

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 29 SEPTEMBER 2011 AT ALAMEIN SUITE - CITY HALL, MALHOUSE LANE, SALISBURY, SP2 7TU.

Present:

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

118. Apologies for Absence

There were no apologies for absence

119. Minutes

The minutes of the meeting held on 8 September 2011 were presented.

Resolved:

To approve as a correct record and sign the minutes.

120. 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.

121. Chairman's Announcements

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

122. Public Participation and Councillors' Questions

The committee noted the rules on public participation.

123. Update on Planning application no. S/2011/476/FULL Wylye Maintenance Depot, Dyer Lane, Wylye

The committee received a report requested at the previous meeting on the proposed lighting scheme for the above premises which was agreed at its meeting on 16 June 2011.

Resolved

To note the report

124. Planning Appeals

The committee received details of the following forthcoming appeals:

S/2011/0797 - 12 HighView Close, Tisbury

S/2011/0955 - 37 High Street, Amesbury

125. Planning Applications

125a S-2011-1024 Avon Approach, Salisbury. SP1 3SL

Public participation:

Mr John Stevenson spoke in objection to the application
Mr Nicholas Arnold spoke in support of the application

The Planning Officer introduced the report. During the debate issues of the access road and the relationship of the proposed building to neighbouring properties were discussed

Resolved:

That Planning Permission be GRANTED for the following reason:

The proposed medical centre with attached pharmacy and upper floor (B1) office use would maintain the historic medical use of the site. The proposed mixed use medical and office building is judged to have no significant detrimental impact to highway safety, archaeology, protected species or neighbouring amenity. The design and siting of the building aims to limit adverse harm to its occupancy as a result of known flood risk levels. The design of the proposal is considered to be acceptable with limited harm to the character of the adjacent Conservation Area and of a visual appearance that will not detract from the existing character of the immediate area. This application is considered to be compliant with adopted and saved Salisbury

District Local Plan policies: D2, D6, G1, G2, G4, G5, TR6, PS1, E16, CN21, and C12 together with PPS1, PPS4, PPS5, PPS9 & PPS25.

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) No development shall commence on site until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied / brought into use

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

POLICY- D2 (Design) G2 (General)

(3) No development shall commence on site until details of the:

- Brickwork
- Polyester Powder Coated Aluminium window and gutter section (finished in a heritage green colour)
- Machine made clay plain tiles

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- D2 (Design)

(4) No development shall commence on site until a sample panel of the render to be used on the external walls of the pharmacy not less than 1 metre square, has been made available on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

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

POLICY- D2 (Design)

(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, the details of which shall include:

(a) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;

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

POLICY- D2 (Design) G2 (General)

(6) 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 and the protection of existing important landscape features.

POLICY- G2 (General)

(7) No part of the development hereby permitted shall be first brought into use 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)

(8) No development shall commence on site until details of recycling

facilities (including location and range of facilities) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until the approved recycling facilities have been completed and made available for use in accordance with the approved details and they shall be subsequently maintained in accordance with the approved details thereafter.

REASON: In the interests of public health and safety.

(9) The development permitted by this planning permission shall only be carried out in accordance with the details and drawings provided and the following mitigation measure:

- Finished floor levels shall be set no lower than 47.64m above Ordnance Datum

REASON: To reduce the risk of flooding to the proposed development and future occupiers.

POLICY: G2 (General)

(10) Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall offer a betterment over the existing arrangement and shall include details of maintenance and management after completion. The scheme shall be fully implemented in accordance with the approved details.

REASON: To prevent increase risk of flooding, to improve and protect water quality, and ensure future maintenance of the surface water drainage system.

POLICY: G4 (Flooding)

(11) No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

REASON: In the interests of sustainable development and prudent use of natural resources.

POLICY: PPS25 (Flooding)

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

A written programme of archaeological investigation, 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 (Archaeology)

(13) Before any works commence, a revised construction method statement will be submitted to the Local Planning Authority for its approval. The revised statement will be updated to reflect the European status of the River Avon and demonstrate additional measures to ensure it is protected during the construction period. The works will be carried out in complete accordance with the revised statement as approved in writing by the Local Planning Authority.

REASON: To protect the adjacent SSSI / SAC river system from pollution during the construction phase.

POLICY- PPS9 (Biodiversity and Geological Conservation)

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

DRG No. 48-P.02 REV E

30/08/2011

DRG No. 48-P.05 REV D (1st floor)

30/08/2011

DRG No. 48-P.05 REV D (Ground)

30/08/2011

DRG No. 48-P.06 REV F (Proposed Elevations: River Avon)

30/08/2011

DRG No. 48-P.07 REV F (Proposed Elevations: Mill Stream)

30/08/2011

DRG No. 48-P.10 REV A (2nd floor)

30/08/2011

DRG No. 48-P.13 REV C (Side Elevations)

30/08/2011

REASON: For the avoidance of doubt

INFORMATIVE

1. All works in, under, over or within 8 metres of a Main River channel, such as the River Avon and Mill Stream, will require prior Flood Defence Consent from the Environment Agency in addition to planning permission. Such consent is required in accordance with the Water Resources Act 1991 & Byelaws legislation. Further guidance is available from the Environment Agency's Development & Flood Risk Officer - on 01258 483351.
2. Flood proofing measures should be incorporated into the design and construction of this development. These include removable barriers on building apertures (e.g. doors and air bricks), elevated electrics, using waterproofing materials and techniques (e.g. no plasterboard, solid tiled floors). Additional guidance, including information on kite marked flood protection products, can be found at: www.environment-agency.gov.uk

125b S-2011-1057- Landford Manor, Stock Lane, Landford, Salisbury. SP5 2EW

Public participation:

Mrs Carol Hewson spoke in objection to the application

Mrs Christine Hewson spoke in support of the application

Mr Richard Hewson spoke in support of the application

Mr Tony Reynolds, on behalf of Landford Parish Council, spoke in objection to the application

The Planning Officer introduced the report and drew attention to paragraph 9.1 of the report which detailed the differences between the current scheme and the previous application. A debate ensued during which issues such as fire safety, noise from the premises and the business that occupied the top floor.

Resolved:

That Planning Permission be GRANTED for the following reasons:

The proposed development conditioned so as to be for only a temporary period for the current occupier (Innovative Consultancy UK Ltd) accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), E17 (Employment) and CN4 and CN5 (Listed buildings) of the saved policies of the adopted local plan, and PPS4 insofar as the proposed development is considered compatible in terms of

its scale and impact upon the listed grade II* Landford Manor, and would not adversely affect the amenities of neighbours.

Subject to the following conditions:

1 This decision relates to documents/plans listed below. 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.

Supporting statement by Barclay and Phillips received on 27 July 2011

Drawing ref.no. 1543-01 received on 18 July 2011.

Drawing ref.no. 1543-02 received on 18 July 2011.

Drawing ref.no. 1543-03 received on 18 July 2011.

Drawing ref.no. 1543-04 received on 18 July 2011.

REASON: For the avoidance of doubt.

2. When the use of the 2nd floor of Unit 1 Landford Manor as offices by Innovative Consultancy UK Ltd., hereby approved, ceases or within 1 year of the date of this consent, whichever shall first occur, the business use by Innovative Consultancy UK Ltd. shall cease and all materials and equipment brought on to the premises in connection with the use shall be removed and the accommodation restored to its former condition as an integral part of the domestic accommodation of Unit 1 Landford Manor.

REASON: The premises are unsuitable for permanent use as offices and permission is therefore only given on the basis that it allows this business a generous period to seek and relocate to alternative premises.

POLICY: E17 (Employment)

3 The offices use hereby permitted shall only take place between the hours of 08:00 and 19:00 from Mondays to Fridays and the use shall not take place at any time on Saturdays, Sundays and Bank or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenities of the neighbours.

POLICY: G2 General Criteria for development.

4. Within two months of the date of this planning permission a drawing shall be submitted to the local planning authority for approval in writing indicating an area to be used within the site for the parking of vehicles by staff and visitors in connection with the offices use. The drawing shall include details

of the intended method of setting out this area on the ground to make clear its intended use. Within one month of approval of this drawing by the local planning authority use of the agreed area for parking of vehicles by staff and visitors shall commence and the setting out shall be completed. Thereafter the parking of vehicles by staff and visitors in connection with the offices use shall only take place within the agreed area and there shall be no parking of vehicles by staff and visitors in connection with the offices use on any other part of the site. Furthermore, there shall be no works carried out to staff and visitors' vehicles (including repairs and valeting) parked within the agreed area outside the hours of 0800hrs and 17.00hrs.

REASON: To control the numbers and locations of staff and visitor vehicles connected with the offices use in the interests of amenity.

POLICY: G2 General criteria for development.

5. The use by ICUK Ltd., hereby permitted shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed within six months of the date of failure to meet the following requirement:-

Within two months of the date of this planning permission a Fire Strategy Plan setting out fire warning/prevention measures and a means of escape strategy shall be submitted to the local planning authority for approval in writing. The measures and means of escape strategy shall be entirely implemented within four months of the date of approval of the Fire Strategy Plan by the local planning authority and thereafter retained whilst ICUK Ltd., occupy the 2nd floor of Unit1 Landford Manor.

REASON: To ensure adequate fire warning/prevention measures and means of escape strategy which have regard to the site's designation as a grade II* listed building.

POLICY: G2 General criteria for development

INFORMATIVE

This permission only grants approval for a change of use. It does not authorise any works to the fabric of the listed building. The works to the building which will be required to provide the ½ hour fire resistance required by the Fire Officer may require Listed Building consent. Due to the importance of the fabric of the building, such consent may not be forthcoming.

125c S-2011- 0914- The Heather, Southampton Road, Alderbury, Salisbury. SP5 3AF

The Planning Officer introduced the report and drew attention to the decision of the Planning Inspectorate. He explained that the tree which had featured in the Inspectors decision now appeared to be dying.

Members expressed concerns regarding the alleged damage to the tree and it was decided that the application be deferred for a site visit.

Resolved

To defer for a site visit to be held prior to the next committee meeting.

125d S-2011-0900- Bridge Woodland, Britmore Lane, Gutch Common, Shaftesbury. SP7 9BB

Public participation

Mr Robert Paley spoke in support of the application

Mrs Jeane Barnes, on behalf of Donhead St Mary Parish Council, spoke in objection to the application

The Planning Officer introduced the report which was recommended for approval. A debate ensued during which concerns were expressed regarding the size of the premises and its suitability as a dwelling.

Resolved

To refuse the application for the following reasons

The application site lies within a remote part of the countryside, distant from services and facilities. The introduction of a residential use into this remote area, with an inevitable dependency by the owner/occupier on travel by private motor vehicle, would be contrary to the principles of sustainable development. There are no exceptional circumstances, such as an agricultural or forestry need, to override this conclusion. The proposal, therefore, conflicts with Central Government planning policy set out in PPS3 Housing, PPS7 Sustainable Development in Rural Areas and PPG13 Transport, policy DP1 of the Adopted Wiltshire and Swindon Structure Plan 2016 (April 2006) and local policies G1, and H23 of the Salisbury District Local Plan (June 2003).

126. Urgent Items

There were no urgent items

127. 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. 128 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 1 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.

128. Confidential minutes of the meeting held on 8 September 2011

The confidential minutes of the meeting held on 8 September 2011 were presented.

Resolved:

To approve as a correct record and sign the minutes subject to the deletion of the word 'short' in the second line of the last sentence.

(Duration of meeting: 6.00 - 8.25 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

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