

Minutes

Meeting of : City Area (Planning) Committee
Meeting held in : Alamein Suite, Salisbury
Date : Thursday 04 September 2008
Commencing at : 6.00 pm

Present:

Miss M A Tomlinson (Chairman)
J M Walsh (Vice-Chairman)

Councillors P M Clegg, I C Curr, B E Dalton, J M English, M I Evans, I R Tomes, E A Chettleburgh, S R Fear, C R Hill, H McKeown, M J Osment, A C R Roberts, J C Robertson, P W L Sample, A A Thorpe and C R Vincent.

Apologies: K A Cardy and S J Howarth

Officers:

P Trenell (Democratic Services Officer), R Hughes (Principal Planning Officer), T Wippell (Planning Officer)

144. Public Questions/Statement Time:
There were none.

145. Councillor Questions/Statement Time:
There were none.

146. Minutes:

Resolved: that the minutes of the ordinary meeting held on 10 July 2008 (previously circulated) be approved as a correct record and signed by the Chairman.

147. Declarations of Interest:
Councillor McKeown declared a personal and prejudicial interest in item 7 (planning application S/2008/1047) as she lived on the same road as the site of the proposed development. She addressed the committee as a member of the public but left the meeting for the duration of the debate and did not vote.

148. Chairman's Announcements:
The Chairman asked that members sign a book for Councillor Howarth that was circulated at the meeting.

The Chairman informed members that South Wiltshire Area Grants Tranche 2 would be considered as an urgent item in order to expedite the decision and the provision of funding to successful applicants.



Awarded in:
Housing Services
Waste and Recycling Services



149. S/2008/1087 – Change Of Use Of Warehouse Area To Rear Of Property To D2 (Fitness Studio) Use Volpoint House At Tollgate Road Salisbury SP1 2JG For Myddelton And Major:

The committee considered a verbal presentation from the Principal Planning Officer, information contained in the schedule of additional correspondence and the previously circulated officer's report.

Mr M Lucas, the owner of the property, addressed the committee in favour of the application.

Resolved: That the application be approved for the following reason:

Members felt that policy E16 was complied with as the proposal would also provide employment, and bring an empty unit into reuse. Furthermore, the proposal has no impact on highway safety, has sufficient parking on site, and the proposed use would have no impact on adjacent amenities.

150. S/2007/1037 – Change Of Use Of Ground Floor Offices At Front Of Building To D2 (Assembly And Leisure) Use At Volpoint House Tollgate Road Salisbury SP1 2JG For Mr Rod Coppock:

The committee considered a verbal presentation from the Principle Planning Officer in conjunction with the previously circulated report and information circulated in the schedule of additional correspondence.

Mr R Coppock, the applicant, spoke in support of the application.

Resolved: That the application be approved for the following reason:

Members felt that policy E16 was complied with as the proposal would also provide employment, and bring an empty unit into reuse. Furthermore, the proposal has no impact on highway safety, has sufficient parking on site, and the proposed use would have no impact on adjacent amenities.

151. S/2008/1047 – Construction Of One 5 Bedroom Dwelling And Creation Of New Access At 63 Bouverie Avenue Salisbury SP2 8DU For John Coleman:

The committee considered a verbal presentation from the Principal Planning Officer, information contained in the schedule of additional correspondence and the previously circulated officer's report.

Mr B Roper, a local resident, spoke in objection to the application.

Resolved: That the application be refused for the following reasons:

The proposal site is located in a Housing Restraint Area, which is characterised by dwellings located in spacious plots. The area suffers from foul drainage issues, and the application site and proposed access will abut a "walk to school" route.

It is considered that, due to a combination of the cramped nature of the resultant plots, the scale of the proposal including garage, the location of the new access, and the loss of the existing hedging and open gap, the proposal would adversely affect the character of the Housing Restraint Area; exacerbate foul drainage problems; reduce pedestrian safety, and discourage sustainable travel patterns.

As a result, the proposal would be contrary to the aims of policy G2, G5, D2, and H19 of the Salisbury District Local Plan, and contrary to the sustainability aims of PPS1 and PPS3.

152. S/2008/1062 – Change of use to takeaway and restaurant and alteration to existing premises (new second door entrance and new internal and external ventilation system internal alterations at 147-151 Fisherton Street Salisbury SP2 7RP For Ekramul Hoque:

The above application was withdrawn by the applicant in advance of the meeting.

**153. Urgent Business:
South Wiltshire Area Grant Applications – 2008/9 Tranche 2:**

Councillor Evans addressed the committee and outlined the findings of the South Wiltshire Area Grants Review Panel. With regard application CAC/08-09/T2/04 members felt that the plaque should be put in place as soon as possible, but were anxious that its position and prominence not be adversely affected by the forthcoming renovation of the Guildhall.

Resolved: that the recommendations of the South Wiltshire Area Grants Review Panel as set out in the table below be approved.

Ref. no.	Application	Panel Recommendations
CAC/08-09/T2/01	Harnham Water Meadow Trust Construction of flow control structure in town path area.	That the applicant be awarded £2,000 towards the project. The panel felt that the project was a worthy one which would protect aspects of natural beauty within the Salisbury City area for years to come.
CAC/08-09/T2/02	Sarum Counselling Design and print of publicity leaflets for affordable counselling	That the applicant be invited to reapply in Tranche 3 after they have raised some funding towards the project.
CAC/08-09/T2/03	Harnham Memorial Hall Refurbishment work to the hall	That the applicant be awarded £2,000 towards the project. The panel recommend that the applicant consider raising the cost of hiring the hall to bring in additional funds.
CAC/08-09/T2/04	Salisbury & District Trades Union Council To commission a plaque to commemorate trials for the agricultural riots.	That the applicant be awarded £1,170 towards the project. The Panel were pleased to see that the applicant had managed to raise additional funds and recommended that the Guildhall be asked to put the plaque up as soon as possible.
CAC/08-09/T2/05	The Trussell Trust Provision of 4 x life skill courses for up to 64 people.	That the applicant be awarded £1,203 towards the project. The grant amount would fund one of the four classes as detailed on the application form.
CAC/08-09/T2/06	Governors of Woodlands School To develop a public area into a nature reserve.	Application withdrawn until Tranche 3
CAC/08-09/T2/07	Salisbury City Football Club Players' expenses	Application refused – Does not meet criteria
CAC/08-09/T2/08	SCRAP Start up costs for a project to rid Salisbury of plastic bags.	That the applicant be invited to reapply in Tranche 3 after they have raised some funding towards the project.

Meeting closed at: 19:04 pm
Number of public present: 17