
Minutes

14 April 2005 6.00 pm
The Alamein Suite, City Hall,
Malthouse Lane,
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 Chettleburgh, J M Collier, D A Culver, B E Dalton, S R Fear, S J Howarth, P W L Sample, Miss M A Tomlinson, J M Walsh and Mrs S A Warrander.

Apologies: Councillors Mrs I M Evans, M J Osment, P V H Paisey, J R Nettle and I R Tomes

MINUTES NOT REQUIRING COUNCIL APPROVAL

248 CHAIRMAN'S ANNOUNCEMENTS:

None

249 PUBLIC STATEMENT / QUESTION TIME:

There were none.

250 COUNCILLOR STATEMENT / QUESTION TIME:

None

251 DECLARATIONS OF INTEREST:

- Councillor Howarth informed members that he had sought legal advice from the Deputy Monitoring Officer about whether or not to declare an interest in agenda item 9 City Area Committee Arrangements as he is Chairman of the City Area Community Committee and had been advised that he need not declare an interest. He requested that this be minuted.
- Councillor Howarth informed members that he had sought advice from the Deputy Monitoring Officer about whether he needed to declare an interest in agenda item 8 planning application S/2005/427 as he lives in the same residents' parking zone as the site in question. He was informed that he need not declare an interest.
- Councillor Ms Mallory informed the Committee that she was an associate of an objector to the application who was present in the audience. She was advised by the Deputy Monitoring Officer that she need not declare an interest.

252 MINUTES OF PREVIOUS MEETING:

RESOLVED – that the minutes of the meeting held on 17th February 2005 be approved as a correct record and signed by the Chairman.

253 REFURBISHMENT OF THE SALISBURY ARTS CENTRE:

The Committee received a presentation from Jill Lowe the Director of Salisbury Arts Centre on the recent refurbishment.

Members were very supportive of the project and congratulated Ms Lowe on the successful delivery of the project. The high quality of the workmanship and the sympathetic designs were also praised by members. The Director was thanked for ensuring that the graffiti on the surrounding walls had been removed.

Comments were made that floodlighting and CCTV around the Arts Centre was very important in order to protect the art work from vandalism. It was suggested that the Cabinet might want to make this an important priority.

254 S/2005/427 - FULL APPLICATION - DEMOLITION OF No.20 NORTH STREET AND EXISTING YARD BUILDINGS - ERECTION OF 5 TOWN HOUSES AND 3 FLATS INCLUDING ON-SITE PARKING AND AMENITY SPACE AT 20 NORTH STREET SALISBURY SP2 7SG FOR BAYVIEW DEVELOPMENTS LIMITED:

Mr Parke, the planning consultant for the applicant, spoke in support of the above application.

Further to the receipt of this statement, 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 subject to

1. the receipt of a satisfactory Unilateral Undertaking by the 25th April 2005 in respect of:

- (1) provision of a commuted sum towards off site open space provision
- (2) non-entitlement to a residents parking permits or other visitor permits.

2. the receipt of satisfactory amended plans showing appropriate brick detailing to the side (south) elevation of the 3 storey building adjacent North Street.

Then the application be approved for the following reasons:-

- (1) The site represents an opportunity to redevelop brownfield land near the heart of the city centre. Given the close proximity of the site to adjacent residential uses and the restricted nature of the highway system, it is considered that the reuse of this land for employment purpose may have adverse impacts on adjacent amenities and highway safety. In principle therefore, residential development may have less impact subject to details.
- (2) The overall design of the scheme is considered to be far more acceptable than previously submitted. Combined with the outcome of the applicants structural report, the revised scheme is considered to be of a high enough quality to warrant the demolition of the existing three storey Victorian house, and would preserve or enhance the character of the Conservation Area. Furthermore, it is considered that this revised scheme sufficiently protects the amenities of adjacent properties.
- (3). A total of 9 parking spaces have been provided for the 8 dwellings proposed, WCC Highways have raised no objections to the proposal. Therefore, given the sustainable location of this site within easy reach of services and facilities, it is considered that the scheme would be acceptable in highway terms.

And 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 and Country Planning Act 1990. (0004)

2. Before development is commenced, a schedule of external facing materials shall be submitted, to include details of the bonding and mortar, where so required by the Local Planning authority, sample panels of the external finishes shall be constructed on the site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. With regards to the existing terraced house fronting North Street and the replacement building on that site, existing bricks from the existing building shall be carefully removed and retained on site and reused in the new building. Any new bricks needed to complete the building shall match the reclaimed bricks in proportion and colouration, and be utilised for the whole of the new building.

REASON: 0014 To secure a harmonious form of development.

3. No work shall start on site until large scale (1:10) details of the new windows, window cills, doors, porch canopies, dormers and access gates have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: 0014 To secure a harmonious form of development.

4. No work shall start on site until details of the new hard and soft landscaping, and boundary treatments have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and at the agreed times.

REASON: 0014 To secure a harmonious form of development.

5. Before the dwellings are first occupied, the car parking and bicycle spaces shown on the approved plans shall be completed and made available for use by future occupiers of the scheme. The car parking spaces shall be marked out and specifically allocated, with one space allocated and retained in perpetuity for each house. The visitor space shall also be clearly marked out on site, and made available for the parking of visitors (non residents) only.

REASON: 0052 In the interests of highway safety.

6. Notwithstanding the provisions of Class[es] A to E of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no alterations nor extensions to the dwelling(s) nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

REASON: 0023 In order that the Local Planning Authority may retain planning control over development in the interests of amenity, given the nature of the dwellings.

7. The buildings on this site shall not be demolished until Conservation Area Consent has been granted for the removal of the buildings.

REASON: In order to protect the character of the conservation area.

8. Before the dwellings hereby approved are first occupied, a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed over the first 4.5m of the access, details of which shall have been submitted to and approved by the Local Planning Authority.

REASON:0052 In the interests of highway safety.

9. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON:0052 In the interests of highway safety.

10. Before development commences the applicant shall commission the services of a competent contaminated land consultant to carry out a detailed contaminated land investigation of the site and the results provided to the Local Planning Authority. The investigation must include:

a full desk top survey of historic data

A conceptual model of the site identifying all potential and actual contaminants, receptors and pathways (pollution linkages)

A risk assessment of the actual and potential linkages identified

A remediation programme for contaminants identified. The remediation programme shall incorporate a validation protocol of the remediation work implemented, confirming whether the site is suitable for the consented use.

The remediation programme shall be fully implemented and the validation report shall be forwarded to the Local Planning Authority prior to habitation of the premises.

REASON: In order to ensure that a suitable decontamination survey and works are undertaken in the interests of amenity.

11. Prior to commencement, a scheme to minimise the detrimental effects to the water interests of the site and the risks of pollution during construction phase. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil.

REASON: To minimise the impact of the scheme during construction on water interests.

12. No demolition or construction works shall take place outside the hours of 0800hrs to 1800hrs Monday to Saturday.

REASON: In order to protect adjacent amenities

13. Prior to any development commencing a scheme for the phasing and timing of construction works for the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out as agreed.

REASON: In order to ensure that the site is developed and the approved scheme fully completed in manner which preserves the character of the Conservation Area.

14. Before development commences, details of the materials for the bin and cycle stores shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in strict accordance with the approved details.

Reason: In the interests of amenity of the area and highway safety.

15. The development shall be in accordance with the submitted drawing(s) deposited with the Local Planning Authority, as amended by the applicants letter and plan received on 18th April 2005 (showing dummy windows in the south façade of the 3 storey terrace building adjacent North Street), unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt

16. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for construction / delivery vehicles accessing and leaving the site. The scheme shall be implemented in accordance with the approved details.

Reasons: In the interests of neighbouring residential amenity and highway safety / convenience.

2. That the applicant be informed of the following:
 - (1) That this permission has been granted in accordance with the following policies of the Adopted Replacement Salisbury District Local Plan: G1, G2, D1, E16, CN8, CN9, CN11
 - (2) The Environment Agency has indicated that issues of sustainable construction and water efficiency should be considered as part of this proposal. Please contact the Planning Liaison Officer of the Agency on 01258 483390 for further advice.

Note: Members also expressed a wish to make representations to Wiltshire County Council asking them to put bollards in the street if the residents of North Street so wish.

255 S/2005/428 - CONS.AREA (DEMO) - DEMOLITION OF No.20 NORTH STREET AND EXISTING YARD BUILDINGS AT 20 NORTH STREET SALISBURY SP2 7SG FOR BAYVIEW DEVELOPMENTS LIMITED

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 for the following reason:

- I. No.20 North Street is a three storey Victorian house, which due to its rather poor state of repair and completely blank rear elevation, is not considered to be of any special architectural merit, and is not considered to be of a quality sufficient for listed status.

On balance therefore, in this particular instance, given the poor quality of the existing building and its apparent inability to remain substantially intact following demolition works, it is considered that the demolition of the existing townhouse at No.20 (and its replacement with a suitably high quality building) as proposed could preserve the character of the Conservation Area, but only if the quality of the materials and construction details are carefully controlled.

And subject to the following conditions:

(1) The development for which permission is hereby granted must be commenced not later than the expiration of 5 years beginning with the date of this permission.

REASON: 0006 To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(2) The three storey townhouse (No.20 North Street) on this site shall not be demolished until Planning Permission has been granted and a contract for the carrying out of works for the redevelopment of the site has been made, with the relevant particulars notified in writing to the Local Planning Authority, and planning permission has been granted for the redevelopment for which the contract provides.

REASON: In order to preserve the character of the conservation area.

(3) Before any work is undertaken in pursuance of this consent to demolish any part of any building, the developer shall take such steps as may be necessary to secure, during the progress of the demolition authorised by this consent, the safety and stability of that part of the building, or adjacent buildings, which are to be retained. Such works shall, where necessary, include measures to strengthen any wall or vertical surface, to support any floor, roof or horizontal surface and to provide protection of the building against the weather during the progress of the work.

REASON: 0130 To safeguard the stability and condition of those parts of the building which are to be retained.

256 CITY AREA COMMITTEE ARRANGEMENTS

Councillor Mrs Warrander introduced this item. She explained that as the Committee was no longer responsible for licensing applications and there were fewer planning applications she felt that there was no longer a need to have two separate City Area Committees.

A discussion took place over the merits of the suggestion and opinion was divided. Some members agreed with the above suggestion but other members felt that this may lead to meetings continuing late into the night when the quality of decision making was likely to deteriorate. Some members also felt that although some meetings were short others already continued for several hours and fewer meetings would increase the occurrence of this.

RESOLVED – that the proposal to merge the two City Area Committees to one Committee not be supported.

Meeting closed at 8.20pm

Members of the public present 13