

# City Area Committee

## Planning & Licensing

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# Minutes

11 December 2003 6.30 pm  
Alamein Suite,  
City Hall  
Salisbury

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**These minutes should be kept for use by District Councillors  
at the next Council meeting**

**Present**

**Chairman:** Councillor Ms S C Mallory

**Elected Vice Chairman for the meeting:** Councillor K A Cardy

**Councillors:** Mrs P Brown, J M Collier, D A Culver, B E Dalton, S R Fear, S J Howarth,  
D J McCarthy, P V H Paisey, P W L Sample, I R Tomes, Miss M A Tomlinson and Mrs S A Warrander

**Apologies:** Councillors Mrs E A Chettleburgh, P M Clegg, Mrs I M Evans, J R L Nettle, M J Osment  
and J M Walsh.

**County Councillor:** C R Vincent

### **MINUTES NOT REQUIRING COUNCIL APPROVAL**

**98. CHAIRMAN'S ANNOUNCEMENTS – AGENDA ITEM 8, PLANNING APPLICATION  
S/2003/1885**

The Chairman informed the Committee and members of the public that it was recommended that it be resolved that Planning Application S/2003/1885 be deferred. The reason for the recommendation to defer being that the applicants had failed to provide Council Officers with the required noise attenuation scheme for the application until Tuesday 9 December 2003, thereby leaving Officers with insufficient time to resolve a number of issues highlighted by the scheme. These matters unresolved, the Committee would have been without possession of the full facts to be able to safely determine the application; hence the recommendation to defer the application.

**RESOLVED** – that Planning Application S/2003/1885 be deferred pending the provision of additional information relating to the noise attenuation scheme (integral to the determining of this application).

**99. PUBLIC STATEMENT / QUESTION TIME**

There were no statements by or questions from members of the public.

**100. COUNCILLOR STATEMENT / QUESTION TIME**

There were no statements by or questions from Councillors.

**101. DECLARATIONS OF INTEREST**

No interests were declared :-

## **102. MINUTES**

**RESOLVED** - that the minutes of the meeting held on 13 November 2003 be approved as a correct record and signed by the Chairman.

## **103. ALCOHOL EXCLUSION ORDER IN SALISBURY CITY CENTRE:**

The Committee considered the previously circulated report of the Community Safety Projects Manager.

**RESOLVED** – that

- (1) it be acknowledged that all the necessary consultation and publicity has taken place in line with the report attached as Annex B to the meeting Agenda.
- (2) approval be given to an Alcohol Exclusion Zone to cover those areas covered by the existing byelaw and including; the Market Square, the Guildhall, the bus station, the central car park, and streets in between, the Greencroft, the Salisbury Arts Centre site, the College Street swimming pool site, the Bourne Hill Gardens and the underpasses within the city (see map – attached as Annex A to the meeting agenda).
- (3) the zone be extended to include the Queen Elizabeth Gardens, the Winston Churchill Gardens, Fisherton Street and the Railway Station and the Cathedral Grounds and designates the whole area within the central ring road as per the evidence presented in Annex B to the meeting Agenda.
- (4) it be recommended to the Cabinet (as appropriate) that preventative strategies aimed at tackling alcohol related disorder, particularly where young people are concerned, be implemented in conjunction with these enforcement measures.

## **104. APPLICATION S/03/1428 – FULL APPLICATION - DEMOLITION OF EXISTING DWELLING CONSTRUCTION OF TERRACE OF THREE DWELLINGS TOGETHER WITH FORMATION OF NEW ACCESS & GARDEN SHEDS AT 25 AVON TERRACE SALISBURY FOR RATTUE & GRIFFITHS**

Further to a site visit earlier that afternoon the Committee considered the report of the Head of Development Services together with the schedule of late correspondence circulated at the meeting.

**RESOLVED** – that subject to the applicant and any other relevant parties undertaking, under Section 106 of the principal Act, to pay a commuted sum under Policy R2 of the Replacement Salisbury District Local Plan within one month; then

the 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. Details and samples of all external facing and roofing materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority before any on-

site works commence. The development shall thereafter be carried out in accordance with the approved details.

3. Prior to the commencement of development, details/a plan indicating the positions, design, materials and type of boundary treatment to be erected have been submitted to, and approved in writing by, the Local Planning Authority. The erection of the approved boundary treatment shall be completed before the dwelling is first occupied. Development shall be carried out in accordance with the approved details, maintained for a period of five years and thereafter retained.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactments thereof, no further windows (other than those expressly authorised by this permission) shall be inserted in the north east and south west (side) elevations (such expression to include the roof and wall) of the dwellings hereby permitted, unless otherwise first agreed in writing by the Local Planning Authority.
5. Both in the first instance and upon all subsequent occasions, the window coloured ORANGE on the approved plan on the north east elevation of the dwelling on Plot 3 shall be glazed with obscure glass in a form sufficient to prevent external views and shall either be a fixed light or hung in such a way as to prevent the effect of obscure glazing being negated by reason of opening.
6. The dwelling hereby approved shall not be occupied until the access, turning space, vehicle parking and cycle parking to serve both the existing and proposed dwelling as indicated on the approved plan have been constructed, and these shall thereafter be retained and kept available for those purposes at all times.
7. No development shall take place until a scheme for the provision and implementation of surface water run-off limitation has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details
8. The finished floor levels of the dwellings hereby approved shall be set at least 600mm above the 1 in 100 year flood level of 47.9 metres above Ordnance Datum.
9. The vehicular access hereby approved shall remain un-gated at all times, unless otherwise agreed, in writing, by the Local Planning Authority.

The applicant be informed that :-

1. This permission has been taken in accordance with the following policies of the Adopted Replacement Salisbury District Local Plan: G2, D2, H8, TR11 and R2.
2. In compliance with Condition No7 above, the applicant is advised to contact the Environment Agency, Rivers House, Sunrise Business Park, Higher Shaftesbury Road, Blandford Forum, Dorset, DT11 8ST. Tel: 01258 456080 / Fax: 01258 455998.
3. If the applicant does not comply with (2) above the application is delegated to the Head of Development Services to refuse the proposal on non-compliance with Policy R2 of the Salisbury District Local Plan.

**105. APPLICATION S/03/1885 – CHANGE OF USE – GYMNASIUM TO WINE/LOUNGE BAR AT 52A FISHERTON STREET SALISBURY FOR MISS L HEATON**

This resolution relating to this application was passed under Chairman's Announcements at the start of the meeting (see minute 98, above) so as to avoid an unnecessary wait by the applicants.

**106. S/2003/2050 – CHANGE OF USE – FROM SUNBED SALON TO RESIDENTIAL AT 13 YORK ROAD SALISBURY FOR CAPELLI HAIR & BEAUTY SALON**

Mrs Penny, a neighbour, informed the Committee that she objected to the application, as proposed.

Ms Lucas, the Proprietor of 'Capelli Hair & Beauty Salon', 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 reason :-

1. the proposal, by reason of the introduction of a window on the first floor rear elevation and the close proximity of the development to No. 15 York Road, would cause undue harm to the amenities of the occupiers of the adjacent property by reason of overlooking and loss of privacy contrary to Policy G2 (vi) of the Replacement Adopted Salisbury District Local Plan.

**107. S/2003/2265 – FULL APPLICATION – TAKE DOWN & REBUILD EXISTING OUTBUILDING (FURTHER TO EXISTING APPROVAL REF S/1998/1325) & START OF WORK ON SITE AND CHANGE OF ROOF FINISH FROM THATCH TO CLAY PEG TILES AT DAIRY COTTAGE STRATFORD ROAD STRATFORD SUB CASTLE SALISBURY FOR MR N CROOM**

Mr Chubb, the Agent for the applicant 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 together with the schedule of late correspondence circulated at the meeting.

**RESOLVED** – that approval be given to the above application 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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the outbuildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
3. The development hereby approved shall be used solely as ancillary accommodation to the existing dwelling known as Dairy Cottage, and shall not be occupied, sold, leased, rented or otherwise disposed of as a separate dwelling unit.
4. The garage(s) shown on the approved drawing(s) shall not be converted into a habitable room without the permission in writing of the Local Planning Authority following a planning application on that behalf

The applicant be informed that :-

1. this decision is not to be considered as setting a precedent for the replacement of the existing thatched roof of the Listed Building known as Dairy Cottage.
2. this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G2, D3, CN3, CN5, CN8 and CN9

**108. S/2003/2266 – LISTED BLDG (WKS) – TAKE DOWN & REBUILD EXISTING OUTBUILDING (FURTHER TO EXISTING APPROVAL REF S/1998/1499 AND START WORK ON SITE) INCLUDING REBUILDING EXISTING STONework COB WALLS AND CHANGING ROOF FINISH FROM THATCH TO CLAY PEG TILES AT DAIRY COTTAGE STRATFORD ROAD STRATFORD SUB CASTLE SALISBURY FOR MR N CROOM**

The Committee considered the previously circulated report of the Head of Development Services.

**RESOLVED** – that the above application be approved 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 works for which Listed Building Consent is hereby granted shall be carried out using the materials specified in the submitted drawings and Listed building application and no variation shall be made without the prior written approval of the Local Planning Authority.

The applicant be informed that :-

1. this decision is not to be considered as setting a precedent for the replacement of the existing thatched roof of the Listed Building known as Dairy Cottage.
2. this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: CN3, CN5, CN8 and CN9

**109. S/2003/2248 – CONSTRUCTION OF 2 NEW SINGLE STOREY TEACHING BLOCKS WITH ASSOCIATED FOOTPATHS AND PLANTING PLUS REMOVAL OF 6 MOBILE CLASSROOMS AT SOUTH WILTS GRAMMAR SCHOOL FOR GIRLS STRATFORD ROAD SALISBURY FOR WILTSHIRE COUNTY COUNCIL**

Mrs Stratton, the Head Teacher of the school, 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 together with the schedule of late correspondence circulated at the meeting.

**RESOLVED** – that the above application be recommended for approval by Wiltshire County Council subject to the following recommendations :-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.
3. Within three months of the occupation of the second teaching block, the six mobile units shall be removed from the site.
4. The development shall not be commenced until a Travel Plan, has been submitted to and approved in writing by the Local Planning Authority, such a Travel Plan to include the provision of the parking for visitor, staff and pupil cars, the setting down and picking up places for school buses and the encouragement of alternative means of transport to the private car, e.g. walking and cycling together with a timetable for the implementation of each such element 5.
5. No construction work shall take place on Sundays or Public Holidays or outside of the hours of 7.00am to 9.00pm weekdays, and 7.00am to 1.00pm on Saturdays. This condition shall not apply to the internal fitting-out of the buildings.

Additionally, the applicants should note that the District Planning Authority considered that :-

- i. the design of the proposed two new teaching blocks was neither very imaginative or inspirational;
- ii. any travel plan adopted should be linked to those of other schools; and
- iii. concern would be expressed if the development resulted in additional pupil numbers and pressure for further parking in the locality.

The meeting closed at 2045hrs