

City Area Committee

Planning & Licensing

Minutes

6 May 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: Councillor J R L Nettle

Councillors: Mrs P Brown, Mrs E A Chettleburgh, P M Clegg, J M Collier,
D A Culver, B E Dalton, Mrs I M Evans, S R Fear, D J McCarthy, M J Osment, I R Tomes, J M Walsh
and Mrs S A Warrander

Apologies: Councillors K A Cardy, S J Howarth, P V H Paisey and Miss M A Tomlinson.

County Councillor: C R Vincent

MINUTES NOT REQUIRING COUNCIL APPROVAL

152. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements by the Chairman.

153. PUBLIC STATEMENT / QUESTION TIME

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

154. COUNCILLOR STATEMENT / QUESTION TIME

There were no statements by or questions from Councillors.

155. DECLARATIONS OF INTEREST

The following interests were declared :-

Tim Pizzey – 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.

Jane Ferguson - personal and prejudicial interest in Agenda Item 12, SWAG Application Number I, for the fact that she is a friend of the applicant. Mrs Ferguson left the room during the consideration of this item.

Councillor McCarthy – 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).

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Councillor Sample – 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). Councillor Sample left the room during the consideration of this item.

156. MINUTES

RESOLVED - that the minutes of the meeting held on 8 April 2004 be approved as a correct record and signed by the Chairman.

157. APPLICATION S/2004/0501 - 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 FOR VODAFONE LTD.

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

Following the receipt of the above statement, 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.

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

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.

Reasons for approval :-

1. the use of an existing vertical feature in the landscape, which provides an existing useful facility will not adversely effect the quality of the local amenities 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.

2. the approval is in accordance with the following policies of the Adopted Salisbury District Local Plan :-

G2 - General criteria for development

PS7 - Telecommunications

Note : Councillor McCarthy requested that his abstention from voting be recorded.

158. TREE PRESERVATION ORDER 304 – LAND NORTH OF CENTURION CLOSE, ROMAN ROAD SALISBURY:

Mr D Brown, resident of 36 Empire Road, speaking on the behalf of himself and four other residents of Empire Road, informed the Committee of their support for the confirmation of the Tree Preservation Order.

Following the receipt of the above statement, the Committee considered the report of the Arboricultural Officer (previously circulated).

RESOLVED – that the Order be confirmed without modification.

159. DRAFT DEVELOPMENT BRIEF: LAND AT DUCK LANE LAVERSTOCK

John Meeker, Principal Planning Officer, provided the Committee with a brief presentation outlining the preparation process and content of the brief.

Mr Carrington, representing Hawthorne Kamm Planning Consultancy, spoke in support of the brief and offered his assistance in answering any questions the Committee might have relating to the proposals.

The Principal Planning Officer informed the Committee that, at the conclusion of the public consultation period, the draft brief, together with the comments received, would be examined and amendments made, as appropriate. The brief would then be re-presented to Southern and City Area Committees for final comment. At this time, and subject to members' satisfaction, a recommendation to the Cabinet for the adoption of the brief as Supplementary Planning Guidance (SPG) would be sought.

Following the receipt of the above statements, the Committee considered the report of the Principal Planning Officer (previously circulated).

RESOLVED – that the following comments be taken into account in the drafting of the development brief :-

1. The need to integrate design features that facilitate the recycling of waste by residents and its collection by contractors from the development.

2. The need to investigate whether design features can be incorporated to maximize the collection and use of run-off rain water and 'grey water' across the development.

3. The need to incorporate 'green'/'sustainable' design and build wherever possible in the development

4. The need to investigate whether the proposals allow for the inclusion of measures to improve or supplement the existing infrastructure in and adjacent to Laverstock. For example, consideration should be given to the building of a new junior school in the area as well as, possibly, a medical centre.

5. Transportation schemes to mitigate against the further congestion of routes into the city should be incorporated in the design brief (for example, by the provision of adequate public transport, cycle and pedestrian routes).

6. To facilitate point 5, above, liaison with relevant bus companies should take place during the development of the design brief and be ongoing throughout.

7. Careful consideration should be given to the methods to be used to accommodate residents' parking across the development. On-street parking solutions should be the last method to be considered.

8. The affordable housing element of the development should be significantly greater than the 25 per cent required as a minimum.

160. PUBLIC ENTERTAINMENT LICENCE – LLOYDS NO.1 PUBLIC HOUSE, BRIDGE STREET, SALISBURY

Following the receipt of advice from the Licensing Officer prior to the commencement of the meeting, the Chairman recommended that the Committee defer consideration of this Agenda Item.

RESOLVED – that consideration of this Item be deferred for legal reasons.

161. NEW LICENSING REGIME – LICENSING COMMITTEE

The Committee considered the report of the Legal Services Manager (previously circulated).

RESOLVED – that the six Councillors listed below be appointed to the Licensing Committee.

1. Councillor Mrs Brown
2. Councillor Cardy
3. Councillor Mrs Chettleburgh
4. Councillor Howarth
5. Councillor Ms Mallory
6. Councillor Tomes

162. SWAG TRANCHE 1 2004/05 FUNDING APPLICATIONS

The Committee considered the recommendations of the SWAG Review Panel held on the 22 April 2004.

RESOLVED – that the applications be determined as set out Annex A, attached.

163. SPECIAL DELEGATION PROCEDURE

1. Lush House Public Conveniences; and
2. Sex Establishment Licensing.

The Committee noted that the above matters had been dealt with under the Council's Special Delegation procedure, as set out at agenda items 13 & 14.

The meeting closed at 1950hrs