

City Area Committee

Planning & Licensing

Minutes

16 December 2004 6.00 pm
Committee Room 1
Bourne Hill
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, D A Culver, B E Dalton, Mrs I M Evans, S R Fear, D J McCarthy, M J Osment, P V H Paisey, I R Tones, Miss M A Tomlinson and Mrs S A Warrander

Apologies: Councillors S J Howarth, J M Collier, J R L Nettle, P W L Sample, and J M Walsh

MINUTES NOT REQUIRING COUNCIL APPROVAL

211. CHAIRMAN'S ANNOUNCEMENTS:

The Chairman informed the meeting that Cllr S Howarth was recovering well following his operation and that the initial test results were very encouraging. She wished him a full and speedy recovery on behalf of the Committee.

212. PUBLIC STATEMENT / QUESTION TIME

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

213. COUNCILLOR STATEMENT / QUESTION TIME

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

214. DECLARATIONS OF INTEREST

Councillor Culver declared a personal and prejudicial interest in agenda item 9 – the Downton Road Development Brief as he was a member of the Downton Road Community Hall Committee and withdrew from the meeting during consideration thereof.

Councillor Dalton declared a personal interest in agenda item 7 – the Old Sarum Development Brief as he works for the MOD who own some of the land affected by the Brief.

215. MINUTES OF PREVIOUS MEETING

RESOLVED – that the minutes of the meeting held on 18 November 2004 be approved as a correct record and signed by the Chairman.

216. OLD SARUM DEVELOPMENT BRIEF:

The Committee considered the previously circulated report of the Special Projects Manager/ Planning Officer.

CityBrisk submitted a statement of objection to the development brief which was read out to the Committee.

The agent for the applicant spoke in support of the development brief.

Some members expressed concern at the amount of traffic that such a large development would cause. Therefore members felt that the infrastructure to support the development, particularly the school, would have to be put in place at an early stage. The officer also informed members that an early penetration of the site by a bus service would be crucial to ensuring that the amount of traffic coming into the City was limited. He stated that officers had been negotiating for this.

Members had visited a housing development in Shaftesbury which they felt was a high quality development. Members were pleased that the Old Sarum Brief seemed to have included many of the same principles. The officer informed members that this development brief had been based on similar principles as the Shaftesbury site which they had visited, which in summary seeks to create a unique and sense of place appropriate to its context.

Members were very pleased about the extra social housing which had been included. In response to a member question the officer informed the Committee that as many sustainable materials as possible would be included in the development and there were also plans to include a compost bin in every garden, recycling centres and explore methods to re-use grey water.

RESOLVED –

1. that the proposed revisions to the draft development brief be noted
2. that it be recommended to Cabinet that the brief be adopted at the January Cabinet to set a robust framework for delivering a very high quality mixed-use development and associated social and technical infrastructure.

217. S/2004/243 I FULL APPLICATION - DEMOLITION OF EXISTING BUILDING ERECTION OF 1 HOUSE AND 2 FLATS AND ACCESS AT 51 HULSE ROAD SALISBURY FOR MIDSUMMER HOMES LIMITED:

Mr Miles, a resident in Hulse Road, spoke on behalf of a number of other residents in objection to the above application.

Mr Martin, the applicant, spoke in support of the above proposal.

Following the receipt of these statements, 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. 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.

218. S/2004/2445 - FULL APPLICATION - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 10 No. DWELLINGS WITH ACCESS AND PARKING AT 8 COLDHARBOUR LANE SALISBURY FOR BAYVIEW DEVELOPMENTS (BOURNEMOUTH) LTD

RESOLVED – that the above application be deferred pending further information from

the Head of Forward Planning and Transportation regarding parking policy and residents parking schemes

219. DRAFT DEVELOPMENT BRIEF: LAND AT DOWNTON ROAD SALISBURY

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

Mr M Mullen, Chairman of a Committee of local residents, spoke in objection to the above brief. A representative of the applicant spoke in support of the above brief.

The Officer informed those present that issues such as parking and traffic would all be issues which would be raised at the planning application stage. She stated that this brief was just an indicative plan of general principles governing the site.

Some members were concerned that the PCT did not seem to feel the need for a GPs surgery in this development as some members felt it was a vital part of the infrastructure. However, other members felt that GPs needed to be placed to serve a community of thousands of residents and the size of this development would mean that the surgery would not have all the services that people have come to expect from their local GPs.

There was a discussion about the Community Hall. Members were concerned about the length of time that had already been taken in trying to secure a community hall and urged that it be completed as quickly as possible.

Members expressed concern that placing a shop and a community hall on land that was previously allocated only for the community hall would mean that some green space would be lost to car parking. It was acknowledged that the developers would be providing land as part of any land swap however, it was not certain at this stage where in the development this land would be situated.

Members were very concerned that the 18 month time limit for marketing the shop would not be sufficient to attract potential operators. There was a concern amongst members that after the eighteen months the site would be converted to housing and not used for a community use.

The Officer emphasised that if the developers wished to convert the site to housing they would have to submit a planning application and therefore this conversion would not be a forgone conclusion.

RESOLVED – that if the eighteen month time limit on marketing the shop expires without an operator being secured, then all other potential community uses for the site, including public open space, be exhausted before the site be allowed to be developed for housing.

Members felt concerned that a development on this scale should not be rushed. A comment was raised that once the development was built it would be in place for a very long time and therefore it was important that this development was the right one for the site.

RESOLVED – that it be recommended to Cabinet that they defer adoption of the development brief to facilitate further consultation between Westbury Homes Ltd and local residents of the area.

220. RAISING THE AUTHORISED LIMIT FOR R2:

The Committee considered the previously circulated report of the Development Contributions Officer.

RESOLVED – that it be recommended to Cabinet that:

- (1) The local member/s be consulted where a project costs between £10,000 & £30,000 and if an objection is raised, the project be referred to the area committee for determination.
- (2) the delegated spending limit for the release of S106 contributions be raised to £30,000.

221. APPLICATION FOR DISCRETIONARY GRANT:

The Committee considered the previously circulated report of the Tourism Manager.

RESOLVED – that all of the remaining £4,870 in the City Area Committee's Discretionary Budget be granted to the Marketing, Economic Development and Tourism Special Events Budget to support St George's Day activities as outlined in the officers report.

Meeting closed at 1905hrs

Members of the public present 11