

## SOUTHERN AREA PLANNING COMMITTEE

---

**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING  
HELD ON 23 MAY 2013 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE,  
SALISBURY, SP2 7TU.**

**Present:**

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

**Also Present:**

Cllr M Hewitt and Cllr J Smale

---

**40 Apologies for Absence and Membership**

There were no apologies for absence. The membership of the committee was noted.

**41 Minutes**

The minutes of the meeting held on 18 April 2013 were presented. Two amendments were requested:

Minute 36b – To add ‘Members expressed dissatisfaction with the quality of the presentation which was felt to be inadequate for the subject’.

Minute 39 to insert the word ‘future’ prior to ‘enforcement on the site’.

**Resolved:**

**To approve as a correct record and sign the minutes subject to the following alterations.**

**42 Declarations of Interest**

There were no declarations of interest.

#### 43 **Chairman's Announcements**

The Chairman welcomed everyone to the first meeting of the new Council and explained the meeting procedure to the members of the public.

Site visits were requested should the following applications come to committee:

13/00202/FUL – Land at Wet Lane, Mere.

The Old Laundry at Shrewton

The Grange at Winterbourne Earls

#### 44 **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

#### 45 **Appeals Report**

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

#### 46 **Planning Applications**

##### 46a **S/2013/0294/Full - Land opposite Woodford Mill, Middle Woodford, Salisbury, SP4 6NW**

Mr J Humphrey spoke in objection to the application

Mrs E Soar spoke in objection to the application

Mr R Soar spoke in objection to the application

Mr G Jones spoke in support of the application

Mr G Rasch spoke in support of the application

Cllr Mike Hewitt, local member, expressed concerns about highway safety and drainage issues.

The Planning Officer introduced the report which was recommended for approval. It was explained that the application was to create a new access on to the road directly off the site and that Highways had no objections subject to two conditions being added.

Members debated the issue and raised concerns over highway safety and drainage, and whether the development was essential due to there being an existing access.

It was

## **RESOLVED**

### **To refuse the application for the following reasons:**

The development proposes a new vehicular access to serve an existing pheasant rearing shed and associated yard. The access would be sited on the outside of a bend where views of emerging vehicles would be partially obscured to users of the highway, and the applicant has not satisfactorily demonstrated that surface water could be adequately dealt with so as to prevent its discharge onto the highway. Furthermore, it is not considered that the proposed access is essential or necessary development within the countryside, on the basis that the site has historically been accessed by alternative means which is still available for use by the applicant. Consequently the proposed access would be detrimental to highways safety and would not comprise essential development within the countryside, contrary to Local Plan policies G2(i) and C20 (as saved within the South Wiltshire Core Strategy).

#### **46b S/2013/0071/Full - Land Adjacent To Parish Church, Salisbury Road, Steeple Langford, Salisbury, SP3 4NQ**

##### Public participation

Ms K Henderson spoke in objection to the application

Mr D Brady spoke in objection to the application

Ms W Barrett spoke in objection to the application

Mr P Stevens spoke in support of the application

Cllr D Watson of Steeple Langford Parish Council spoke in objection to the application.

Cllr Ian West, local member, expressed concerns about impact on the conservation area and the setting of the listed church.

The Planning officer introduced the report which was recommended for approval. The application was for the erection of a two storey dwelling.

During the debate concerns were raised regarding the bulk of the development, the effect it would have on the listed church and the general design of the building.

It was

## **RESOLVED**

### **To refuse the application for the following reasons:**

- 1) The proposed development site comprises an important open space within the Steeple Langford Conservation Area and Housing Restraint Area, which also contributes to the setting of a grade I listed parish church. The proposed development would significantly erode this open space, reducing the open character to this part of the streetscene and obscuring important views of the parish church, to the detriment of the character of the area and setting of the listed building. The development would therefore be contrary to Local Plan policies CN5, CN8, CN10, CN11, and H19 (as saved within the adopted South Wiltshire Core Strategy).
- 2) The development has not made adequate provision towards affordable housing or public open space, and would therefore be contrary to Core Policy 3 of the adopted South Wiltshire Core Strategy and Local Plan policy R2 (as saved within the adopted South Wiltshire Core Strategy).

46c **S/2013/0276/Full - Hollygate, Castle Lane, Whaddon, Salisbury, Wiltshire, SP5 3EQ**

Public participation

Mr John Dale spoke in support of the application

Cllr E Hartford, on behalf of Alderbury Parish Council, spoke in objection to the application.

Cllr Richard Britton, local member, spoke in objection to the application.

The Planning Officer introduced the report which was recommended for approval. The application was for alterations and extension to the existing dwelling and a replacement garage.

During the debate concerns were raised regarding the size of the development in relation to the plot.

It was

**RESOLVED**

**That the application be refused for the following reasons:**

The application site comprises a relatively small and awkward parcel of 'backland' positioned within a close-knit group of established residential properties. The site is presently occupied by a modest single storey dwelling and single storey garage. The proposal is to substantially enlarge the

existing dwelling at both ground and first floor and to replace the existing garage with a significantly larger two storey building. In view of the limitations of the site in terms of its size, shape and relationship with neighbouring properties, these proposed extensions and alterations, by reason of their scale, design and layout, would appear cramped and contrived and so incompatible with the surroundings. In particular, the raised eaves and extended ridgeline of the proposed enlarged dwelling would result in an uncharacteristically dominant structure, contrary to the otherwise spacious character of the area; and the new garage, by reason of its size, close proximity to the dwelling and boundaries, and awkward roof design, would sit uncomfortably on the plot. The overall design of the proposed development has not been appropriately integrated into the surroundings, to the detriment of the area in general.

This is contrary to Policies D1(iv), D3, G2 and H16 of the Salisbury District Local Plan (which are 'saved' policies set out in the adopted South Wiltshire Core Strategy).

46d **S/2013/0266/Full - Land adjacent to Springvale, Tidworth Road, Allington, Salisbury, SP4 0BN**

Public participation

Mrs V Gallop spoke in support of the application

Mr M Hewitt spoke in support of the application

Cllr M Brunton, Chair of Allington Parish Council, spoke in support of the application.

The local member, Cllr John Smale, spoke in support of the application.

The Planning Officer introduced the report which was recommended for refusal.

During the debate the issue of the proposed dwelling being outside the housing policy boundary was discussed in detail.

It was

**RESOLVED**

**That subject to the applicant entering into a S106 agreement to secure financial contributions towards recreational open space and affordable housing**

**That the application be granted for the following reasons:**

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 saved policies G1, D2, G2, C6, TR11, R2 and H23 of the Salisbury District Local Plan (which are 'saved' policies of the adopted South Wiltshire Core Strategy), Core Policy 1 and Core Policy 3 of the South Wiltshire Core Strategy and paragraphs 49, 56, 64 and 47 of the National Planning Policy Framework.

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.

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.

Policies: Saved policies G1 (Principles of sustainable development), G2 (General Criteria for Development), C6 (Development in the countryside which falls within the Special Landscape Area) and D2 (Infill development) of The Salisbury District Local Plan (which are 'saved' policies of the adopted South Wiltshire Core Strategy).

3.No delivery of plant, equipment, materials, demolition or construction work or other building activity shall take place on Sundays or public holidays or outside the hours of 0800 & 1800 Monday to Friday and 0800 & 1300 on Saturdays.

Reason: In the interests of residential amenity.

Policy: Saved policy G2 (General Criteria for Development) of The Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy).

4.No development shall commence until details of a consolidated and surfaced access, vehicle turning space and parking area have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be first occupied until the turning space and parking area have been completed in accordance with the approved details. Such turning space shall thereafter be retained and kept clear of obstruction at all times.

Reason: In the interests of highway safety.

Policy: Saved policy G2 (General Criteria for Development) of The Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy).

5.No development shall commence on site until a scheme for the discharge of surface water from the site incorporating sustainable drainage details, to prevent surface water discharge onto the highway, 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.

Policy: Saved policy G2 (General Criteria for Development) of The Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy).

6.No development shall commence on site until details of the proposed ground floor slab level have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved level details.

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

Policies: Saved policies G1 (Principles of sustainable development), G2 (General Criteria for Development), D2 (Infill development) and C6 (Development in the countryside which falls within the Special Landscape Area).

7.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:

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. refuse and other storage units);

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

Policies: Saved policies G1 (Principles of sustainable development), G2 (General Criteria for Development) and C6 (Development in the countryside which falls within the Special Landscape Area).

8.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 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.

Policies: Saved policies G1 (Principles of sustainable development), G2 (General Criteria for Development) and C6 (Development in the countryside which falls within the Special Landscape Area).

9.No development shall commence on site until details of any screen walls and/or fences have been submitted to and approved in writing by the Local Planning Authority. The screen walls and/or fences shall be erected in accordance with the approved details prior to the occupation of the dwelling hereby permitted and shall be retained and maintained as such at all times thereafter.



Reason: To prevent overlooking & loss of privacy to neighbouring property.

Policy: Saved policy G2 (General Criteria for Development) of The Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy).

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

Drawing number: Date drawn: Date received by Wiltshire Council:

Reason: For the avoidance of doubt.

Informatives:

#### 1. Water supply and waste connections

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 [www.wessexwater.co.uk](http://www.wessexwater.co.uk).

Please note that DEFRA intend to implement new regulations that will require the adoption of all new private sewers. All connections subject to these new regulations will require a signed adoption agreement with Wessex Water before any drainage works commence.

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

#### 2.S105a Public Sewers

On the 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 Wessex Water's record plans. They will commonly be affected by development proposals and Wessex Water 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 Wessex Water's

website. It is important to undertake a full survey of the site and surrounding land to determine the local drainage arrangements and to contact Wessex Water's sewer protection team on 01225 526333 at an early stage if you suspect that a section 105a sewer may be affected.

46e **S/2013/0251/Full - Adj. Greenways, Tidworth Road, Allington, Salisbury, SP4 0BN**

Public participation

Mr J Hill spoke in support of the application

Mr M Hewitt spoke in support of the application

Cllr M Brunton, Chair of Allington Parish Council, spoke in support of the application

Cllr John Smale, local member, spoke in support of the application.

The Planning Officer introduced the report which was recommended for refusal and explained it was similar to the previous application, being outside the housing policy boundary.

During the debate issues regarding site access and the housing policy boundary were discussed.

It was

**RESOLVED**

**That subject to the applicant entering into a S106 agreement to secure financial contributions towards recreational open space and affordable housing**

**To approve the application for the following reasons:**

The site is situated just outside of the Housing Policy Boundary, but it is visually well related to the settlement limits and would fulfil a local need for modest housing growth within Allington, without harming the character of the settlement or surrounding countryside. 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, G5, D2, C6, TR11, TR14, R2 and Core Policies 1 and 3.

**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 the Planning and Compulsory Purchase Act 2004.

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

Plan Ref....1:500 Site Layout Plan...	Dated....25.09.12....
Plan Ref....H/02/12...	Dated....Nov. 2012....

Reason: For the avoidance of doubt.

- 3) Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

- 4) No development shall commence on site until details of the proposed ground floor slab levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

Reason: In the interests of visual amenity.

- 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) details of any trees and hedgerows to be retained, together with measures for their protection in the course of development;
- (b) details of new trees and planting, including species;
- (c) means of enclosure to the site boundaries;
- (d) finished levels and contours;
- (e) car park layouts;
- (f) hard surfacing materials;
- (g) minor artefacts and structures (e.g. refuse and other storage units);

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

- 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. 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.

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

Reason: In the interests of the amenities of nearby residential property.

#### 47 **Urgent Items**

There were no urgent items

(Duration of meeting: 6.00 - 9.05 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](mailto:pam.denton@wiltshire.gov.uk)

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