

City Area Committee

Planning & Licensing

Minutes

3 June 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 Mrs P J Brown

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

Apologies: Councillors P M Clegg, D A Culver, Mrs I M Evans, S J Howarth and J M Walsh

County Councillor: C R Vincent

MINUTES NOT REQUIRING COUNCIL APPROVAL

166. CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed the visitors from Salisbury Maryland USA to the meeting.

167. PUBLIC STATEMENT / QUESTION TIME

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

168. COUNCILLOR STATEMENT / QUESTION TIME

There were no statements by or questions from Councillors.

169. DECLARATIONS OF INTEREST

There were no declarations of interest.

170. MINUTES

RESOLVED - that the minutes of the ordinary meeting held on 6 May 2004 and the special meeting held on 17 May 2004 be approved as correct records and signed by the Chairman.

171. APPLICATION S/2004/0476 - FULL APPLICATION - CONVERSION OF EXISTING HOUSE TO 3 FLATS. EXTENSION OF EXISTING HOUSE TO FORM 3 FLATS. 12 NEW FLATS AT 44 MANOR ROAD SALISBURY FOR MANOR ROAD DEVELOPMENT PARTNERSHIP

Mr J Coleman, the agent for the applicant, a partner of the developer and a resident of Manor Road, spoke in support of the application.

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Following the receipt of the above statement, and further to a site visit earlier that afternoon, the Committee considered the report of the Head of Development Services (previously circulated) together with the schedule of late correspondence circulated at the meeting.

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

1. The area surrounding the site consists of a mixture of large detached Victorian villas, semi-detached houses, three storey Victorian terraces and smaller two storey Victorian terraces. There are trees throughout the area and the grander houses are set in generous grounds. The site contains a significant Victorian house, set in enclosed grounds surrounded on all sides by trees of many varieties. The position of this house at the brow of the hill and on a main access road from the roundabout, and at a junction of two roads, means that this site is seen from a number of angles. This site is therefore a critical site within this part of the Conservation Area which is characterised by high-status Victorian houses set in spacious grounds.

The proposed development would have a detrimental impact upon the main house and on the adjacent two-storey terrace in Fairview Road by virtue of its scale and design, and its close proximity to the existing house and terrace. Secondly, the proposed development would not respect the spaciousness and Victorian villa character of this part of the Conservation Area because of its proximity to the existing house; its large scale, and the poor handling of Victorian details. Furthermore, the proposed extension to the existing Victorian villa would have a detrimental impact upon the main house by virtue of its poor design. As a consequence, the scheme as a whole would be contrary to policies D1, D2, CN4, CN8, and CN10 of the adopted Salisbury District Local Plan.

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

172. S/2004/0601 – FULL APPLICATION – PARTIAL DEMOLITION OF THE SOUTH END OF CAMBRICA. ERECTION OF A NEW FLAT ON THREE FLOORS WITH ROOF GARDEN AND A NEW ROOF OVER THE REMAINING SHOP AND WORKSHOP AT 60A WINCHESTER STREET, SALISBURY - FOR CAMBRICA

Mr Woodhouse, resident of 13 Pennyfarthing Street, informed the Committee of his objection to the proposed development. Mr Woodhouse spoke for 1 minute.

At the discretion of the Chairman, Mr Robinson, of 64 Winchester Street, informed the Committee of his, and the other businesses of 64 Winchester Street's, objection to the proposed development. Mr Robinson spoke for 1 Minute.

Mr Scott, architect for 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 Head of Development Services report (previously circulated) 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 building, by reason of its excessive height and scale, would have an overwhelmingly dominant impact on adjoining residential properties, harming their reasonable living conditions and harming the character and appearance of the Conservation Area. In this respect, it would be contrary to policies G2, D2, CN8 and CN9 of the Replacement Salisbury District Local Plan

2. The proposed building, by reason of the positioning of windows and the roof terrace, would result in undesirable overlooking and the perception of overlooking, harming the reasonable living conditions of adjoining properties. In this respect, it would be contrary to policy G2 of the Replacement Salisbury District Local Plan.
3. The proposed dwelling, in that it would fail to make a contribution towards public recreational open space, would be contrary to policy R2 of the Replacement Salisbury District Local Plan.

The applicant be informed of the Policy this decision has been in accordance with the following policy/policies of the Adopted Salisbury District Local Plan:

G2	General Development Criteria
D2	Infill development
H8	Housing Development in Salisbury
CN3	Impact on the listed buildings
CN8	Conservation Areas
CN9	Conservation Areas
R2	Recreational Open space

The applicant is advised that Listed Building Consent and Conservation Area Consent would be required for the development proposed.

173. ENFORCEMENT PROCEEDINGS – FLAT 1 KELSEY ROAD SALISBURY

The Committee considered the previously circulated report of the Senior Enforcement Planning Officer.

RESOLVED – that the Head of Legal & Property Services be authorised to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) and serve it on the appropriate person.

Alleging the following breach of planning control:

Without planning permission the erection of boundary fence

The enforcement requires the following steps to be taken :-

1. The said fence to be dismantled and the resulting materials permanently removed from the site. The compliance period to be 4 weeks from the issue date of the Notice.

Reasons for serving the Notice :-

1. It appears to the Council that the development has occurred within the last four years;
2. The fencing creates an undue sense of enclosure at the front of the property that is out of keeping with the pattern of local development while its unsympathetic materials contribute an alien and incongruous feature to the street scene at a prominent corner site, seriously detracting from the character and appearance of the Conservation Area; and
3. the unauthorised development is contrary to policies D3 and CN8 of the Local Plan.

Time for compliance – four weeks

The meeting closed at 19:45 hrs