

**CITY AREA COMMITTEE - 18/11/04  
SCHEDULE OF ADDITIONAL CORRESPONDENCE**

Planslist  
Item No.

**1. S/2004/2008 - DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF THE SITE WITH 8 APARTMENTS AND 16 HOUSES AT TINTOMETER SITE, WATERLOO ROAD, SALISBURY**

WCC Archaeology – No known archaeological sites recorded in the area.

HDS Notes

Members should note that the following informative should be added to the reasons for refusal:

**“With regards the above reasons, the developer should note that the refusal reasons related to the commuted payments towards open play space and education can be overcome by the submission of a legal agreement in this regard.”**

(Agents of) Landowner – Supporting information as attached in full as **Appendix 1**

Agent - Submitted additional acoustic information relating to the proposed acoustic fencing. Furthermore, further details submitted relating to the reasons why Tintometer are moving site, and information regards the employment land supply. This is also attached in full as **Appendix 2**

HDS note:

Members should note that both appendices related to this item have been received on the eve of Committee. Given the amount of information contained in the letters, it was considered appropriate to attach these items in full for your consideration.

Further to the report, the recently submitted acoustic report is being discussed with the EHO, and the officer will report the findings at the meeting. Members should also note that further to the report, it is understood at the moment that any acoustic fence may be 3.5 metres high along the boundary with Homebase, and Naim Audio, coupled with ventilation schemes to limit the impact on amenities of the new dwellings.

Members need to consider whether such a fence could have an adverse impact. A refusal reason has been added to your report relating to the visual impact of such fencing and the impact on future amenities of occupiers on the site is such fencing is not adequate in acoustic terms. This was however added when it was thought that a 5 metre fence would be needed. It is considered that if a 3.5 metre fence is erected in the required locations, then no real visual harm would result, given the nature of the adjacent commercial buildings, which are of a larger scale.

Members should note that as such additional information has only just been received on the eve of the Committee, the EHO has not had time to fully assess the information. Consequently, if members decide to refuse the application, it is recommended that these details are checked with the EHO before a decision is issued, and officers granted delegated powers to amend this refusal reason if appropriate.

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**2. S/2004/2175 - DEMOLITION OF NO.20 NORTH STREET AND EXISTING YARD BUILDINGS  
ERECTION OF 7 HOUSES AND 2 FLATS + ALTERATION OF EXISTING ACCESS + CAR  
PARKING (AMENDED WARD) AT 20 NORTH STREET, SALISBURY**

Environment Agency

– No objections subject to contamination survey condition, and a water drainage protection scheme.

HDS notes:

Members should note that conditions to the above effect need to be imposed if they are minded to approve the scheme.

Neighbour Letters - 33 letters raising the following points:

- Adverse impact on highway system
- Parking not adequate
- Pressure on on-street parking facilities/permits
- Development of site will cause parking problems during construction
- Boundary with East Street needs to be higher to protect amenities

WWC Highways – Written confirmation of no objections but that:

- Parking space No. 1 should be slightly wider to aid use
- Set back of buildings is greater than the required inter-visibility requirement
- Layout of shared courtyard does not fully meet highway adoption requirements but is acceptable
- More covered bicycle parking spaces needed

HDS Note

The above comments do not affect the matters outlined in the officers report or the recommendation

**4. CONVERSION OF EXISTING HOUSE TO 3 FLATS CONSTRUCTION OF 2 FLATS AND 9  
HOUSES FORMATION OF NEW VEHICULAR ACCESS ONTO FAIRVIEW ROAD NEW  
PEDESTRIAN ACCESS ONTO WAINALONG ROAD AND DEMOLITION OF OUTBUILDINGS  
AND PART OF EXISTING HOUSE AT 44 MANOR ROAD, SALISBURY**

2 Letters from Agent –

1. A supplemental report (from agents tree expert) has been submitted outlining the tree issues indicated in the officers report in relation to the separate block of flats. It concludes by indicating that whilst the trees will have a limited impact on the property, the agent does not believe this will be so severe that it will result in the loss of the trees. They go onto state that it is often the case in areas of intense urban development that the screening benefit of trees is more highly prized than any shading disbenefit and occupants are very keen to keep them for this reason.

The Council's Arboricultural officer maintains his objections to this part of the scheme as outlined in the report.

2. Second letter from agent answering various concerns submitted by third parties, as attached in full as **Appendix 3**

Appendices (3)