

# Minutes

**Meeting of:** City Area Planning Committee

**Meeting held in:** City Hall, Salisbury.

**Date:** 7 July 2005

**Commencing at:** 6.00pm

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**Present:**

**District Councillors:**

Councillor Ms S C Mallory – Chairman  
Councillor J R L Nettle – Vice Chairman

Councillors Mrs P J Brown, K A Cardy, Mrs E A Chettleburgh, B E Dalton, Mrs M I Evans, S R Fear, S J Howarth, M J Osment, P V H Paisey, P W L Sample, I R Tomes, Miss M A Tomlinson, C Vincent and Mrs S A Warrander.

Apologies: P M Clegg, J M Collier, D A Culver, P V H Paisey and J M Walsh

**Officers**

T Pizzey (Development Control), Mrs J Ferguson (Legal & Property) and S Draper (Democratic Services).

**276. Public Questions/Statement Time:**

There were none

**277. Councillor Questions/Statement Time:**

Councillor Mrs E A Chettleburgh informed members that she had received a complaint from a member of the public about the use of disabled parking spaces. The lady was concerned that disabled parking spaces were frequently being cordoned off and used for events. For example display boards had recently been erected in the disabled parking spaces outside of the Guildhall.

Councillor I Tomes informed members that it was not clear who the responsibility for the parking spaces in that area belonged to.

**Resolved** – that a letter be sent to the Head of Forward Planning and Transportation asking where the responsibility for those, and other disabled parking spaces in the City, lies and then that the responsible people be asked to refrain from allowing those spaces to be used for anything other than disabled parking.

**278. Minutes:**

**Resolved** – that the minutes of the special meeting held on 16<sup>th</sup> May 2005 and the minutes of the last ordinary meeting held on 9<sup>th</sup> June 2005 (previously circulated) be approved as a correct record and signed by the Chairman.

**279. Declarations of Interest:**

Councillor P Sample declared a personal interest in planning application S/2005/878 as his company provided some services for an estate agent involved with the property and remained in the meeting for consideration of the application.

**280. Chairman's Announcements:**

None.

**281. S/2005/874 – Full Application – Erection of 3 bed town house with integral garage at Rear of 10-12 St Pauls Road, Salisbury, SP2 7AG For Miss J Field and Mr T Knight**

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

**Resolved –**

1. That the above application be approved for the following reason:

(1) The application site is capable of being severed in the manner proposed to form a residential plot of a size that will be in keeping with those of the surrounding area, while the proposed dwelling would be of a scale and design that would integrate satisfactorily within the street scene and the wider surrounding area. The proposed development would not materially affect the amenities of the neighbouring residential properties and would provide an acceptable level of on-site parking so that there is no highway objection. The requisite contribution towards the provision of off-site recreational facilities can be secured via a Section 106 Agreement. As such, it is considered that the proposed development would comply with Policies G2, D2, H8, TR11 and R2 of the Adopted Replacement Salisbury District Local Plan (June 2003).

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. Details and samples of all external facing and roofing materials to be used in the construction of the dwelling hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority before any on-site works commence. The development shall thereafter be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the dwelling is satisfactory.

3. Prior to the commencement of development, details/a plan indicating the positions, design, materials and type of boundary treatment to be erected have been submitted to, and approved in writing by, the Local Planning Authority. The erection of the approved boundary treatment shall be completed before the dwelling is first occupied. Development shall be carried out in accordance with the approved details, maintained for a period of five years and thereafter retained.

Reason - In the interests of visual amenity and privacy for the occupants of the neighbouring properties.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactments thereof, no further windows (other than those expressly authorised by this permission) shall be inserted in the south and north (side) elevations (such expression to include the roof and wall) of the dwelling hereby permitted, unless otherwise first agreed in writing by the Local Planning Authority.

Reason - To avoid loss of privacy to the neighbouring properties.

5. Both in the first instance and upon all subsequent occasions, the windows coloured ORANGE on the approved plan on the south and north (side) elevations shall be glazed with obscure glass in a form sufficient to prevent external views and shall either be a fixed light or hung in such a way as to prevent the effect of obscure glazing being negated by reason of opening.

Reason - To protect the amenity and privacy of the adjoining properties

6. No development shall take place until such time that a scheme for the closure of the existing vehicular access and the removal of the redundant access crossing over the maintained public highway verge and reinstatement of this land as a grassed verge has been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details prior to the first occupation of the dwelling.

Reason - In the interests of highway safety.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, no enlargement or other alteration to the dwelling permitted by Classes A and B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason – To enable the Local Planning Authority to retain control over the development in the interests of neighbouring amenity.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, the integral garage shown on the approved plan shall not be converted into living accommodation without planning permission first being obtained from the Local Planning Authority.

Reason – To secure the retention of adequate off-street car parking facilities.

2. That the applicant be informed of the following:

- (1) The applicant is advised that the existing footway and grassed verge fronting the development form part of the maintained public highway. It is therefore advised that prior to the commencement of these works the approval of the Local Highway Authority will need to be sought for the construction of a new vehicular footway and verge crossing to be constructed to the satisfaction of the Local Highway Authority. The applicant is also informed that approval should also be sought for the removal of the redundant access crossing over the highway verge and the laying of a new grassed verge in this area. The applicant is advised to contact Jackie Baldwin of Wiltshire County Council (Tel No 01225 713411) in the first instance to obtain the necessary forms and details in respect of this matter.
- (2) That this decision has been taken in accordance with the following policies of the Adopted Replacement Salisbury District Local Plan (June 2003):

Policy Purpose

G2	General Criteria for Development
D2	Infill Development
H8	Development within the Salisbury Housing Policy Boundary
TR11	Provision of Off-Street Parking
R2	Provision of Recreational Facilities

**282. S/2005/878 – Full Application – Erection of 12 Residential Flats with Vehicular Access and On Site Parking at Site on the Corner of Wilton Road/Devizes Road, Salisbury SP2 7ED for Laneswood Homes Limited**

The architect for the applicant, spoke in support of the above application.

Following receipt of this statement the Committee considered the report of the Head of Development Services (previously circulated), together with a schedule of late correspondence circulated at the meeting:

**Resolved** – that

- (1) That the above application be refused for the following reason:

1 The application site is located in a highly prominent and important position at the intersection of two major arterial roads on the edge of Salisbury's historic city centre. The nature, shape and size of the site, and its context with surrounding development and features represents a significant challenge for the redevelopment. The Local Planning Authority expects a high quality development for such an important location.

Notwithstanding the current vacant condition of the site, it is considered that by reason of its overall built form, layout, scale and density, together with the overly fussy elevational treatment, and its relationship and juxtaposition with adjacent development, the proposal would be likely to result in a poor quality and cramped form of development which would fail to address the design opportunities offered by this important site, and which would be detrimental to the general environment around the site, unsympathetic to its surroundings, and detrimental to the future occupiers of the development. As such the proposal would fail to comply with the aims of Salisbury District Local Plan policies D1 and G2.

2 The proposal would be contrary to policy R2 of the Salisbury District Local Plan in that no provision has been made towards public open space.

**283. S/2004/2412 – Full Application – For Residential Development, Construction of New Access, Demolition of Existing Public House at Conquered Moon Public House, Woodside Road, Salisbury SP2 9EE for Collingwood Investments Limited**

Mr B Carraghan, a local publican, spoke in objection to the above application.

Mr Smith and Ms Rumbold, Directors of Collingwood Investments spoke in support of the above application.

Following receipt of these statements the Committee considered the report of the Head of Development Services (previously circulated) together with a schedule of late correspondence circulated at the meeting:

**Resolved –**

1. That had the Local Planning Authority been able to determine this application it would have refused planning permission for the following reasons: -

(1) The proposal would result in the loss of a local facility and the encouragement of vehicular travel contrary to the sustainability policies of the local plan. It has not been satisfactorily demonstrated that the site has been realistically advertised on the open market for the existing or an alternative community use. The above would be contrary to policies G1 and PS3 of the Adopted Salisbury District Local Plan 2003.

(2) Provision has not been made for a contribution towards recreational open space in accordance with policy R2 of the Adopted Salisbury District Local Plan. The proposal would therefore place additional demand on existing recreational facilities and would set a precedent that would make it difficult for the Council to effectively implement this policy 2003.

2. That the applicant be informed of the following:

(1) Refusal reason 2 relating to Policy R2 could be overcome if all the relevant parties can agree to a unilateral agreement in accordance with the standard requirement of public recreational open space.

(2) This decision has been made in accordance with the following policies of the adopted Salisbury District Local Plan 2003: G1 PS3 R2 D2 and H8/H25.

The meeting closed at 8pm

Members of the public: 10