

Planning & Economic Development Overview & Scrutiny Panel

Minutes

Wednesday 22 January 2003

6.00pm, Committee Room 1
Bourne Hill, Salisbury

Present

Councillor P D Edge (Chairman)
Councillor Mrs S M Thorpe (Vice Chairman)
Councillor K A Cardy
Councillor P M Clegg (Substituting for Ms S C Mallory)
Councillor J Coundley
Councillor S R Fear (Substituting for I R Tomes)
Councillor Mrs J M Greville
Councillor Mrs M M A Peach
Councillor Mrs C A Spencer

Councillor J C Noeken (Deputy Portfolio Holder)

In Attendance

A Davies (SDC)
J Ferguson (SDC)
S Hughes (SDC)
A Macdonald (SDC)

Apologies

Councillor J B Hooper

Public Questions/Statements

144. There were no public questions or statements.

Minutes

145. The minutes of the last meeting held on 14th January 2003 will be considered at the next Panel meeting on 11th February 2003.

Declarations of Interest

146. There were no declarations of interest.

Replacement Salisbury District Local Plan – Proposed Modifications (Retail Chapter)

147. **A Macdonald**, Forward Planning & Conservation Team Leader, introduced the remaining Retail Chapter of the Replacement Salisbury District Local Plan.

Consideration of all retail issues had been delayed to this meeting so that the Council's retail consultants, C B Hillier Parker could advise on the additional representations received, originally miscoded by the objector to the Sport and Recreation Chapter. The advice received from Hillier Parker now formed the basis of the report before the Panel.

A Macdonald informed the Panel that key points for Members to bear in mind while considering the Retail Chapter were (a) need and (b) the Sequential Test (i.e. where City/Town Centres are identified as preferred development sites before edge of town ones).

Members of the Panel then went on to consider each of the recommendations contained in Appendix 1 – Shopping, as previously circulated, together with a letter received from Amesbury Town Council, circulated at the meeting.

During consideration of Retail Development in Amesbury (PM/SHP/23, PM/SHP/24, PM/SHP/25), Mr Westmoreland of Amesbury Town Council informed the Panel that the Town Council was very much in favour of the development of a second medium sized foodstore for the benefit of the town.

Mr Westmoreland emphasised that Amesbury had seen unprecedented population growth over the past decade, during which time the town's retail base had been systematically eroded. By 2011, it was estimated that 25,000 people would be living within three miles of the centre of Amesbury.

The Town Council was of the view that the Retail Topic Paper and the Review of the Inspector's conclusions made it clear that the proposed Co-Op development at Redworth House would prevent Amesbury Town Centre from achieving its retail potential. The Town Council also believed that the development was contrary to the spirit of PPG 6 in that it precluded competition rather than encouraging it.

Mr Westmoreland highlighted one of the stated aims within the Local Plan, which was to promote Amesbury for "major housing, employment, retail and leisure growth". However the new Co-Op would not assist the fulfilment of this aim. The new store would be only about 30% larger than the old store and the old site would be of no use as a second foodstore because it would be deemed as too small.

A Macdonald replied that these views of the Town Council had been put to Hillier Parker who continue to recommend that the Redworth Site in Amesbury be allocated for foodstore purposes; and that the sequential test and the recommendation for local foodstores both on Boscombe Road and Porton Road be followed.

Councillor Noeken (Deputy Portfolio Holder, Planning & Economic Development) expressed his concern that the Co-Op would hinder another foodstore going into their old premises in Amesbury and highlighted the fact that the need for two food stores in Amesbury had been established. Shopping facilities had become extremely limited in Amesbury and the town had lost its "village feel". The only people who shopped locally were those without cars who could not afford expensive bus fares. Councillor Noeken also queried the terms and conditions attached to the Co-Op's use of Redworth House.

In light of these comments, Members of the Panel were very concerned that by agreeing no further modification to Policy S10 as recommended by the Officer would in effect prohibit any future retail developments in Amesbury.

A Macdonald assured Members that no other developments were precluded from coming forward. Once the Redworth site had been developed, all future developments would be considered on their individual merits and would need to meet the criteria as set out under Policy S4.

(NB. If the smaller site owned by the Co-Op was not made available for the purposes of another retail store within Amesbury then S4 criteria would in effect be fulfilled i.e. there would be evidence of no in-town space for retail development.)

RECOMMENDED TO CABINET:-

(1) Appendix 1 – Shopping

Modification Ref.	Issue	Panel Recommendation
PM/SHP/3	Strategy for Retailing in Salisbury City Centre	Accept Officer recommendation
PM/SHP/8	General Retail (Central Shopping Area)	Accept Officer recommendation
PM/SHP/13	General Retail	Accept Officer recommendation
PM/SHP/14	Fugglestone Red	Accept Officer recommendation
PM/SHP/15	Southampton Road	Accept Officer recommendation
PM/SHP/16	Southampton Road	Accept Officer recommendation
PM/SHP/18 and PM/18/MAP	London Road	Accept Officer recommendation
PM/SHP/19 and PM/19/MAP	London Road	Accept Officer recommendation
PM/SHP/20 and PM/20/MAP	The Maltings	Accept Officer recommendation
RR/SHP/2	London Road (Foodstore Retail)	Accept Officer recommendation
PM/SHP/21	Churchfields Estate	Accept Officer recommendation
PM/SHP/22	Amesbury (Redworth House)	Accept Officer recommendation
PM/SHP/23 PM/SHP/24 PM/SHP/25	Retail Development in Amesbury	Accept Officer recommendation

(2) That the Cabinet be made aware of the commentary as set out above in relation to retail development in Amesbury.

(3) That Legal and Property Services confirm the terms and conditions attached to the Co-Op's use of Redworth House.

Draft Planning & Economic Development Portfolio Plan 2003/04

148. This item was considered by the Panel at its last meeting held on 14th January 2003 where it was agreed that it be presented to the Cabinet for consideration without amendment.

Dates of next meetings

149. The Panel **agreed** that forthcoming meetings be held on:-

- (a) Tuesday 11 February 2003, commencing at 6pm
- (b) Tuesday 11 March 2003, commencing at 6pm

The meeting closed at 7.05pm.