

# City Area Committee

## Planning & Licensing

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# Minutes

1 July 2004 6.00 pm  
Committee Room 1  
Bourne Hill  
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

**Vice Chairman:** Councillor Mrs P J Brown

**Councillors:** K A Cardy, J M Collier, Mrs I M Evans, S R Fear, S J Howarth, D J McCarthy,  
J R L Nettle, M J Osment, , I R Tones, Miss M A Tomlinson and J M Walsh

**Apologies:** Councillors Mrs E A Chettleburgh, D A Culver, B E Dalton, P V H Paisey, P W L  
Sample and Mrs S A Warrander

**County Councillor:** C R Vincent

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

**174. CHAIRMAN'S ANNOUNCEMENTS**

There were no announcements by the Chairman.

**175. PUBLIC STATEMENT / QUESTION TIME**

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

**176. COUNCILLOR STATEMENT / QUESTION TIME**

There were no statements by, or questions from, Councillors.

**177. DECLARATIONS OF INTEREST**

The following interests were declared :-

- Councillor Nettle – a personal and prejudicial interest in Agenda Item 8, Planning Application S/2004/0837, for the fact that his brother resides in the property adjacent to the proposed development. Councillor Nettle was not present in the meeting room during the consideration of this item.
- Helen Collar - a personal and prejudicial interest in Agenda Item 8, Planning Application S/2004/0702, for the fact that she resides in a property close to, and with the potential to be affected by the proposed scheme. Helen Collar left the room during the consideration thereof (during which time, Andrew Rose, Assistant Democratic Services Officer, recorded the decisions of the Committee).

**178. MINUTES OF PREVIOUS MEETING (& THE MEETING OF 6 MAY 2004)**

**RESOLVED –**

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1. that the minutes of the meeting held on 6 May 2004, approved at the meeting of 3 June 2004, be amended to include an omission subsequently discovered (see meeting Agenda Item 6 for details) and subsequently approved as a correct record and signed by the Chairman; and
2. that the minutes of the meeting held on 3 June 2004 be approved as a correct record and signed by the Chairman.

**179. APPLICATION S/2004/0702 - FULL APPLICATION - CONSTRUCTION OF TEMPORARY STUDY/STORE FOR A FIVE YEAR PERIOD AT FISHERTON RECREATION GROUND SALISBURY FOR SALISBURY FESTIVAL**

Mr & Mrs Young, residents of Richmond Road spoke for one and a half minutes each (as agreed by the Chairman) to inform the Committee that they objected to the proposed construction.

Mr Wilson, architect for the applicants, spoke in support of the application.

Following the receipt of these statements and further to a site visit conducted 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 reason :-

- (1) The applicant has failed to supply adequate information to enable proper consideration to be given to this application by the Local Highway Authority and Local Planning Authority in respect of the potential highway-related and neighbouring amenity impacts of the proposed development. In the absence of such information, determination of this proposal is likely to conflict with Policies G2 and TR11 of the Adopted Replacement Salisbury District Local Plan (June 2003).

The applicant be informed that the refusal was determined in accordance with the following policies of the Replacement Salisbury District Local Plan: G1, G2, D2, CN8, C7, C11 and R5.

**180. S/2004/0310 - FULL APPLICATION - RENEWAL OF PERMISSION S/1999/0123 TO CONSTRUCT 3 FLATS OVER EXISTING SHOP UNIT AT NELSON HOUSE 105 FISHERTON STREET, SALISBURY - FOR DR R HARDING**

Owing to the fact that the application documentation had been found to be incomplete subsequent to the application having been placed on the meeting agenda (see the schedule of late correspondence, circulated at the meeting, for details), the Committee was informed by the Chairman (following consultation with the Council's Legal and Planning Departments) that the application, as it stood, was invalid, and, therefore, could not be determined at the meeting.

No further discussion about the above application took place.

**181. S/2004/0837 - FULL APPLICATION - 55 BED NURSING AND RESIDENTIAL HOME AT 18 - 20 STRATFORD ROAD SALISBURY FOR COLTEN CARE:**

Dr Nettle, of 16 Stratford Road and Mr Hewitt, of 10 Stratford Road, spoke for one and a half minutes each (as agreed by the Chairman) to inform the Committee that they objected to the proposed development.

Ms Baker, for Colten Care, spoke in support of the application.

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

**RESOLVED** – that, despite the developers having made revisions to the scheme as presented to and considered by the Committee at its meeting of 4 February 2004, the Committee was of the opinion that the revisions were insufficient to overcome the concerns originally expressed and that the application should, therefore, be refused for the following reason :-

The proposed development by virtue of the overall scale, massing and depth of the proposed building into the site would represent an overdevelopment of the site that would be harmful to the character and appearance of the area and would be detrimental to the residential amenities of the occupants of the neighbouring properties. As such, the proposal would be contrary to Policies D2 (i) and G2 (vi) of the Adopted Replacement Salisbury District Local Plan (June 2003).

Following consideration and determination of the above application, the Committee debated the need to be able to protect good examples of 'Arts & Crafts' period properties in the City. The use of the 'Conservation Area' designation to protect such properties was considered.

**RESOLVED** – that the Head of Forward Planning & Transportation be requested to prepare a report and attend a future meeting of the City Area (Planning & Licensing) Committee outlining the procedure for 'Conservation Area' designation and describing the options available for protecting 'Arts & Crafts' period properties in the City.

The meeting closed at 19:35 hrs