

City Area Committee

Planning & Licensing

Minutes

8 April 2004 6.00 pm
Alamein Suite,
City Hall
Salisbury

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

Present

Chairman: Councillor Ms S C Mallory

Vice Chairman: J M Walsh (elected Vice Chairman for the duration of the meeting)

Councillors: K A Cardy, Mrs E A Chettleburgh, J M Collier, D A Culver, B E Dalton, S R Fear, D J McCarthy, M J Osment, P V H Paisey, Miss M A Tomlinson and Mrs S A Warrander

Apologies: Councillors J R L Nettle (Vice Chairman), Mrs P Brown, Mrs I M Evans, S J Howarth, P W L Sample and I R Tones.

County Councillor: C R Vincent

MINUTES NOT REQUIRING COUNCIL APPROVAL

I 39. ELECTION OF VICE CHAIRMAN

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

I 40. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements by the Chairman.

I 41. PUBLIC STATEMENT / QUESTION TIME

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

I 42. COUNCILLOR STATEMENT / QUESTION TIME

There were no statements by or questions from Councillors.

I 43. DECLARATIONS OF INTEREST

The following interests were declared :-

Councillor Clegg – a personal and prejudicial interest in Agenda Item 7, Planning Applications S/2004/0324 & 0325, for the fact that he considers himself to be a close friend of the applicant. Councillor Clegg left the room during the consideration of this item.

Councillor Fear – a personal and prejudicial interest in Agenda Item 7, Planning Applications S/2004/0324 & 0325, for the fact that he considers himself to be a close friend of the applicant. Councillor Fear left the room during the consideration of this item.

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Councillor Mallory – a personal interest in Agenda Item 7, Planning Applications S/2004/0324 & 0325, for the fact that both she and the applicant are Labour Group Members.

Councillor McCarthy – a personal interest in Agenda Item 7, Planning Applications S/2004/0324 & 0325, for the fact that both he and the applicant are Labour Group Members.

Councillor Osment – a personal interest in Agenda Item 7, Planning Applications S/2004/0324 & 0325, for the fact that both he and the applicant are Labour Group Members.

Councillor Walsh – a personal interest in Agenda Item 7, Planning Applications S/2004/0324 & 0325, for the fact that both he and the applicant are Labour Group Members.

Tim Pizzey – a personal and prejudicial interest in Agenda Item 7, Planning Application S/2004/0501, for the fact that he is a member of the Salisbury Rugby Club (the applicant). Mr Pizzey left the room during the consideration of this item.

Councillor McCarthy – a personal interest in Agenda Item 7, Planning Application S/2004/0501 for the fact that he is Vice President of the Salisbury Rugby Club (the applicant).

144. MINUTES:

RESOLVED - that the minutes of the meeting held on 11 March 2004 be approved as a correct record and signed by the Chairman.

145. APPLICATION S/2003/2432 - FULL APPLICATION – CONVERSION/EXTENSION TO FORMER COACH HOUSE TO CREATE FITNESS SUITE INCLUDING SPA POOL AT MILFORD HALL HOTEL & RESTAURANT, 206 CASTLE STREET, SALISBURY FOR MRS HUGHES

Mrs J Tibbs, a resident of Wyndham Road informed the committee of her objections to the proposed development.

Mr Musselwhite, Agent for the applicant, spoke in support of the application.

Following the receipt of these statements, the Committee considered the report of the Head of Development Services (previously circulated).

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. (A07A)

Reason To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. (0004)
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. (D04A)

Reason 0014 To secure a harmonious form of development.

3. 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 and for the control of fumes from extractor fans and equipment (and for the sound insulation of that equipment). 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

Reason 0078 To minimise the disturbance that noise and the effect of the emission of fumes from the proposed development/use could have upon neighbouring premises.

4. The use of the coach house as a fitness suite and spa pool hereby permitted shall be used solely to provide ancillary facilities for the Milford Hall Hotel and shall not be occupied, sold, leased, rented or otherwise disposed of as a separate planning unit.

Reason 0026 In the interests of amenity and highway safety.

5. No construction work shall take place on Sundays or public holidays or outside the hours of 7.00am to 9.00pm, weekdays and Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason 0070 To minimise the disturbance which noise during the construction of the proposed development could otherwise have upon the amenities of nearby dwellings.

In addition to the above conditions, and in connection with Condition 2, the applicant be informed that it was the request of the Committee that the materials from the existing building be reclaimed, wherever possible, and used in the construction of the approved development.

Reason for approval: Approval was granted (contrary to the report recommendation) for the reason that the development was considered not to be detrimental to the character and the setting of the Listed building.

146. APPLICATION S/2003/2433 - LISTED BLDG (WKS) – CONVERSION/EXTENSION TO FORMER COACH HOUSE TO CREATE FITNESS SUITE INCLUDING SPA POOL AT MILFORD HALL HOTEL & RESTAURANT 206 CASTLE STREET, SALISBURY FOR MRS HUGHES

The Committee considered the report of the Head of Development Services (previously circulated) together with a schedule of late correspondence circulated at the meeting:

RESOLVED – that the Secretary of State be informed that the Local Planning Authority is minded to grant listed building consent 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.

Reason To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

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.

Reason 0014 To secure a harmonious form of development.

In addition to the above conditions, and in connection with Condition 2, the applicant be informed that it was the request of the Committee that the materials from the existing building be reclaimed, wherever possible, and used in the construction of the approved development.

Reason for approval: Approval was granted (contrary to the report recommendation) for the reason that the development was considered not to be detrimental to the character and the setting of the Listed building.

147. APPLICATION S/04/0324 – FULL APPLICATION – ALTERATIONS AND EXTENSION TO INCLUDE CONVERSION OF GARAGE TO HABITABLE ACCOMMODATION AND FIRST FLOOR EXTENSION OVER THE ROOFING OF KITCHEN EXTENSION AT OLD MILL COTTAGE, MIDDLE STREET, HARNHAM, SALISBURY FOR MS A GODDARD & MR I TOMES

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

RESOLVED – that the application be approved for the reason that the proposed development in terms of scale, siting, design and impact on neighbouring properties is considered to be in accordance with policies G2, D3, CN3, CN8 and CN11 of the Adopted Salisbury District Local Plan, 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.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The materials to be used in the construction of the external surfaces of the extension(s) hereby permitted shall match those stated in plan no. 942/02.

Reason: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

3. There shall be no windows inserted on the extension hereby permitted other than those shown on the plans submitted, reference 942/02 (unless otherwise agreed in writing by the Local Planning Authority)

Reason: To ensure adequate privacy for the occupants of neighbouring premises

And in accordance with the following policies of the Adopted Salisbury District Local Plan:-

- i. D3 which requires that extensions are of a scale and design that blends in with the house and area.

- ii. G2 ensures that developments do not significantly affect neighbour amenity.
- iii. CN3 ensures that new developments would not adversely affect the character and setting of a listed building.
- iv. CN11 ensures that views from and into Conservation Areas are safeguarded.
- v. CN8 ensures that new developments are designed to Preserve or enhance Conservation Areas

148. APPLICATION S/04/0325 – LISTED BLDG (WKS) – ALTERATIONS AND EXTENSION WORKS AT OLD MILL COTTAGE, MIDDLE STREET, HARNHAM, SALISBURY FOR MS A GODDARD & MR I TOMES

The Committee considered the report of the Head of Development Services (previously circulated) together with a schedule of late correspondence circulated at the meeting:

RESOLVED – that that the application be approved for the reason that the proposed development in terms of siting and design is considered to be in accordance with policies CN3 and D3 of the Adopted Salisbury District Local Plan 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.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservations Areas) Act 1990

- 2. The materials to be used in the construction of the external surfaces of the extension(s) hereby permitted shall match those stated in plan no. 942/02.

Reason: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

And in accordance with the following policies of the Adopted Salisbury District Local Plan:

- i. D3 which requires that extensions are of a scale and design that blends in with the house and area. It requires complimentary materials
- ii. CN3 ensures that new developments would not adversely affect the character and setting of a listed building.

149. APPLICATION S/04/0326 – FULL APPLICATION – SINGLE STOREY EXTENSION TO SOUTH SIDE AT 46 MOBERLY ROAD, SALISBURY FOR MR DAVID MILTON

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

RESOLVED – that, owing to the development having an acceptable form, massing and external appearance and according with the policies of the adopted Salisbury District Local Plan, then 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.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning

Act 1990. (0004).

2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building. 0013

And in accordance with the following policies of the Adopted Salisbury District Local Plan :-

- i. G2 (general principles of development) and D3 (extensions).

150. APPLICATION S/04/0501 – FULL APPLICATION – THE REPLACEMENT OF AN EXISTING LIGHTING COLUMN TO SUPPORT THE EXISTING LIGHTS AND VODAFONE’S ANTENNAE TOGETHER WITH ASSOCIATED GROUND BASED EQUIPMENT AT SALISBURY RUGBY CLUB, CASTLE ROAD, SALISBURY FOR VODAFONE LTD

The Committee considered the report of the Head of Development Services (previously circulated) together with a schedule of late correspondence circulated at the meeting:

RESOLVED – that subject to no new and substantive objections being received by the end of the publicity period on 16 April 2004, the above application be approved for the following reason :-

The use of an existing vertical feature in the landscape, which provides a useful facility will not adversely effect the quality of the local amenities and as the replacement pole would be of substantially similar height to the existing lighting column, the proposal is considered to be on balance in accordance with Local Plan policies 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.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. Notwithstanding the provisions of Class A Schedule 2(Part 24) of the Town and Country Planning General Permitted Development Order (or any order revoking or re-enacting that Order) there shall be no installation, alteration or replacement of telecommunications apparatus unless otherwise agreed in writing by the Local Planning Authority

Reason: To enable the Local Planning Authority to retain control over development in the interests of amenity.

3. Prior to the commencement of development, details of the colour of the pole, the antennae and the associated equipment cabins shall be submitted to and approved in writing with the Local Planning Authority and shall remain so in perpetuity unless otherwise agreed in writing by the Local Planning Authority

Reason: In the interests of visual amenity.

4. The structure hereby permitted, shall be removed and the land restored to its former condition on or before (16/04/2014) in accordance with a scheme of work

submitted to and approved by the Local Planning Authority, unless otherwise agreed by the LPA upon submission of a planning application that behalf

Reason: To enable the Local Planning Authority to review the development at the end of the stated period in the interests of the amenity.

And in accordance with the following policies of the Adopted Salisbury District Local Plan :-

- i. G2 - General criteria for development.
- ii. PS7 – Telecommunications.

151. Special Delegation Procedure

- 1. Refusal of Request to Reclassify the Film 'The Passion of Christ'; and
- 2. Approval of Expenditure of 'R2' Funding to Resurface a Play Area at the Friary

The Committee noted that the above matters were dealt with under the Council's Special Delegation procedure as set out at agenda items 8 & 9.

The meeting closed at 1940 hrs