

SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 20 OCTOBER 2011 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Richard Britton, Cllr Brian Dalton, Cllr Christopher Devine, Cllr Mary Douglas, Cllr Jose Green (Vice Chairman), Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr Ian West and Cllr Fred Westmoreland (Chairman)

129. **Apologies for Absence**

There were no apologies for absence

130. **Minutes**

The minutes of the meeting held 29 September 2011 were presented. Councillor Mary Douglas requested that her apologies be recorded.

Resolved:

To approve as a correct record and sign the minutes, subject to the above amendment.

131. **Declarations of Interest**

Councillor Britton declared a personal interest in S/2011/0914 - The Heather, Southampton Road, Alderbury, as the applicant was a friend of a close family member and he had met him on several occasions.

132. **Chairman's Announcements**

The Chairman explained the meeting procedure to the members of the public.

133. **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

134. **Planning Appeals**

The committee received details of the following appeal decisions:

S/2010/1409 - 132 Castle Street, Salisbury – delegated-dismissed

S/2009/1943 - North, west & south Bishopdown Farm Salisbury – committee-allowed

S/2010/1410 - 132 Castle Street, Salisbury - delegated-dismissed

S/2011/0340 - Adj.Pippins, Lights Lane, Alderbury - delegated-dismissed

S/2010/0566 - Land between 6 James Street/36 Sidney Street, Salisbury - delegated-dismissed

And forthcoming appeals as follows:

S/2011/0708 - HillbillyAcre, Southampton Rd, Clarendon

S/2011/0132 - The Boot Inn, High Street, Tisbury

S/2011/0679 - WaysideCottage, Burcombe

S/2011/0728 – MawardenCourt StratfordRoad, Stratford-Sub-Castle

135. **Planning Applications**

135a **S/2011/0914 - The Heather, Southampton Road, Alderbury, Salisbury. SP5 3AF**

Public participation:

Mr Richard Cosker spoke in support of the application

Mr James Hubbard, speaking on behalf of Alderbury Parish Council, spoke in objection to the application

The Planning Officer introduced the report which was recommended for approval. Members asked questions regarding R2 contributions and access to 'Out of the Way'. During the debate members raised concerns about issues such as the overlooking of the site, the cramped nature of the site, access issues and loss of trees.

Resolved:

Planning permission be REFUSED for the following reason:

The proposal, by reason of the awkward shape of the plot and the awkward relationship between the siting of the proposed dwelling and established development, would result in a cramped and contrived development which would detract from the character and appearance of the surroundings. In particular, the plot has an uncharacteristically small front garden in relation to established development, and the gap between the proposed dwelling and the neighbouring property, 'Out of the Way', is uncharacteristically small. Consequently the proposal comprises an inappropriate form of backland development. This is contrary to Policies G2, D2 and H16 of the Salisbury District Local Plan and Central Government planning guidance set out in Planning Policy Statement no. 3.

135b **S/2010/1128 - Travelling Show Peoples site adjoining Dormers, Southampton Road, Petersfinger. SP5 3DB**

Public participation:

Ms Janet Montgomery spoke in support of the application

The Planning Officer introduced the report and explained that this was a partly retrospective application. He drew the committee's attention to an additional condition relating to hedging and screening. A debate ensued during which issues of the ecology of the site and the loss of trees from the site were raised.

Resolved

Planning Permission be GRANTED for the following reason:

The proposed development accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), C7 (Landscape Setting of Salisbury & Wilton), G8 (Groundwater Source Protection) & C11 (Nature Conservation) of the saved policies of the adopted Salisbury District Local Plan, , and the aims and objectives of PPS9 (Biodiversity and Geological Conservation) and Government Circular 04/2007 (Planning for Travelling Showpeople) insofar as the proposed development would increase the level of existing provision for the accommodation of Travelling Showpeople in a sustainable location without detriment to highway safety, landscape quality, nature conservation interests or the amenity of neighbouring residents.

Subject to the following conditions:

1. This development shall be in accordance with the submitted drawing[s] (reference 08167-2 Revision A) deposited with the Local Planning Authority on 01.08.2011, unless otherwise agreed in writing by the Local Planning Authority.

REASON: For the avoidance of doubt

2. The mitigation measures detailed in the approved Mitigation Method Statement and Compensation Strategy (dated July 2011 and produced by J H Ecology) shall be carried out in full prior to the occupation of the development and/or in accordance with the approved timetable detailed in the Mitigation Method Statement and Compensation Strategy.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

POLICY: G2, C11, PPS9

3. The site shall be used as a site for Travelling Showpeople only and for no other purpose (including any other purpose in Class B2 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005, (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

POLICY: G2, C7, , Circular 04/07

4. Notwithstanding the details set out in the application particulars, no occupation of the site shall commence until a further scheme of soft landscaping has been submitted to and approved in writing by the local planning authority, the details of which shall include:

- (a) Indications of existing trees and hedgerows on the land within the vicinity of the development site;
- (b) Details of any to be retained, together with measures for their protection in the course of the development;
- (c) All species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the development site; and
- (d) Means of enclosure.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

POLICY – G2

5. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the development site or the completion of the development,

whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development and protection of existing important landscaped features.

POLICY – G2

INFORMATIVES

Private Foul Drainage / Circular 3/99

The applicant proposes use of non-mains (private) drainage facilities. However, if the site is located within an area served by a public sewer, according to Circular 3/99 (Planning requirement in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development), connection should be made to this sewer in preference to private drainage options, unless the applicant can provide good reason why this is unfeasible. The advice of Circular 3/99 has, in this respect, been supported by the Planning Inspectorate.

If a new septic tank/treatment plant is the only feasible option for the disposal of foul water, or if there is an increase in effluent volume into an existing system, an Environmental Permit may be required. This must be obtained from us before any discharge occurs and before any development commences. This process can take up to four months to complete and no guarantee can be given regarding the eventual outcome of any application. The applicant is advised to contact us on 08708 506506 for further details on Environmental Permits or visit <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>.

NOTE TO APPLICANT

If you want to discharge treated sewage effluent, to a river, stream, estuary or the sea and the volume is 5 cubic metres per day or less, you might be eligible for an exemption rather than a permit. Similarly, if you want to discharge sewage effluent, to groundwater via a drainage field or infiltration system, and the volume is 2 cubic metres per day or less, you might be eligible for an exemption rather than a permit. Please note, this Environmental Permit may be subject to an Appropriate Assessment under the Habitats Directive, which would involve consultation with, and agreement from, Natural England. This is likely to apply if it is proposed to

discharge into a watercourse that is within or up to 3km upstream of a SAC, SPA, Ramsar or SSSI. This may also apply if it is proposed to discharge into the ground (Eg soakaway) within 250m of a SAC, SPA, Ramsar or SSSI.

136. **Urgent Items**

There were no urgent items

137. **Exclusion of the Press and Public**

Resolved:

To agree that in accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public from the meeting for the business specified in minute no. 117 because it is likely that if members of the public were present there would be disclosure to them of exempt information as defined in paragraph 7 of Part I of Schedule 12A to the Act and the public interest in withholding the information outweighs the public interest in disclosing the information to the public.

138. **Copper Beech at Arundell, Alderbury, Wiltshire**

The committee received a confidential report in respect of the copper beech tree at Arundell, Alderbury.

Resolved:

To monitor the tree and seek a suitable replacement should it die.

(Duration of meeting: 6.00 - 7.55 pm)

The Officer who has produced these minutes is Pam Denton, of Democratic Services, direct line (01225) 718371, e-mail pam.denton@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115