

SOUTHERN AREA PLANNING COMMITTEE

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

Present:

Cllr Richard Clewer, Cllr Brian Dalton, Cllr Christopher Devine (Vice-Chair), Cllr Jose Green, Cllr Mike Hewitt, Cllr Ian McLennan, Cllr John Smale (Substitute), Cllr Ian Tomes, Cllr Fred Westmoreland (Chairman) and Cllr Ian West

Also Present:

Cllr Mary Douglas and Cllr Julian Johnson

46 Apologies for Absence

Apologies for absence were received from Cllr Richard Britton and Cllr George Jeans.

Cllr Britton was substituted by Cllr John Smale.

47 Minutes

The minutes of the meeting held on 10 April 2014 were presented.

Resolved:

To approve as a correct record and sign the minutes.

48 Declarations of Interest

Cllr Brian Dalton declared a non-pecuniary interest in the Kings Arm, High Street, Downton application by virtue of being a member of CAMRA (Campaign for Real Ale), a member of which had independently objected to the application but would consider the application on its merits.

49 Chairman's Announcements

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

50 Public Participation and Councillors' Questions

The Committee noted the rules on public participation.

51 Planning Appeals

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

It was noted that '18c Firs Road, Firsdown' had been previously refused at appeal by the inspector and then was later approved; no changes had appeared to have been made to the application.

52 Planning Applications

53 14/00549/FUL - Kings Arms, High Street, Downton, Salisbury, SP5 3PG

Public Participation

Mr Paul Charity, Mr Peter Wicks and Mr Nick Sayer spoke in objection to the application.

Mr Steve Culverhouse (agent) and Mr Stevens spoke in support of the application.

Cllr Harrison of Downton Parish Council spoke in support of the application.

The planning officer presented his report to the Committee which recommended that planning permission be approved subject to conditions.

The officer raised issues including the impact on the character, setting and historic fabric of the listed building and the impact on amenity of neighbouring residents and uses. The application was recommended for approval subject to the applicant entering into an appropriate legal agreement with the Council to make financial provision towards recreational open space (in accordance with local plan policy R2) and subject to Conditions.

An additional correspondence was circulated at the meeting.

Members then had the opportunity to ask technical questions of the officer. These included questions on the viability of the development. Specific details were sought on the marketing of the property. The use of surrounding land within the boundary wall was raised. It was asked if the parish council had been engaged to discuss a potential community use; due to the condition of the building this was not found as viable.

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

The Local Member, Cllr Julian Johnson, spoke in favour of the application due to viability issues of the Kings Arms as a public house and the presence of three other pubs in Downton. Cllr Johnson stated that many of the representations against the application were from addresses outside of Downton and many others were duplicated from the same address.

A debate followed that included concern being raised by Members over the viability of the property as a public house. Members discussed the location of the property within the village and its appearance in Downton. The need to protect public houses in the county from closure was raised. The validity of the presented evidence and the proximity of the surrounding public houses were also discussed. The need to protect the appearance of this listed building was raised.

Debate continued and it was stated by some that having ten tenants in ten years showed a lack of viability and the national falling demand for public houses.

Resolved:

That planning permission be GRANTED subject to the following conditions:

That subject to all parties entering into a S106 legal agreement which secures:

- Financial contributions towards the provision of public open space to delegate to the Area Development Manager to Approve Planning Permission, 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 hereby permitted shall be carried out in accordance with the following approved plans:

Drawing number 11A dated 11/2013 as deposited with the local planning authority on 22.01.14, and Drawing number 07H dated 12/2013 as deposited with the local planning authority on 23.01.14, and Drawing number 18 dated 12/2013 as deposited with the local planning authority on 23.01.14, and Drawing number 08D dated 11/2013 as deposited with the local planning authority on 23.01.14, and Drawing number 23 dated 01/2014 as deposited with the local planning authority on 28.01.14, and Drawing number 22 dated 01/2014 as deposited with the local planning authority on 30.01.14, and Drawing number 10C dated 10/2013 as deposited with the local planning authority on 30.01.14, and Drawing number 09B dated 10/2013 as deposited with the local planning

authority on 16.01.14, and Drawing number 19 dated 12/2013 as deposited with the local planning authority on 16.01.14.

REASON: For the avoidance of doubt and in the interests of proper planning.

3 No construction or demolition 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. No burning of waste shall take place on the site during the construction phase of the development.

REASON: In the interests of neighbouring amenities

4 Before the development hereby permitted commences a scheme for the identification, safe removal, storage and disposal of asbestos materials from the site shall be submitted to and approved by the local planning authority. Development shall be carried out in accordance with the scheme for the removal of asbestos thereby approved.

REASON: In the interests of neighbouring amenities

5 No development shall commence on site until details of the proposed rooflight windows and the glazing for the proposed garden room extension 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.

6.No development shall commence on site until a sample wall panel of the proposed new brickwork (and capping detail), not less than 1 metre square, has been constructed 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.

7. No development shall commence until a scheme for an archaeological watching brief during construction shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the submission of a written scheme of investigation and the submission of a final report detailing the outcome of the watching brief, and include measure to record and mitigate any archaeological finds. The scheme shall be developed in accordance with the approved scheme.

REASON: In order to ensure that an archaeological watching brief is carried out during construction, and that any works or finds are properly recorded and protected.

INFORMATIVE FOR BATS

There is a low risk that bats may occur at the development site. Bats and their roosts are protected at all times by the Conservation of Habitats and Species Regulations 2010. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact Natural England.

Cllr Ian McLennan wished his vote against the motion be recorded.

54 **14/0121/FUL - South Wilts Grammar School, Stratford Road, Salisbury, SP1 3JJ**

Public Participation

Dr Christopher Nettle and Mr Davidson spoke in objection to the application. Michelle Chilcott and Mr Lock (agent) spoke in support of the application.

The planning officer presented his report to the Committee which recommended that planning permission be granted subject to conditions.

Members then had the opportunity to ask technical questions of the officer. These included questions in regards to the windows in the proposed development and the proportionality of the proposed replacement building. The protection of playing fields in policy 'R5' was also raised and the potential for future developments on the site. Clarification of the 'R5' boundary was provided by the planning officer.

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

The Local Member, Cllr Mary Douglas, spoke in support of the application but raised concern at the loss of light that would be suffered by the neighbouring property. Cllr Douglas continued by stating that it was in the interest of the local community that the school be able to develop as it wishes due to oversubscription.

The application was then opened to debate, where it was
Resolved:

To defer to the next meeting for a site visit to be arranged.

55 Urgent Items

There were no urgent items

(Duration of meeting: 6.00 - 7.30 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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