

SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 24 JANUARY 2013 AT THE GUILDHALL, MARKET PLACE, SALISBURY, WILTSHIRE, SP1 1JH.

Present:

Cllr Richard Britton, Cllr Christopher Devine, Cllr Jose Green (Vice Chairman), Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr John Smale, Cllr Fred Westmoreland (Chairman) and Cllr Ian West

Also Present:

Cllr John Brady, Cllr Tony Deane and Cllr Bridget Wayman

1 Apologies for Absence

Apologies were received from Cllrs Brian Dalton and Graham Wright.

2 Minutes

The minutes of the meeting held on 15 November 2012 were presented.

Resolved:

To approve as a correct record and sign the minutes.

3 Declarations of Interest

There were no declarations of interest

4 Chairman's Announcements

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

It was agreed that a site visit be held for Berwick Lane, Steeple Langford should the item come to committee.

5 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

6 Planning Appeals

The committee received details of appeal decisions and forthcoming appeals as detailed in the agenda.

7 19 Southbourne Way, Porton.

Public participation

Mr Keith Elmer spoke in objection to the application
Mr Bob Fiskin in objection to the application

The Planning Officer introduced the report. When this item was considered by committee on 25 October 2012 members had expressed concerns that the built height of the completed development may exceed the approved 750mm and asked officers to visit the site and measure the height with the ward member in attendance. This report detailed the outcome of that visit.

Resolved:

That the report be noted

8 Land at Avonview, Rambling Rose, Hillbilly Acre and Sunhill, Southampton Road, Clarendon.

The Planning Officer introduced the report which sought to update members of the progress of enforcement action in respect of the above sites.

Resolved:

To note the report

9 Village Design Statements

The Planning Officer introduced the report which requested that members endorse the village design statements so that they can be used as material planning considerations in future.

It was noted that an addendum had been added to the statements.

It was requested that the committee write to the Parish Councils thanking them for their hard work in producing these statements.

Resolved:

That, subject to the addition of the proposed addendum, as detailed in the report, the Village Design Statements for:

- (i) Donhead St Andrew**
- (ii) East Knoyle**
- (iii) Hindon**
- (iv) Landford**
- (v) Teffont**
- (vi) West Dean**

be approved as a material planning consideration for the purposes of development management.

10 **Planning Applications**

2a S/2012/1240/Full - Land off St Margaret's Close, to the rear of 37 Fowlers Road, Salisbury, SP1 2QP

Public participation

Mr Christopher Litherland spoke in objection to the application
Ms Ann Harries spoke in objection to the application
Mr Simon Sanders spoke in objection to the application
Mr Tony Allen, agent, spoke in support of the application
Cllr John Brady, local member, spoke in objection to the application.

The Planning Officer introduced the report and drew attention to the late correspondence. A site visit had been held that afternoon.

During the debate members discussed access to the site, the location of the windows on the adjoining properties and potential overshadowing.

It was

Resolved:

Subject to a S106 agreement in respect of offsite open space and affordable housing.

That Planning Permission be GRANTED for the following reason:

On balance it is considered that design and siting of the dwelling will be in keeping with the surrounding area (designated a Conservation Area) while also not prejudicing highway safety, residential amenity or archaeology. Therefore the proposal is considered to conform with Salisbury District Local

Plan saved policies G2, D2, H16, CN8, CN10, CN11, CN21, CN23 as saved within the Adopted South Wiltshire Core Strategy and Adopted South Wiltshire Core Strategy core policies 3, 18 & 19.

Subject to the following conditions:

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(2) Development shall be carried out in accordance with the following plans:

S/P/10 Submitted on 30/08/12
SS/P/11 Submitted on 30/08/12

No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application.

REASON: For the avoidance of doubt

(3) No development shall commence on site until details and samples of the materials to be used for the external walls and roofs of the buildings have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICY: G2 (General Development), D2 (Infill Development), CN8 (Development within a Conservation Area), CN9 (Development within a Conservation Area), CN11 (Development within a Conservation Area)

(4) No development shall commence on site until details of all eaves, windows (which shall be timber painted flush framed casements set back in the wall by half a brick), doors (which shall be timber), dormers (at a scale of 1:10) and the proposed brick string course have been submitted to and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICY: G2 (General Development), D2 (Infill Development), CN8

(Development within a Conservation Area), CN9 (Development within a Conservation Area), CN11 (Development within a Conservation Area)

(5) No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. 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 building or the completion of the development whichever is the sooner. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

POLICY: G2 (General Development), D2 (Infill Development), CN8 (Development within a Conservation Area), CN9 (Development within a Conservation Area), CN11 (Development within a Conservation Area)

(6) The boundary treatment between 37 Fowlers Road and the application site shall be a brick wall, details of which (including a sample of the materials) shall be submitted to, and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICY: G2 (General Development), D2 (Infill Development), CN8 (Development within a Conservation Area), CN9 (Development within a Conservation Area), CN11 (Development within a Conservation Area)

(7) No construction work shall take place on Sundays or Public Holidays or outside the hours of 07:30 and 18:00 on Monday to Friday and 08:00 and 13:00 on Saturdays.

REASON: In the interests of residential amenity

POLICY: G2 (General Development Guidance)

(8) No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

POLICY: G2 (General Development Guidance)

(9) The development hereby permitted shall not be first brought into occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

POLICY: G2 (General Development Guidance)

(10) No development shall commence on site until details of the proposed rumble strip has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the access is laid out and constructed in a satisfactory manner.

POLICY: G2 (General Development Guidance)

(11) No development shall commence within the area indicated (proposed development site) until:

- A written programme of phased archaeological investigation and mitigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

POLICY: CN21 (Impact on Archaeology) CN23 (Impact on Archaeology)

(12) No burning of waste materials, or burning to clear the land shall be carried out on the site.

REASON: In the interests of residential amenity

POLICY: G2 (General Development Guidance)

(13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no

additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

POLICY: G2 (General Development Guidance)

(14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors, rooflights or other form of openings other than those shown on the approved plans, shall be inserted in the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

POLICY: G2 (General Development Guidance)

Informative – Highways

It will be necessary for the applicant to request that the necessary changes to the existing Traffic Regulation Order are undertaken by Wiltshire Council, including the necessary changes to road markings. The total cost will be in the order of £4000 and the applicant should deposit the sum with the Council at the appropriate time in order to ensure that the order and works are implemented to meet the programme of works. It will not be permitted that the new access is constructed until the order is made and the full cost of the order and works have been paid in advance.

Informative – Archaeology

With regard to condition 11 above the work should be conducted by a professional archaeological contractor in accordance with a Written Scheme of Investigation and mitigation agreed by the Local Planning Authority. There will be a financial implication for the applicant.

Informative – Wessex Water

New water supply and waste water connections will be required from Wessex Water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at the website www.wessexwater.co.uk/developerservices

Please note that new regulations will require all sewer connections serving more than a single dwelling to be subject to a signed adoption agreement with Wessex Water before the connection can be made. These new regulations will be confirmed by DEFRA later this year.

Further information can be obtained from the New Connections Team by telephoning 01225 526222 for Water Supply and 01225 526333 for Waste Water.

Informative – Wessex Water

On 1st October 2011, in accordance with the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011, Wessex Water became responsible for the ownership and maintenance of thousands of kilometres of formerly private sewers and lateral drains (section 105a sewers).

At the date of transfer many of these sewers are unrecorded on public sewer maps. These sewers can be located within property boundaries at the rear or side of any premises in addition to the existing public sewers shown on our record plans. They will commonly be affected by development proposals and we normally advise applicants to survey and plot these sewers on plans submitted for Planning or Building Regulations purposes.

More information relating to this transfer can be found on our website. It is important to undertake a full survey of the site and surrounding land to determine the local drainage arrangements and to contact the sewer protection team on 01225 526333 at an early stage if you suspect that a section 105a sewer may be affected.

Informative – Wessex Water

Separate systems of drainage will be required to serve the proposed development. No surface water connections will be permitted to the foul sewer system.

2b S/2012/1604/FULL - 88 Firs Road, Firsdown, Salisbury. SP5 1SW

Public participation

Dr Graham Richardson spoke in objection to the application

Mrs Patricia Richardson spoke in objection to the application
Mr Nathaniel Bravery spoke in support of the application
Mrs Helen Bravery spoke in support of the application
Mr Brian Edgeley, representing Firsdowm Parish Council, spoke in objection to the application

The Planning Officer introduced the report. During the debate members discussed other possible locations of the extension and the effect on neighbouring properties.

It was

Resolved:

That Planning Permission be GRANTED for the following reason:

The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely Policies G2, D3, H16.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the social and environmental conditions of the area.

Subject to the following conditions:

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage hereby permitted shall not be converted to habitable accommodation.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety.

POLICY- G2 (General) D3 (Design)

(3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the roofslopes of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

POLICY- G2 (General)

(4) Before the development hereby permitted is first occupied the roof lights within the dwellings roof as shown on drawing 007D, 008D and 009C shall be glazed with obscure glass only (level 3 or equivalent) and the windows shall be permanently maintained with the minimum level 3 or equivalent obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy.

POLICY- G2 (General)

(5) The development shall be carried out in complete accordance with the following drawings:

DRG No. 007D (13th Dec 2012)	13/12/2012
DRG No. 008D (13th Dec 2012)	13/12/2012
DRG No. 009C (13th Dec 2012)	13/12/2012
DRG No. 010B (13th Dec 2012)	13/12/2012

REASON: For the avoidance of doubt

2c S/2012/1427/Full - Glebe Farm, Hindon, Salisbury, SP3 6ET

Public participation

Mr P Pollard, agent, spoke in support of the application

Mr John Robertson, representing Hindon Parish Council, spoke in objection

to the application

The Planning Officer introduced the report. During the debate issues such as road safety and drainage were discussed.

It was

Resolved:

That Planning permission be GRANTED for the following reason:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely saved Local Plan policies G1, G2, C2, C4, C5.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2) The development shall only be undertaken in accordance with the following approved plans:

Plan Ref....1714-2a...	Date
Received....21.11.12....	

Reason: For the avoidance of doubt.

- 3) Materials to be used for the external walls and roofs of the building hereby permitted shall match in material, colour and texture those used in the existing stable / indoor exercise barn at Glebe Farm.

Reason: In the interests of visual amenity and the character and appearance of the area.

Policy: C5

- 4) No development shall commence on site until further details of landscaping have been submitted to and agreed in writing by the local planning authority. Details shall include the location and species of new planting, and plans and cross sections of any earthworks such as bunding.

Reason: To ensure a satisfactory landscaped setting for the development.

Policy: G2, C5

- 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 building(s) 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. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory landscaped setting for the development.

Policy: G2, C5

- 6) There shall be no external lighting of the site or buildings without the prior written permission of the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over the appearance of the lighting installation and/or the level of illumination in the interests of visual amenity and/or highway safety for the users of the adjoining roads.

Policy: G2, C2, C4

11 **Urgent Items**

(Duration of meeting: 6.00 - 8.35 pm)

The Officer who has produced these minutes is Pam Denton, of Democratic Services,
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