

SOUTHERN AREA PLANNING COMMITTEE

**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING
HELD ON 15 JANUARY 2015 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE
LANE, SALISBURY, SP2 7TU.**

Present:

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

Also Present:

Cllr Ricky Rogers, Cllr John Smale and Cllr Bill Moss

1 Apologies for Absence

There were no apologies received.

2 Minutes

The minutes of the meeting held on 18 December 2014 were presented for consideration, and it was,

Resolved:

To APPROVE the minutes and sign as a true and correct record.

3 Declarations of Interest

Councillor Christopher Devine declared a non-pecuniary interest in application 13/02543/OUT - Matrons College Farm, Castle Lane, Whaddon, Salisbury - by virtue of being very lightly acquainted with the applicant, but not to the level that he could not consider the application on its merits and would debate and vote on the application.

Councillor Mike Hewitt declared a non-pecuniary interest in application 14/07832/OUT - Land off the A338 and Bourne View, Allington - by virtue of living opposite the application site. Councillor Hewitt stated he would consider the application on its merits and would debate and vote on the item.

4 Chairman's Announcements

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

5 **Public Participation and Councillors' Questions**

There were no questions or statements submitted.

6 **Planning Appeals**

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

7 **Planning Applications**

Attention was drawn to the latest list of observations and correspondence provided at the meeting, and attached to these minutes.

8 **13/02543/OUT - Matrons College Farm, Castle Lane, Whaddon, Salisbury, SP5 3EQ**

Public Participation

Sandra Richardson spoke in objection to the application.

Dr Rachel Clapton spoke in support of the application.

Amanda Newbury, spoke in support of the application.

Jon Gately, agent, spoke in support of the application.

Cllr Kim Diprose, Alderbury Parish Council, spoke in objection to the application.

The Senior Planning Officer presented a report which recommended that planning permission be refused. Key issues were stated to include the principle of the proposed 28 dwellings and health centre on the site, which lies outside the Limits of Development of the village, as well as impacts upon ecology, residential amenity and infrastructure and suitability of the access

Members of the Committee then had the opportunity to ask technical questions of the officer.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The local Unitary Division Member, Councillor Richard Britton, then spoke in objection to the application, stating that the viability of the proposal to provide a community benefit significant enough to outweigh going against policy by permitting outside the Limits of Development, could not be assured on the evidence provided in regards to the funding for building and running the proposed health centre, although if it could be assured then the community benefit was clear and should move forward.

A debate followed, where the Committee discussed the difficulties in securing funding for provision of health services in such outreach hubs, and noted that the original proposals had been for a Doctor's surgery, and when that had been altered the Parish Council had withdrawn their support for the proposal. The level of objection and support received from local residents was also assessed.

The Committee also debated the location of the site in the context of surrounding development and its sustainability, and that the 40% proportion of Affordable Housing included as part of the proposals.

At the end of debate, it was,

Resolved:

To DEFER determination on the application until evidence of the viability of the community benefit to be afforded could be assured in the form of financial details for the construction and running of the proposed health centre.

A recess was taken from 1930-1935

9 14/07832/OUT - Land off the A338 and Bourne View, Allington

Public Participation

Lorraine Le-gate spoke in objection to the application.

Justin Paterson, applicant and architect, spoke in support of the application.

Roger Paye spoke in support of the application.

Trevor Storer spoke in support of the application.

Cllr Michael Brunton, Chairman of Allington and Boscombe Parish Council, spoke in support of the application.

The Area Team Leader presented a report which recommended that planning permission be refused. Key issues were stated to include the principle of the proposed 18 dwellings and village hall on the site outside the Limits of Development, highways access and ecology concerns.

Members of the Committee then had the opportunity to ask technical questions of the officer. Details were sought regarding the access proposals, the level of affordable housing provision being offered by the applicants and the connections between the Allington and Boscombe communities. In response to queries it was confirmed that the application did not include details for the construction of a village hall, but was outline permission for the principle of one so that a later detailed application could be made if desired.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The local Unitary Division Member, Councillor John Smale, then spoke in support of the application, stating the extensive consultation and overwhelming local support for the proposals, providing significant community benefit through a village hall, outweighed the policy consideration of laying outside the Limits of Development.

The Committee discussed the application, noting the longstanding efforts of the Parish Council to secure a village hall, and the limited opportunities for development in other locations. It was noted Wiltshire Council Highways had withdrawn their objections to the access proposals, although their objections on sustainability grounds remained. Concerns regarding ecological impact, layout and parking were debated, including whether some or all of these could be mitigated at the detailed application stage.

At the conclusion of debate, it was,

Resolved:

To delegate to the Area Development Manager to grant planning permission following completion of a Section 106 obligation requiring payment of a financial contribution towards the following:

- **Affordable Housing – A 30% affordable housing contribution is sought in accordance with the core strategy policies (5 houses)**
- **Education - Financial contribution of £141,092 towards improvements to existing education infrastructure, in accordance with core policy of the Wiltshire Core strategy.**
- **Adult Recreation –on site provision of 810m2 of pitch provision as shown on the plans and maintenance arrangements**
- **Ecology - £1976.76 towards the Stone Curlew Project within the Special Protection Area for Birds, to mitigate for the impact of increased use of Salisbury Plain for recreational activity by residents of the development.**
- **S106 Monitoring Fee – £3,000.**

And subject to conditions to be agreed with the Chairman and Vice-Chairman of the Committee

Councillor Ian Tomes left the meeting following this item.

A recess was taken from 2050-2055

10 14/10256/FUL - 46 Tournament Road, Salisbury, SP2 9LG

Public Participation

Tom Corbin spoke in objection to the application.

Susan Sneddon, applicant, spoke in support of the application.

The Senior Planning Officer presented a report which recommended the application be approved. Key issues were stated to include the principle of the development, impact upon residential amenity and the character of the area and highways safety.

Members of the Committee then had the opportunity to ask technical questions of the officer. Details were sought on the size of the proposed flats, bin storage and communal garden use.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The local Unitary Division Member, Councillor Ricky Rogers, then spoke in objection to the application, stating parking problems would be increased in the area, and that

while there was a demand for one bedroom properties in this case there would be a loss of neighbouring amenity due to the overdevelopment.

The Committee discussed the application, noting the level of demand for smaller properties, and debating whether the proposals were suitable to meet that demand. The level of floorspace for each flat was assessed, and it was noted there was no minimum standard in the UK, and the comments from Environmental Health were noted. The impact on the wider area was raised, along with the current level of occupancy of the building and its impact on residents.

At the end of debate, it was,

Resolved:

That the Area Development Manager (South) be delegated to grant planning permission following completion of a Section 106 obligation requiring payment of a financial contribution towards off-site recreation / open space provision, and 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 section 51(1) of the Planning and Compulsory Purchase Act 2004.

- 2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.**

REASON: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building

- 3. The development hereby permitted shall not be first occupied until the whole of the proposed car parking areas have been consolidated and surfaced (not loose stone or gravel). These areas shall be maintained as such thereafter.**

REASON: In the interests of highway safety.

- 4. The gradient of the proposed car parking areas shall not at any point be steeper than 1 in 15 for a distance of 4.8m from the back of the paved footway.**

REASON: In the interests of highway safety.

- 5. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the car parking areas), incorporating sustainable drainage details, has been**

submitted to and approved in writing by the local planning authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

6. 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 side elevations or roofslopes of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

7. Before the development hereby permitted is first occupied, the 3 bathroom windows in the rear elevation shall be glazed with obscure glass only and the windows shall be permanently maintained with obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy

8. This development shall be in accordance with the submitted drawings:
- 1869-05 rev D, dated October 2014 and received to this office on 13/11/14

REASON: For the avoidance of doubt.

11 Urgent Items

There were no urgent items.

(Duration of meeting: 6.00 - 9.45 pm)

The Officer who has produced these minutes is Kieran Elliott of Democratic Services, direct line (01225) 718504, e-mail kieran.elliott@wiltshire.gov.uk

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**SOUTHERN AREA PLANNING COMMITTEE 15th January 2015
SCHEDULE OF ADDITIONAL CORRESPONDENCE**

Agenda Item 7a

**Plan List Item 1 13/02543/OUT - Erect 28 dwellings and Local Health Centre on land to north and north east of Matron's College Farm, change of use of land south east of Matron's College Farm from agricultural to allotments, develop new access adjacent to Oakridge Office Park
At Matrons College Farm, Castle Lane, Whaddon, Salisbury, SP5 3EQ**

One letter of representation received from John Glen M.P. for Salisbury. This letter to be produced in full for Members and other interested parties at Committee – Appendix 1

JOHN GLEN M.P.



HOUSE OF COMMONS

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12th January 2015

RE: Alderbury Health Hub, part of application 13/02543/OUT (Matrons College Farm)

Dear Committee and Officers,

I write to express my concern about one of the applications that I understand is due to come before you on Thursday, recommended for refusal.

I have for some time been following with interest the development of plans for a new health hub to serve the village of Alderbury – providing much needed day care and clinics for the elderly population as well as a training base for community nurses and care providers.

I would, of course, not presume to comment on the planning merits of the development, a judgement which is rightly yours to make.

However, I feel it would be neglectful of me not to make you aware that the facilities proposed on this site have direct relevance to a substantial and growing proportion of my day to day casework and therefore the needs of a significant number of South Wiltshire's elderly residents.

Few of us can be unaware of the vast strain on existing social housing and the demand for more village homes from local people and young families – issues which frequently crop up in my advice surgeries in relation to Alderbury.

However, my main observations lie around community care and health provision in and around Alderbury. I am in contact on a daily basis with care recipients and their families, deeply anxious and distressed about missed, rushed and late visits from care staff.

I have visited disabled and housebound constituents in their homes for whom these visits are their only human contact during the day – not to mention vital to their comfort and personal dignity.

Having discussed the situation in great detail with the Service Director, I know that Wiltshire has taken great strides towards addressing the scheduling crisis caused by the transition to a new care contractor.

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However, progress in the Salisbury area is being hampered by challenges in recruiting sufficient numbers of quality care staff.

I was therefore much encouraged by the prospect of a training hub being established in Alderbury and by the offer of day care for which there is an enormous unmet demand, particularly south of Salisbury, where there is insufficient provision.

I know of one lady in Alderbury who recently died alone after carers, dropping by on spec and finding her door unanswered, failed to raise the alarm. It seems clear to me that, had she been expected at regular, scheduled day care sessions, she would have been missed and the alert raised far sooner.

In addition, plans to use the health hub to provide assistance with washing and personal care and to provide simple physiotherapy and rehabilitation after injury are extremely welcome. This provision will help many more people who have had falls to regain their independence more quickly, reducing the burden on busy care staff.

The way the elderly are cared for and integrated in their communities and the importance of anticipating the needs of our ageing population is a recurring theme in my postbag - and for good reason.

The fact that the commitment to provide ongoing funding to run such a facility has already been secured is, to me, a powerful endorsement of the recognised need for an Alderbury health hub.

When considering whether to grant approval, I would simply ask that the profound good that could be done by such a superb community facility be fully weighed up and balanced against whatever planning concerns you may have.

with very best regards

John

John Glen MP
Member of Parliament for Salisbury

Agenda Item 7b

**Plan List Item 2 14/07832/OUT – Outline planning application for mixed use development comprising 18 dwellings and site access arrangements and a community building and associated recreation ground and parking
At Land off the A338 and Bourne View, Allington**

Correction to the reason for refusal in the officers report –

The first reason for refusal in the officers recommendation should be replaced with the following

- 1) The application site is located in the countryside and so outside of any settlement defined in the South Wiltshire Core Strategy and the emerging Wiltshire Core Strategy (including the 'large village' settlement of Allington).

The 'Settlement Strategy' and 'Delivery Strategy' set out at Policies CP1 and CP2 of the existing and emerging Core Strategies state that in the interests of sustainability new development will be focused at the defined settlements only, in forms and at scales appropriate to the size and character of the settlements with a settlement hierarchy, or on other suitable allocated land or previously developed land, and not in other settlements or the countryside. It follows that the proposal, by reason of its location in the countryside, is unacceptable as a matter of principle, failing to accord with the strategies of the core strategies and so comprising unsustainable development in this context.

There are no material considerations which outweigh this fundamental policy position, including the proposals to provide a site for a parish hall/community centre, sports pitch and affordable housing. The Core Strategies are relevant and up-to-date, and demonstrate an adequate supply of land for new housing in the housing market area in any event.

Further correspondence from the applicants -

The applicants have asked that the following be pointed out to members -

That when canvassed by the parish council 87% of villagers were in support of the application. Whilst the officers report states "there is some village support" This only reflects the letters of representation received during the course of the application. The statement of community involvement submitted with the application makes it clear that there was much wider support from the community for the development when canvassed.

The applicant would like to make it clear that it was the village Hall steering committee of Allington Parish Council who approached the landowner looking for a site for the village Hall rather than the other way around.

The officer report under highway comments appears to imply that there are still drawings awaited from the Highways department we are not aware that this is the case as cross sections of the Highway access have now been provided.

Officer comment- This is correct there are no further drawings awaited from the applicants those requested by the highways officer have been supplied by the applicant and the Highways officers have now raised no objection to the scheme.

The applicant is very happy to sit down with the councils ecologist and see what we can do together to mitigate the ecology impact of the development. It was never our intention to leave just one run of trees on the Bourne View boundary. The applicant thinks that a sit down with the councils ecologist, the Environmental Health Officer and the applicants consultants at Reserved matters stage should be able to sort all of these problems out. They are not fixed on the layout and very willing to be flexible with the design to allow all parties to achieve what they want.

Agenda Item 7b

**Plan List Item 2 14/10256/FUL – Construction of 2 storey side extension and conversion of existing house to create 4 no. 1 bed flats with off-road parking
At 46 Tournament Road, Salisbury, SP2 9LG**

The Town Council Comments should be amended as follows:

‘SCC does recognise the need for 1 bed flats, however does object to this application due to over development and loss of neighbouring amenity’

