area. The proposal

- would, therefore, be contrary to policy G1 (i) and (ii) of the adopted Salisbury District Local Plan and policy D2 of the emerging Salisbury District Local Plan.
2. The proposal would be contrary to policy R2 of the adopted Salisbury District Local Plan in that it makes no provision for a scheme for public open space.

The meeting closed at 1940hrs