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Minutes

Meeting of : Planning Committee
Date : 4 February 2019
Meeting held in : The Guildhall, Salisbury
Commencing at : 6:30pm

Present:

Chair:

Vice Chair: Cllr J Farquhar

Cllrs: J Baber, S Berry, T Corbin, A Foster, C Rogers, A Hoque, I Tomes and J Walsh.

Officers: A Child and J Whitty

1352. **Apologies:**

- 1352.1. Cllr J Nettle had been replaced on the committee by Cllr Rogers.
- 1352.2. Cllr Sirman gave her apologies and was substituted by Cllr A Hoque.

1353. **Election of the Chair of the Planning Committee for 2018/19:**

The Vice Chair called for nominations for this position. It was:

Resolved that:

- 1353.1. Cllr J Farquhar be elected as Chairman of the Planning Committee.

Cllr T Corbin was elected as Vice Chairman for the meeting.

1354. Public Questions/Statement Time:

1354.1. The Chair announced that a number of statements had been submitted by the public regarding Item 10 on the agenda and that these would be discussed as part of that item.

1355. Councillor Questions/Statement Time:

There were no questions submitted from Councillors.

1356. Minutes of the Previous Meeting:

1356.1. The minutes of the last meeting of the Planning Committee held on 7 January 2019 were approved and signed by the Chairman.

1357. Declarations of Interest:

1357.1. Cllr Walsh declared an interest in Item 15 as his home overlooks this footpath. He requested to speak on the item but not vote.

1357.2. Cllr Hoque declared an interest in application 18/11957/FUL as he owns a property nearby.

1358. Dispensations:

No dispensations were requested.

1359. Chairman's Announcements:

The Chairman made no announcements.

1360. Late Business:

The Committee considered the following applications and it was:

Resolved that:

1360.1. 19/01006/TPO - SCC has no comment to make on this application.

1360.2. 19/00912/ADV - SCC has no comment to make on this application.

1360.3. 19/01037/TCA - SCC has no comment to make on this application.

1360.4. 19/01005/TCA - SCC has no comment to make on this application.

1360.5. 19/00972/TPO - SCC has no comment to make on this application.

1361. Planning Application 18/11957/FUL – 30 -36 Fisherton Street Salisbury Wiltshire SP2 7RG:

The Chairman opened the discussion by reading a statement from the Leader of the Council Cllr Jeremy Nettle, which reminded the committee to consider planning guidance and policy during the discussion of this application but also

acknowledge the public interest in the library and Young Gallery provision. He noted that the City Council response will include comments from both Councillors and members of the public. He also noted that the City Council believes we need to ensure and maintain not only the core library services but also its associated functions and be the resource centre for Salisbury and neighbouring communities. A copy of the statement is attached.

The Chairman introduced statements submitted prior to the meeting from members of the public and invited their authors to speak to them, copies of which are attached. The Chairman also invited any other members of the public to speak regarding this application. Seven did so; the majority opposing the temporary move of the library, with many questions raised regarding its final location.

The Chairman invited Cllr Pauline Church, Cabinet Member for Economic Development & South Wiltshire Recovery, to address the meeting. Cllr Church provided information regarding Wiltshire Council's plans for the redevelopment and assured the meeting of Wiltshire Council's intention to reinstate full library services at a new final location. Cllr Church also confirmed that the library site is still owned by Wiltshire Council and that the temporary site for library services would be approx. 55% smaller than the current site. The final location of the library, due in Autumn 2020, would form part of a new Cultural Quarter, alongside the Playhouse and other facilities, such as an art gallery. The master plan for the whole redevelopment project is due to be published in Spring 2019, prior to a planning application for phase two of the Market Walk being submitted.

The Chairman asked committee members for their comments on the application.

Cllr I Tomes noted that the application conflicts with Wiltshire Council's core policies as follows: Core Policy 22: Salisbury Skyline policy which seeks to protect the roofscape of the city, commonly known as the 40ft rule; Core Policy 21: Maltings/Central which requires the redevelopment of the site to be "sensitive to Salisbury's skyline and respect the scale and building forms of the historic urban fabric"; Core Policy 57: Ensuring high quality design and place shaping, which requires new design to respond positively to the existing townscape and to effectively integrate the building into its setting; and Core Policy 58: Ensuring the conservation of the historic environment, which requires not only that new development should protect and conserve the historic environment, but, where possible, take the opportunity to enhance it.

Cllr I Tomes also drew the attention of the Committee to Wiltshire Council's Conservation Officer's report, highlighted the following paragraph;

"Unfortunately the scale and mass of the proposed replacement appear to have been driven largely by commercial requirement rather than as a response to context and represent a 'metropolitan' scaled development which is at odds in this sensitive historic environment. The height of the new building means that it will tend to dominate key listed buildings in the vicinity and appear overbearing from surrounding more human-scaled streets. The proposed design and

materials are not of such demonstrable quality as to offset the impact of the development, neither are there other proposals for the enhancement of the public realm which might have assisted in mitigating the impact of this large building.”

Cllr I Tomes concluded that this application should be rejected, as it does not to comply with Core Policies 21, 22, 57 and 58.

Other members of the Committee then spoke, and whilst many supported and welcomed the redevelopment of the Maltings, this application was not seen as a viable first step and therefore it was:

Resolved that:

- 1361.1. Salisbury City Council objects to planning application 18/11957/FUL because it does not comply with Wiltshire Council’s Core Policies 21, 22, 57 and 58, and because the Conservation Officer’s report recommends that it be objected to.

1362. Salisbury City Planning Applications submitted since 7 January 2018:

Recent applications were discussed and responses were agreed as set out below. It was:

Resolved that:

- 1362.1. 18/11852/FUL - SCC has no comment to make on this application.
1362.2. 19/00459/FUL - SCC is concerned about the boundary line, as raised by a neighbour’s objection
1362.3. 19/00326/FUL - SCC is concerned about the limited parking for this development and recommends that the annex is built on the condition that it remains part of property 5A and does not become a separate property.
1362.4. 18/11923/FUL - SCC has no comment to make on this application.
1362.5. 19/00068/FUL - SCC has no comment to make on this application.
1362.6. 19/00282/FUL - SCC has no comment to make on this application.
1362.7. 19/00323/FUL - SCC has no comment to make on this application.
1362.8. 19/00619/OUT - SCC has no comment to make on this application, however it noted the concerns of the neighbours present at the meeting and advised them to express their concerns on the WC planning application website.
1362.9. 19/00883/FUL - SCC has no comment to make on this application.
1362.10. 18/11856/FUL - SCC supports this application.
1362.11. 19/00131/TCA - SCC has no comment to make on this application.
1362.12. 18/12006/ADV - SCC asks the applicant to refer to the Shop Front Policy.
1362.13. 19/00556/FUL - SCC supports this application.
1362.14. 18/11974/FUL - SCC supports this application.
1362.15. 18/11957/FUL – See above (minute 1361)
1362.16. 18/10735/LBC – SCC does not support this application because of the findings shown in Conservation Officer’s report.
1362.17. 18/10627/FUL - SCC does not support this application because of the findings shown in Conservation Officer’s report.

- 1362.18. 19/00716/LBC – SCC is concerned about the potential impact on the pavement outside the property, reducing pedestrian access next to a traffic light crossing.
- 1362.19. 19/00631/FUL - SCC is concerned about the potential impact on the pavement outside the property, reducing pedestrian access next to a traffic light crossing.
- 1362.20. 19/00372/TCA - SCC has no comment to make on this application.
- 1362.21. 19/00267/TCA - SCC has no comment to make on this application.
- 1362.22. 19/00571/CLE - SCC supports this application.
- 1362.23. 19/00373/FUL - SCC supports this application.
- 1362.24. 18/12119/LBC - SCC supports this application.
- 1362.25. 19/00650/LBC - SCC requests that the planning authority refers to the Shop Front Policy.
- 1362.26. 18/11540/FUL – SCC strongly objects to this application because the work has already been carried out and it is therefore retrospective. The work done appears to be up to/on the property line. Also the appearance is not in keeping with the rest of the building or its surroundings and looks to be of poor quality.
- 1362.27. 18/11966/VAR - SCC has no comment to make on this application.
- 1362.28. 18/12024/LBC - SCC has no comment to make on this application.
- 1362.29. 19/00059/FUL - SCC has no comment to make on this application.
- 1362.30. 19/00448/FUL – SCC is unable to comment on this application because no plans were available to the committee.
- 1362.31. 18/11604/VAR - SCC supports this application.
- 1362.32. 19/00345/FUL – SCC objects to this application because the apparent overdevelopment of the property is likely to have an overbearing effect on adjacent properties.
- 1362.33. 18/11867/LBC – SCC suggests the planning authority seeks Conversation officer’s advice.
- 1362.34. 19/00175/PNSOL – SCC has no comment to make on this application.
- 1362.35. 18/11634/VAR - SCC supports this application.
- 1362.36. 19/00329/TCA – SCC has no comment to make on this application.
- 1362.37. 19/00084/FUL – SCC has no comment to make on this application.
- 1362.38. 19/00600/TCA - SCC has no comment to make on this application.
- 1362.39. 19/00220/FUL – SCC supports this application, as long as the Environment Agency are in agreement because of the apparent potential risk of flooding.
- 1362.40. 19/00371/LBC - SCC has no comment to make on this application.
- 1362.41. 19/00069/FUL - SCC has no comment to make on this application.
- 1362.42. 19/00466/FUL – SCC is concerned that this development may be up to the property line, however it notes that no neighbour objections seem to have been received.
- 1362.43. 19/00134/FUL - SCC has no comment to make on this application.
- 1362.44. 19/00425/LBC – SCC has no comment to make on this application.
- 1362.45. 19/00476/ADV – SCC has no comment to make on this application.
- 1362.46. 19/00686/FUL – SCC has no comment to make on this application.
- 1362.47. 19/00773/FUL – SCC has no comment to make on this application.
- 1362.48. 19/00881/FUL – SCC has no comment to make on this application.
- 1362.49. 19/00386/FUL – SCC do not support this application because the apparent overdevelopment of the property would leave minimal space between it and

- the neighbouring house, by taking the build up to the property line. SCC also expressed concerns about insufficient parking.
- 1362.50. 19/00411/TCA – SCC has no comment to make on this application.
 - 1362.51. 19/00745/TCA – SCC has no comment to make on this application.
 - 1362.52. 18/11917/FUL – SCC supports this application.

1363. Salisbury and Wilton Swift Group:

The Committee received a presentation from Mr Daniel Kronenberg, leader of Salisbury and Wilton Swift Group (SAWS). A key part of SAWS' work is to engage with local planning authorities, reviewing planning applications and identifying those which might involve the destruction of current nesting sites or provide an opportunity to encourage new colonies.

The Committee thanked Mr Kronenberg for the information provided and encouraged SAWS to continue to engage with SCC and to inform them of any future applications that could involve the loss of nesting or may present opportunities to include swift bricks at new sites.

1364. Premises Licence Variation Application:

The Committee considered the application to vary a premises licence for Milfords, 30 Milford Street, Salisbury SP1 2AP. It was:

Resolved that:

- 1364.1. The Committee supports this application.

1365. Premises Licence Application:

The Committee considered the premises licence application for 143–145 Fisherton Street, Salisbury SP2 7RP. It was:

Resolved that:

- 1365.1. The Committee supports this application

1366. Footpath Application: Ref JG/Dist.8 2018/01

The Committee considered the rejection of an application to add a footpath in Stratford-sub-Castle by Wiltshire Council. It was:

Resolved that:

- 1366.1. The Committee will not appeal this decision

1367. Tree Preservation Order: 2019/00001/ND

The Committee considered the tree preservation order which took effect on a provisional basis on 23 January 2019. It was:

Resolved that:

1367.1. The Committee supports this order

1368. Matters, if any, which by reason of special circumstances the Chairman, decides should be considered as a matter of urgency:

No matters were raised.

The Committee resolved to continue the meeting at 9.30pm in accordance with SCC Standing Orders.

There were 32 members of the public and 1 member of the press present.

The meeting closed at 10:24pm.

PUBLIC STATEMENTS

Steve Fear

My name is Steve Fear and I live at 17 Gas Lane Salisbury. I am asking the committee to object to this development at the present time.

Under the plans proposed by T H Real Estate our vibrant library would be moved from its current site and squeezed into a section of the ground floor of this new development.

The Library would be reduced in size from 1,858sq metres to a paltry 550 sq metres – a massive loss of more than 70 per cent.

There will be in no provision for a reference library and the number of computers will be greatly reduced. There will be no gallery space. In addition, many community groups who meet in the library will have nowhere to go. There is a shocking shortage of reasonable priced meeting space in Salisbury.

As reported in the local press Salisbury Labour Party have been collecting signatures to a petition against this move. We have collected many hundreds of signatures already

The public are very sceptical about Wiltshire Council's promise that the Library move will be temporary and that a new all-purpose library will be provided sometime in the future as part of the a newly developed cultural quarter, especially at the time when high streets are struggling, and many shopping centres are in financial crisis.

Similar promises were made to residents over a replacement Police Station and main Post Office only for them to be broken soon after the facilities were closed.

There is great concern amongst the public that the Library will go the same way. Indeed, Cllrs should note that there is no reference to the temporary nature of the Library in this application and that Wiltshire Council have not identified a site for a new Library nor have the Council sourced the finance to pay for it. This application should be rejected at least until Wiltshire Council explains to the public what their materplan for Salisbury is and how it will be financed.

Paul Clegg

Planning Application 18/11957/FUL 30-36 Fisherton Street Salisbury Wiltshire SP2 7RG

Will Salisbury City Council Planning Committee consider including the following points in its response to the above planning application?

1. The lack of public consultation prior to the application being submitted. The only non- statutory consultees where members of the Civic Society. At the Civic Society meeting in November 2017, Marcus Langlands Pearse of TH Real Estate said,

“Although the intention is to undertake wider public consultation next year, prior to submitting a planning application”.

2. The supporting documents of the planning application make no mention of the Library element being temporary. The application contains several references to the contribution the Library will make to Fisherton Street.

3. The ‘opening up’ of the Market Walk as contained in numerous SDC, Salisbury Vision and WC documents is specific to the linking of the Market Square with the new retail, residential and leisure uses as part of the Maltings redevelopment.

Wiltshire Core Strategy – Core Policy 21

“Relocation or remodelling of the library will open up links to the Market Square. This open streetscape will connect the prime retail units and will include retail with an anchor store, residential and leisure areas.”

These policies have now been abandoned. The policy now appears to be to knock down our existing Library to create a walkway to a temporary Library.

Terry Parkinson

I understand that the planning meeting next Monday will be looking at application 18/1957/FUL re the redevelopment of 30-36 Fisherton Street. The major issue with this application is that it is inextricably linked with the future of the library and art gallery, and that if it is approved there is no surety that this will only be a temporary move for the library into a space less than a third of its current size. It seems that this application should be deferred until there are clear plans for the long term future of the library and art gallery within the full Maltings redevelopment.

It also does not seem very efficient or cost effective to have to make an interim move for the library and a separate one for the art gallery when both are probably best housed together as currently happens, and as can be seen very effectively in Southampton and at the Winchester Discovery Centre. Moreover, there are major staff and building cost savings to be had by keeping library and gallery within one building as the gallery benefits from extended opening hours without needing dedicated staffing for all open hours.

Finally the design, particularly to the Fisherton Street elevation does not complement the existing architectural heritage. The bland window openings lack any interesting detail, the cream facade would look better in red brick or buff stone, whilst the curved edge is inappropriate and does not mask the bulk of the building. Better contemporary design can be seen at Dunn's House or with the retirement flats currently under construction along Wilton Road.

I therefore hope that the planning committee reject this application or at least put it on hold till there are clear long term plans for the library and art gallery.

Ollie Gale

I am writing to express deep concerns over phase one of the Maltings Redevelopment – construction of a new building on Fisherton Street to house a new hotel, restaurant, gym and the library. (18/11957/FUL)

Firstly, the plans will mean that when the library is relocated to this new building that it will have less than one third of its current floor space. For a city the size of Salisbury and being the only major library in a 20 mile radius, this is quite-frankly unacceptable. On the same point, if the new building is not owned by Wiltshire Council then supposedly it will have to pay rent for the Library which is economically unsustainable and is a waste of public money when there is no need to move it, especially when the new unit will be much smaller.

Secondly, according to the planning statement, central car park is on average 75% full, however with a 86 room-hotel being built and three other units which all require staff, according to my calculations the car park will be 85% full on average (this is taking into account the 15 spaces on the site) and this will mean during weekends when there are more shoppers, the summer when there are more tourists and when there are special events such as the Fisherton Street Festival and Arts Festival, the car park will be regularly full.

It seems that the developers are taking control of Salisbury's public services and finances, forcing the council to pay it rent and wasting public money. The Library is a crucial part of life in Salisbury and the books and services simply can't be squeezed into a tiny shop. It will be a great loss to Salisbury and the local area if these plans are approved and the library is relocated to a space a third of the size.