

SOUTHERN AREA PLANNING COMMITTEE

**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING
HELD ON 22 MAY 2014 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE,
SALISBURY, SP2 7TU.**

Present:

Cllr Richard Britton, Cllr Richard Clewer, Cllr Brian Dalton, Cllr Tony Deane (Substitute), Cllr Christopher Devine (Vice-Chair), Cllr George Jeans, Cllr John Smale (Substitute), Cllr Ian Tomes, Cllr John Walsh (Substitute), Cllr Fred Westmoreland (Chairman) and Cllr Ian West

Also Present:

Cllr Mary Douglas, Cllr Leo Randall and Cllr Bridget Wayman

56 Membership Change

The Committee noted that Cllr Russell Hawker had been removed from the list of substitutes and Cllr Ricky Rogers had been added as agreed at Annual Council on 11 May 2014.

57 Apologies for Absence

Apologies for absence were received from Councillors Jose Green, Ian McLennan and Mike Hewitt.

Councillor John Smale substituted for Councillor Jose Green.

Councillor Tony Deane substituted for Councillor Mike Hewitt.

Councillor John Walsh substituted for Councillor Ian McLennan.

58 Minutes

The minutes of the meeting held on 1 May 2014 were presented.

Resolved:

To approve as a correct record and sign the minutes with one amendment; Cllr Brian Dalton's declaration of interest was edited to more accurately reflect his declaration on 1 May 2014 and now reads:

'Cllr Brian Dalton declared a non-pecuniary interest in the Kings Arms, High Street, Downton, by virtue of being a member of CAMRA (Campaign for Real Ale). He stated that he would consider the application with an open mind and on its merits'.

59 Declarations of Interest

Cllr Christopher Devine declared a non-pecuniary interest in application 14/02238/FUL – Land at Paddock View, The Street, Teffont as a result of knowing the Chairman of Teffont Parish Council. However, this was only on a level of a casual acquaintance and he would therefore be able to consider the application on its merits and vote on the application.

During the course of debate on application 14/01021/FUL – South Wilts Grammar School, Stratford Road, Salisbury – as it was clarified that the proposed development would impact the school sooner than previously thought - Cllr Richard Clewer declared a non-pecuniary interest as his daughter would be sitting the '11-plus' examination this year and could potentially attend the school. Due to the nature of the application, the approval of the Committee would result in increased entries from next year. Cllr Clewer took no further part in the debate on application 14/01021/FUL and did not vote on the application.

60 Chairman's Announcements

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

Item 8A was moved to the end of the running order to allow all those who wished to speak on the issue to attend.

61 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

62 Planning Appeals

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

63 Planning Applications

A LATE LIST OF OBSERVATIONS AND REPRESENTATIONS WAS RECEIVED, AS ATTACHED TO THESE MINUTES/INCLUDED AS AN AGENDA SUPPLEMENT

63a **14/02238/FUL - Land at Paddock View, The Street, Teffont, Salisbury, SP3 5QP**

Public Participation

Mr Nicholson objected to the application.

Cllr David Wood (Teffont Parish Council) spoke in objection to the application.

Mr Richard Greenwood (agent) spoke in support of 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 officer. Members raised concern at the visibility at the point of access.

Members of the public then had the opportunity to present their views to the Committee, as detailed above. The village design statement was discussed and clarification sought by the Committee from the Chairman of the Parish Council on this issue.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Bridget Wayman, spoke in objection to the application. Cllr Wayman stated that this was not an infill development and raised concern at the impact on the neighbouring bungalow. Cllr Wayman stated that the development would encroach into the open countryside. Concern was also raised at the access to the B839 with the aid of photographs within the additional correspondence. The development would also go beyond the well defined settlement edge into the sensitive landscape of the Area of Outstanding Natural Beauty.

Resolved:

To REFUSE planning permission for the following reasons:

- 1) The area in the vicinity of the site derives much of its character from the generous spacing between buildings, including large gardens, with open 'green' spaces and trees in between, and views of the**

rural landscape beyond. The site and wider settlement have been designated as a Housing Restraint Area in order to preserve this special character. The site, which partly comprises an open paddock with trees to its site boundary, forms the termination of a private residential road, which creates a strong sense of being the settlement edge and the beginning of open countryside beyond. The site is particularly prominent due to its position at the end, and highest point, of this road. Furthermore the road also comprises a public footpath, which continues northwards directly past the site, onto higher ground still, where prominent views of the site exist most notably from the adjoining field to the north.

By virtue of its scale, siting and layout, the proposed dwelling and its associated residential curtilage would harmfully erode the open and rural quality of the area, and would have the effect of visually encroaching into the surrounding countryside, to the detriment of the character of the area. As such the proposed development would be contrary to Local Plan policies G1(iii), G2(iv & v), D1, H19, C4 and C5 (as saved within the adopted South Wiltshire Core Strategy) and guidance contained within the Teffont Village Design Statement.

- 2) The site access has limited visibility to the north and the applicant has not satisfactorily demonstrated that the necessary improvements to visibility in this direction can be satisfactorily implemented and thereafter maintained. As such the proposed development would be contrary to Local Plan policy G2(i) as saved within the adopted South Wiltshire Core Strategy.
- 3) The development has not made adequate provision towards public open space, and would therefore be contrary to Local Plan policy R2 (as saved within the adopted South Wiltshire Core Strategy).

INFORMATIVE:

It should be noted that the reason given above relating to policy R2 could be overcome if all the relevant parties complete a Section 106 legal agreement.

63b **14/01573/FUL - Ridgeside, The Ridge Woodfalls, Salisbury, Wiltshire, SP5 2LD**

Public Participation

Mr Andy Stuchbury spoke in objection to the application.

Mr Andy James spoke in objection to the application.

Mr Nigel Harris spoke in objection to the application.

Mr Robin Henderson (agent) spoke in support of the application.

Cllr Ian Youdan (Woodfalls Parish Council) spoke in objection to the application.

The planning officer presented his report to the Committee which recommended that planning permission be **GRANTED** subject to a s106 legal agreement and subject to suitable conditions.

Members of the Committee then had the opportunity to ask technical questions of the officer. Clarification was sought in regards to waste collection and storage. Members also requested clarification of the size of the overall plot of the development which was stated to be 0.25 hectares.

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

An item of late correspondence was circulated at the meeting.

A debate followed that discussed the suitability of the site for two dwellings and also the impact on local residential amenities and the character of the area, as well as the reduction of scale from previous applications.

The Local Member, Cllr Leo Randall, raised concern at potential Highways issues and also the impact on the neighbouring garden.

Resolved:

To delegate the application to the Area Development Manager and to Grant Permission, Subject to all Parties entering into a revised S.106 legal agreement which:

- a) Provides a financial contribution towards public open space.

Subject to conditions

RECOMMENDATION: THAT THE MATTER BE DELEGATED TO THE DIRECTOR OF DEVELOPMENT SERVICES TO GRANT PERMISSION, SUBJECT TO ALL PARTIES ENTERING INTO A REVISED S106 LEGAL AGREEMENT WHICH:

**a) Provides a financial contribution towards public open space
Then Planning Permission be GRANTED, subject to the following conditions:**

- 1. The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission**

REASON: To comply with the provisions of Section 92 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. 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 those Orders with or without modification), no development within Part 1, Classes A-E (extensions and outbuildings) shall take place on the dwellinghouse(s) hereby permitted or within their curtilage.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

4. The dwellings shall be single storey only, with no windows or other rooflights inserted in the roof, and no habitable rooms created in the first floor roofspace.

REASON: In order to protect residential amenity in terms of loss of privacy.

5. The development shall be carried out in accordance with the following approved plans:

**Proposed block plan – DRG No. ST452-23b 11/02/2014
Vehicle manoeuvring – DRG No. ST452-24b 11/02/2014
Proposed site layout – DRG No. ST452 -25 11/02/2014
Proposed Elevations – DRG No. ST452-26 11/02/2014
Proposed Elevations – DRG No. ST452-27 11/02/2014**

**Arboricultural plan – DRG No. 2864/2014 11/02/2014
Abbas Ecology survey and recommendations Feb 2014 14/02/2014**

REASON: For the avoidance of doubt

6.No dwellings shall be occupied until all car parking and associated turning and access arrangements shown on the approved plans has been be provided and made available for use.

REASON: In order that sufficient parking is available for occupiers of the dwellings and visitors

7. No construction deliveries, demolition, or other building activity shall take place on Sundays or public holidays or outside the hours of 07:30 to 18:00 on weekdays and 08:00 and 13:00 on Saturdays.

REASON: In order to reduce the impact of construction works on surrounding residential amenity

8. Before development commences, full details of the treatment and protection of the boundary with “Sunmount” (adjacent the proposed access driveway) during construction works and once the scheme is built out, have been submitted to and approved in writing by the Local Planning Authority.

REASON: In order to reduce the impact of the development on adjacent residential amenity.

REASON: In order to reduce the impact of the development on adjacent residential amenity.

9. 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), the garages hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

10. Before development commences all works in relation to great crested newts, including but not limited to removing the existing pond, providing a new pond and providing 2 newt hibernacula, will be undertaken in strict accordance with Habitat Creation as Ecological Mitigation for Reptiles and Potential Great Crested Newt Population (Abbas Ecology, amended February 2014) and a professional ecologist

will be present on site during these works and will supervise all aspects of these works. A report will be submitted to and approved in writing by the Local Planning Authority to demonstrate that the above report has been fully implemented and to confirm whether great crested newts were found.

REASON: In the interest of Protected Species

INFORMATIVE

Wessex water has indicated that its records show a public sewer crossing the site. It is recommended that the applicant/developer contacts Wessex Water Sewer protection team for advice.

63c **14/01021/FUL - South Wilts Grammar School, Stratford Road, Salisbury, SP1 3JJ**

Public Participation

Mr Davison spoke in objection to the application.

Dr Chris Nettle spoke in objection to the application.

Mrs Michele Chilcott spoke in support of the application.

Mr Simon Lock spoke in support of the application.

Mr Richard Greenwood (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 of the Committee then had the opportunity to ask technical questions of the officer. Members requested clarification over the height of the proposed development and if there was to be any additional parking. The legal status of the existing building was also raised.

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

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Mary Douglas, agreed with the Planning Officer's recommendation to approve and called for timber cladding to be included in the planning conditions to mitigate the impact on neighbouring amenity.

A debate followed that that discussed the height and location of the building in regards to surrounding properties. The location of drainage in relation to the proposed development was also discussed.

Concern was raised about the height and style of the development. And the presence of the land being designated under the R5 policy was also raised

and it was stated that the purpose of the policy was to protect playing fields, which would be unaffected by the proposed development, and that it was not necessary to refer the matter to the secretary of state under the policy for this development.

The need to minimise the impact on neighbouring properties was discussed. The need for more school places in Salisbury was also discussed and the potential future development of another secondary school in the city. The distance between the proposed development and the neighbouring properties was discussed. The landscaping in the neighbouring garden was raised in regards to the shielding it provides in view of the proposed development.

Cllr Brian Dalton requested that his vote against approval be recorded in regards to developing on R5 policy land.

Resolved:

To GRANT 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. 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 rear elevation or roofslope(s) of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: parking layout, site location plan, design and access statement, DRG No. design and access statement, 771-20-04, 771-20-02 received 29/1/14, 771-20-03A received on 27/3/14, 771-20-04A received on 4/4/14.

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

planning

4. Notwithstanding the details shown on the approved drawings or the restrictions imposed by condition 2 & 3 of this consent, before development commences in relation to the external appearance of the two storey building, full large scale details of the external appearance, materials, and finishes of the building (including and in particular the rear elevation) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

REASON: In order to ensure that the visual appearance of the approved building enhances the character of the area and adjacent amenity.

INFORMATIVE

With regards to condition 4 above, the application has been subject of concerns from two adjacent neighbours regards the impact of the proposed building, and particularly the visual impact of the rear wall of the building. Prior to final submission of details in pursuance of this condition, the Local Planning Authority respectfully request that the applicant discusses and reaches an amicable agreement (where practicably possible) with occupiers of adjacent properties situated to the immediate north-east of the site of the two storey building.

64 Urgent Items

There were no urgent items

(Duration of meeting: 6.00 - 8.15 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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