

City Area Committee

Planning & Licensing

Minutes

25 August 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 M Collier (for the duration of the meeting, in the absence of the Vice Chairman)

Councillors: K A Cardy, Mrs E A Chettleburgh, D A Culver, S R Fear, S J Howarth, D J McCarthy, J R L Nettle, P V H Paisey, I R Tomes, Miss M A Tomlinson, J M Walsh and Mrs S A Warrander

Apologies: Councillors Mrs P J Brown (Vice Chairman), B E Dalton, M J Osment and P W L Sample

County Councillor: C R Vincent

MINUTES NOT REQUIRING COUNCIL APPROVAL

182. ELECTION OF VICE CHAIRMAN

RESOLVED - that Councillor J M Collier be elected Vice Chairman of the Committee for the duration of the meeting.

183. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements by the Chairman.

184. PUBLIC STATEMENT / QUESTION TIME

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

185. COUNCILLOR STATEMENT / QUESTION TIME

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

186. DECLARATIONS OF INTEREST

The following interests were declared :-

Councillor Mrs E A Chettleburgh – Agenda Item 7 – Personal Interest (for the reason that Councillor Mrs Chettleburgh is a Council-appointed member of the Design Forum that gives prior consideration to all such development briefs). Councillor Mrs Chettleburgh remained in the committee meeting room during consideration of the Agenda Item and provided comment on the brief.

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Councillor D A Culver – Agenda Item 7 – Personal Interest (for the reason that Councillor Culver is a member of the Group that is working towards attaining a Community Centre for the area). Councillor Culver remained in the committee meeting room during consideration of the Agenda Item and provided comment on the brief.

187. MINUTES OF PREVIOUS MEETING

RESOLVED – that the minutes of the meeting held on 1 July 2004 be approved as a correct record and signed by the Chairman.

188. DRAFT DEVELOPMENT BRIEF: LAND AT DOWNTON ROAD SALISBURY

The Committee considered the report of the Planning Officer (previously circulated) and individual councilors made the following comments :-

1. Request that, as a matter of principle, no building protrude, in height, beyond the '72 degree contour line';
2. Confirm the Developer/Forward Planning Team's recognition(as evidenced by the contents of the draft brief) that excellent public transport, cycle and pedestrian access to the development (from the city centre and relevant schools, for example) is a key requirement of the development;
3. Endorse the 'key findings' detailed on page 11 of the Draft Development Plan (as circulated with the meeting agenda);
4. Ensure that considerably more than the statutory amount (currently 25 per cent) of 'affordable housing' is included as part of the development;
5. Ensure that the affordable housing that is provided is distributed throughout the development and is of mixed tenure;
6. Confirm the need for the inclusion of a shop (or shops) and doctor's surgery as part of the development;
7. Request that any children's play areas proposed as part of the development be carefully sited ;
8. Request that specific and carefully-sited areas be allocated for use by young people (as well as those for children);
9. Request confirmation that Primary School provision for the area will be sufficient before withdrawing funding or allocating it elsewhere;
10. Request that funding allocated for the provision of schools or school-related facilities, if found to be surplus to requirement, be allocated for use in addressing other areas of need (as identified by the District Council in liaison with relevant public);
11. Confirm the Developer/Forward Planning Team's recognition (as evidenced by the contents of the draft brief) that 'sustainable development' issues should be an integral component of the development;
12. Request that consideration be given to extending the transportation proposals contained within the draft brief to include the designation of certain areas as 'Home Zones';

RESOLVED – that the report be noted and that Officers be charged with obtaining the highest percentage possible of affordable housing, which should be distributed throughout the development, during negotiations with the developers.

In addition, the Committee extended its thanks to the Forward Planning Team (and also the Developers) for working up the design as proposed, providing a brief that also outlined the 'thinking' behind the proposals and taking the setting of the development into account, as well as for commencing a comprehensive public consultation programme.

189. LOCAL DEVELOPMENT FRAMEWORKS (LDFs)

The Committee considered the report of the Principal Planning Officer (previously circulated).

Mr A Boden, a member of the public and attending the meeting in order to speak in relation to Planning Application S/2004/1404 (Agenda Item 9), asked how different the LDF process was from the current Local Plan process and whether the change to the new process (with the attendant likely increases to costs and officer time) was worthwhile.

Eric Teagle, Head of Forward Planning & Transportation, speaking on the behalf of the Chairman, informed Mr Boden that the move to the new forward-planning process was a Statutory Requirement beholden upon all local authorities and that not to comply, or to delay in complying, would result in financial penalty to the Authority. Regarding Officer time; whether or not the new process had been introduced, Officers would, anyway, have been developing the next local plan. In addition, the local plan, as currently existed, would provide the 'building blocks' for the new LDF.

In considering issues that should be addressed by the new Development Plan, the following points were made by individual members of the Committee :-

1. Affordable Housing – ensure that, by 2005, the new Frameworks stipulate that, as a minimum, 40 per cent of all developments must be earmarked for affordable housing.
2. Key-worker Housing – ensure that the new Framework accommodates the housing needs of Key Workers
3. Nursing/Residential Home development – ensure that the Framework includes dedicated provision for this type of residence (of an amount sufficient to accommodate the apparent increasing need for this type of accommodation), including guidance/advice notes for developers as to what is and is not acceptable in this type of District/City (ref. the Stratford Road Planning Application) and possibly also identifying potential development sites.
4. Plan/Framework Flexibility – ensure that the Framework is sufficiently flexible to take account of changes over time and that the 'windfall site' element is used to full advantage. Learn from and seek to avoid the 'rigidities' that were found to exist within the soon to be outmoded Local Development Plan process.
5. Sustainable Development – confirmation of the guarantee that a robust and 'progressive' 'Sustainability' Supplementary Planning Document (SPD) will be incorporated within the Framework and applied (and enforced) from 2005.
6. Employment Expansion/Relocation Opportunities – ensure that adequate and appropriate provision for large business development/relocation exists in the District (especially within 'sustainable commuting' distance of the City) and that the potential of the 'Churchfields' and the 'Maltings' sites, for example, is fully realised. (The future of the Central Car park - if released from car parking following full implementation of the 'Park and Ride' scheme - should also be considered for this purpose, if not for possible residential development.)
7. Economic Vitality of the City – ensure that this issue is considered 'in the round'. For example, in terms of: adequate and appropriate housing provision; transport types and links; parking facilities; mix, size and location of retail/business/leisure facilities; street scene and wider environment; and the 'historic' nature and setting of the city, amongst other things.
8. 'Regionalisation' of the Planning Process – guard against the likely decrease in 'local control that increasing 'regionalisation' will entail and utilize, where possible, any advantages that such 'regionalisation' may afford.
[Note: the significance of the 'inter-dependencies' of points 6 to 8, above, was noted]
9. 'Community Planning' element of LDFs – serious concerns, given the apparent current 'work in progress' status of the District's 'Community Plans', that they are not the cause of delay to the completion of the LDF.

RESOLVED – that the Head of Forward Planning & Transportation be charged with taking the above-listed points into account when drafting the Local Development Scheme (LDS).

190. APPLICATION S/2004/1404 - FULL APPLICATION – DEMOLITION OF EXISTING BUILDING, ERECTION OF ONE HOUSE AND TWO FLATS AND ACCESS WITH ON SITE PARKING AT 51 HULSE ROAD, SALISBURY - FOR MIDSUMMER HOMES LTD.

Judy Howles, Area Team Leader, Development Control, informed the Committee of the following corrections to the application report (as appended to the meeting agenda) :-

- I. The Wiltshire County Council Highways Department consultation comments are detailed at the foot of page 3 of the report (and are not awaited as indicated in paragraph 5, page 5 of the report).

Mr Bowden, a resident of Hulse Road, informed the Committee that he objected to the proposed development.

Mr K Morgan, architect for the applicant, spoke in support of the application.

Following the receipt of the above 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 reasons :-

- I. due to a combination of its overall size, massing, bulk and siting and its prominent corner location, the proposal would have an adverse impact on the character of the area which is generally typified by domestic scale buildings positioned on relatively spacious corner plots and would also have an adverse impact on adjacent properties due to the increase in overshadowing and dominance caused by the proposed buildings. The proposal would, therefore, be contrary to Policies G2 and D2(i) of the Adopted Replacement Salisbury District Local Plan (June 2003).
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.

191. S/2004/1497 – FULL APPLICATION – INSTALLATION OF TWO 8M HIGH STANDARD LIGHT COLUMNS (ENVIRONMENTALLY CONSCIOUS FLOODLIGHTING) AT THE NEW SKATE PARK, WESTWOOD OPEN SPACE, OFF WESTERN AVENUE - FOR SALISBURY DISTRICT COUNCIL

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

RESOLVED – that the above application be approved subject to the following conditions:

- I. 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. Prior to the commencement of development, details of measures to direct and shield the light sources in order to minimise unnecessary light emission shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out incorporating the approved measures and shall be thereafter retained on that condition.

Reason: To protect the amenities of occupiers of nearby properties.

3. The lighting, hereby approved, shall not be illuminated between the hours of 9:00pm and 8:00am, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of occupiers of nearby properties.

The approval was given for the following reasons :-

1. the design of the proposed columns is acceptable and it is considered that they would not appear visually harmful, particularly given the context of the area of the site and the presence of the floodlights at the adjacent Bemerton football club, whilst enhancing an existing recreational facility.
2. The proposed development is, therefore, considered to comply with Policies G2 & R1A of the Adopted Replacement Salisbury District Local Plan (June 2003).

In addition, the applicant to be informed that any works carried out without compliance with the conditions detailed above will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

192. S/2004/1526 – SITING OF PORTACABIN AS TEMPORARY STORAGE FOR PAPER WORK AT THE COUNCIL OFFICES, BOURNE HILL - FOR SALISBURY DISTRICT COUNCIL

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 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 & Country Planning Act 1990

2. When the portacabin hereby permitted ceases to be occupied, or at the end of five years from the date of this permission, whichever shall first occur, the portacabin and all materials and equipment brought on to the premises in connection with the use shall be removed and the land reinstated to its former condition.

Reason: In the interests of amenity, to secure the reinstatement if the premises following the cessation of the use temporarily permitted.

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

G2	General Criteria for Development
E3	Office Development
CN5	Listed Buildings
CN8	Conservation Areas

The applicant to be informed that :-

1. this permission is in respect of a single storey portacabin only; and
2. that arrangements for delivering and positioning the cabin should be agreed, in advance, with the Council's Arboriculturalist, David Prince (tel. 01722 43441).

193. URGENT ITEM – ROAD TRAFFIC REGULATION ACT 1984 – ORDER TO EFFECT A 20MPH SPEED LIMIT ZONE TO VARIOUS ROADS OFF PEARCE WAY, BISHOPDOWN FARM, SALISBURY

Although this item was not on the previously circulated agenda the Chairman declared that it be taken as a matter of urgency since a decision needed to be taken before the date of the next meeting.

The Committee considered the Order, as drafted by Wiltshire County Council, circulated at the meeting.

RESOLVED – that Committee Members would, individually, send notification of their objections to or support for the proposals directly to Wiltshire County Council by the deadline stipulated in the Order (13 September 2004).

The meeting closed at 20:45 hrs