

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 6 NOVEMBER 2014 AT THE GUILDHALL, MARKET PLACE, SALISBURY, WILTSHIRE, SP1 1JH.

Present:

Cllr Richard Britton, Cllr Richard Clewer, Cllr Brian Dalton, Cllr Christopher Devine (Vice-Chair), Cllr Peter Edge (Substitute), Cllr Jose Green, Cllr Mike Hewitt, Cllr George Jeans and Cllr Ian Tomes

Also Present:

Cllr John Smale and Cllr Graham Wright

110 Apologies for Absence

Apologies for absence were received from Cllr Ian West who was substituted by Cllr Peter Edge. Apologies were also received from Cllr Ian McLennan.

111 Minutes

The minutes of the meeting held 16 October 2014 were presented.

Resolved:

To be approved as a correct record of the meeting and to be signed by the Chairman on behalf of the Committee

112 Declarations of Interest

There were no declarations of interest.

113 Chairman's Announcements

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

114 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

115 Rights of Way Modification Order

Public Participation

Mrs. Samantha Smith spoke in objection to the Rights of Way Modification Order.

Members had the opportunity to ask technical questions. It was asked if any changes had been made to the Modification Order since it had last been debated by the Committee. It was explained that the only changes that had been made related to the symbols used as they had been previously rejected.

Cllr Smale, as the Local Member, discussed 'the DIO surveyor' and the need to contact the owner of the land on this matter. Cllr Smale stressed the need for a site visit to understand the point of view of local residents.

It was heard that the MOD had been consulted and that there was a need for a meeting with any interested parties. It was raised that this application had previously been to committee and that there was no changes in the evidence provided. It was explained that the Modification Order should be forwarded to the Secretary of State for determination at public enquiry.

Members debated the Modification Order and it was heard that there was no basis to change their minds as the decision had been made in January and the evidence provided had not changed.

Resolved:

That the Wiltshire Council Milston 16 (Part) Rights of Way Modification Order 2014 is forwarded to the Secretary of State for Environment, Food and Rural Affairs for determination with the recommendation that the Order be confirmed.

116 Planning Appeals

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

117 Planning Applications

117a 13/05402/FUL - Harnham Telephone Repeater Station

Public Participation

Ms Stella Maughan-Smith spoke in objection of the application.
Mr Stephen Berry spoke in objection of the application.
Mr Christopher Rider spoke in objection of the application.
Mr Stewart Garnett spoke in support of the application.

The Planning Officer presented his report to the Committee which recommended that permission be **approved** subject to conditions.

Members of the Committee had the opportunity to ask technical questions of the officer. Members asked about the R2 and affordable housing contribution amounts. A question was also asked in regards to the retaining wall and it was explained that this was in a good condition. The Chairman sought clarification over the size of the plot.

The Local Member, Cllr Brian Dalton, spoke in objection to the application. Cllr Dalton provided background information to the application and raised concern with both parking and highways issues. He stated that a property in the locality of the development would be overlooked. Reference was also made to policy H19 and the report provided by the planning officers.

Members discussed the current state of the site, the timing of potential work at the site, the safety of children walking near the site and the site access. Members discussed potential overdevelopment of the area and specifically what was needed in this area. The character of neighbouring properties and the dominance of this development were also raised. The orientation of the site was raised by the Chairman and how the property was set into the ground, as well as the sunlight available to the property.

Resolved:

To REFUSE planning permission for the following reasons:

It is considered that the proposed development, by imposing a significantly denser pattern of development, with semi-detached as well as detached built forms, within an area that is otherwise characterised by larger, detached dwellings, the proposed development would constitute an overdevelopment of the site that would have an adverse impact on the character of the surrounding neighbourhood and be out of keeping with the character of neighbouring properties. In these respects it is considered the proposed development fails to accord with criteria of saved local plan policy H19 (constituting a saved policy listed in Appendix C, of the adopted South Wiltshire Core Strategy).

117b 14/07720/OUT - 3 Westfield Close, Durrington, SP4 8BY

Public Participation

Mr Jones spoke in objection of the application.
Mr Steeples spoke in support of the application.
Mr John Mills spoke in objection to the application.

The Planning Officer presented his report to the Committee which recommended that permission be **granted** subject to conditions.

Members of the Committee then had the opportunity to ask technical questions of the Planning Officer. It was asked if the properties displayed on the indicative site plan had garages.

The Local Member, Cllr Wright , spoke in objection to the application. Concern over potential infilling was raised, as well as the Durrington village design statement. Cllr Wright discussed overdevelopment of the site and provided a background to Westfield Close.

Members considered that the proposal represented an over development of the site, which would be out of keeping with the more spacious and open character of the area and would result in two dwellings with limited garden area, contrary to the aims of the Durrington Village Statement.

Resolved:

To REFUSE planning permission for the following reasons:

The proposed dwelling, by reason of its size and positioning, would result in a cramped form of development which would detract from the spacious and open character of the surrounding area, and would result in a limited amount of amenity space serving 3 Westfield Close and the proposed dwelling, which would cause significant harm to the amenity of the occupiers of both properties. The proposal is therefore contrary to the Durrington Village Statement and saved policies H16, G2 and D2 of the Salisbury District Local Plan (which are 'saved' policies of the adopted south Wiltshire Core Strategy).

117c 14/07911/FUL - 15 Ridgmount, Durrington, SP4 8AH

Public Participation

Mr Richard Butler spoke in objection of the application.
Mr Banfield spoke in support of the application.
Mr John Mills spoke in objection to the application

The Planning Officer presented his report to the Committee which recommended that permission be **GRANTED** subject to conditions.

Members of the Committee then had the opportunity to ask technical questions of the Planning Officer. It was asked whether a wall in the locality was within the conservation area. It was heard that the Conservation Officer had not made reference to the wall in their recommendation. The location of the extension in relation to the wall was raised. Members also discussed the planning history of the application.

The Local Member, Cllr Wright, spoke in objection to the application. Cllr Wright raised concern in regards to the proposed windows on the property and specially the first floor west facing window.

It was heard that the village design statement was not mentioned within the Planning Officer's report. The Chairman stated that village design statements should not be an impediment to interesting design. The number of extensions in the local area was also raised. The Chairman stated that this was a modest extension.

Members debated the character of the design. The impact of the proposed development on the living standards of residents in the property was also discussed with reference to the larger kitchen. The size of the plot was also discussed. The potential tinting of glass was also raised. The distance between the window and the surrounding properties was debated by Members.

Members debated the appearance of the property and potential for overlooking neighbouring properties.

Resolved:

To APPROVE planning permission with 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.No development shall commence on site until details and samples of the materials to be used for the external walls and roofs 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.

3.The development shall be carried out in complete accordance with the following drawings:

Drawing reference: 2014-27-3 revision: A Date drawn: 08/2014 Date received by Wiltshire Council: 20/08/2014

Drawing reference: 2014-27-4 Date drawn: 08/2014 Date received by Wiltshire Council: 15/08/2014

Drawing reference: 2014-27-5 Date drawn: 08/2014 Date received by Wiltshire Council: 15/08/2014

Reason: For the avoidance of doubt.

118 Urgent Items

There were no urgent items

(Duration of meeting: 6.00 - 8.25 pm)

The Officer who has produced these minutes is David Parkes, of Democratic Services, direct line (01225) 718220, e-mail david.parkes@wiltshire.gov.uk

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