

SOUTHERN AREA PLANNING COMMITTEE

**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING
HELD ON 19 MARCH 2015 AT SARUM ACADEMY, WESTWOOD RD,
SALISBURY SP2 9HS.**

Present:

Cllr Christopher Devine (Vice Chairman), Cllr Richard Britton, Cllr Richard Clewer, Cllr Jose Green, Cllr George Jeans, Cllr Ian Tomes, Cllr Ian West, Cllr Peter Edge (Substitute), Cllr John Smale (Substitute) and Cllr Bridget Wayman (Substitute)

28 Apologies for Absence

Apologies were received by Cllr Brian Dalton who was substituted by Cllr Peter Edge.

Apologies were received by Cllr Mike Hewitt who was substituted by Cllr Bridget Wayman.

Apologies were received from Cllr Fred Westmoreland (Chairman) and Cllr Chris Devine (Vice-Chairman) was in the Chair for the duration of the meeting.

Apologies were received from Cllr Ian McLennan.

29 Minutes

Decision:

To confirm and sign the minutes of the last meeting held on 26 February 2015 as a correct record with amendment to minute no. 26b, which had stated that the Local Member, Cllr Bridget Wayman, was not present. Cllr Wayman was present and this has now been corrected.

30 **Declarations of Interest**

There were none.

31 **Chairman's Announcements**

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

32 **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

33 **Planning Appeals**

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

34 **Planning Applications**

34a 14/11591/FUL - 22 Cholderton, Salisbury, SP4 0DL - Single storey rear extension

Public Participation

Mr David Shearer spoke in objection to the application.

Mrs Jackie Shearer spoke in objection to the application.

Mr Alistair Heath spoke in objection to 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. Questions were asked about the blockage of natural light, the direction the property was facing and the listing of extensions to the property. The retention of a brick extension was also raised.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr John Smale, spoke in objection to the application. Cllr Smale discussed the scale of the extension in relation to the neighbouring properties. The grade II listing of the cottages in a conservation area was also raised. Cllr Smale stated that it was unfortunate that the applicant did not discuss the application with their neighbours to find an appropriate solution to their planning issues.

The Chairman stated that the site visit showed an aesthetically pleasing row of Victorian cottages, of which there was only a few left in the county. The

grade II listing of this property was discussed and the impact the proposed extension would have on the property's character. The height of the extension was discussed by Members. The potential loss of light in the neighbouring property was raised. The scale and dominance of the potential extension was debated by Members. The planning history of the site was discussed to provide context to the application. The pitch of the roof was also raised. Members who had been on the site visit to the property highlighted the potential loss of light in the neighbouring kitchen at 23/24 Cholderton.. The shape of the proposed extension was also discussed.

Resolved:

To refuse planning permission for the following reasons:

- 1 The proposed extension by reason of its size and height in attached and adjoining listed buildings would constitute an over addition to the rear of the property detracting from the special character of the listed building contrary to core policy 57 and 58 of the Wiltshire Core Strategy.**
- 2 The proposed extension by reason of its height and proximity to the rear of No 23/24 Cholderton (Staddlestone Cottage) would have an adverse effect on the amenities of No 23/24 Cholderton in particular overshadowing a rear garden contrary to core policy 57 (vii) of the Wiltshire Core Strategy.**

34b 14/11599/LBC - 22 Cholderton, Salisbury, SP4 0DL - Single storey rear extension

Public Participation

Public speaking for this application was taken in Minute No. 34a.

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

Technical questions for this item were taken in Minute No. 34a.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr John Smale, spoke in objection to the application.

Resolved:

To refuse planning permission for the following reasons:

1. The proposed extension by reason of its size and height in relation to the attached and adjoining listed buildings would constitute an overly large and tall addition to the rear of the property detracting from the special characteristics of the listed building contrary to core policy 57 and 58 of the Wiltshire Core strategy

34c 14/12193/FUL - 4A and 4B The Crescent, Hillview Road, Salisbury - Extension to east elevation to create 2 x 2 bed flats

Public Participation

Mrs Ros Liddington spoke in objection to the application.
Mrs Nicola Allerton spoke in objection to the application.
Mr Nick Allerton spoke in objection to the application.
Mr David Sharp spoke in support to 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. Excavation work was discussed and clarification was provided in regards to the neighbouring properties. The potential removal of trees and the location of a pedestrian access were also discussed. The location of the retaining wall was raised. The withdrawal of the previous scheme and the relevant officer concerns were highlighted.

Members raised a recent Cabinet decision that related to parking strategy, specifically to the number of parking spaces required at new residential buildings. Members sought legal advice as to the relevance and content of this Cabinet decision. The solicitor present at the meeting advised that it would be necessary to defer the decision to investigate the position and provide legal advice accordingly.

An item of late correspondence was circulated at the meeting.

Resolved:

To defer the item to a later date due to legal advice from the solicitor present at the meeting.

34d 14/12107/FUL - Stonehenge Visitor Centre , Amesbury, Wiltshire SP4 7DE - Resurfacing of an area of overflow car park

Public Participation

Mrs Janice Hassett spoke in objection to the application.
Mrs Linda Kilroy spoke in support to 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. The location of a new access onto the A360 was raised – it was explained that this was a temporary works exit. The parking requirements of the Visitor's Centre were discussed, as well as issues that the current parking facilities faced. The conditions within the report – in relation to lighting and the temporary access – were discussed. The surface of the car park would be similar to the existing material, a tarmac surface with drainage. The input of English Heritage within the report was discussed and legal advice was sought on this issue.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Ian West, spoke in objection to the application. Cllr West discussed local concern to this application. The Councillor also discussed the representations that could be found on the Wiltshire Council website, both for and against the application. The potential removal of trees on the site was raised. Cllr West stated this proposal was too heavy of a price to pay and that the travel plan/system was a major issue.

Members discussed the impact of the tarmac on the existing environment and on the landscape. The management of the overflow car park was discussed. The potential for using a coloured tarmac to lessen the visual impact was raised. Highways issues were also discussed, in relation to the approach to the Visitor's Centre. The landscaping of the site and the need to address the impact of this development was discussed.

The appropriate design for the surrounding setting for this World Heritage Site was discussed and the need to protect green space was stated. The isolation of Stonehenge in relation to the parking facility was discussed. Members considered the need for a condition in relation to the colour of the tarmac that could be used. The potential for boosting a major tourist attraction in the county was discussed. Another application for 50 staff parking spaces and a parking booking system were raised. Wiltshire Council Core Policy 6 and 59 were raised by the Local Member.

The Chairman stated the need to reduce the harshness of the visitors centre

with appropriate landscaping. Cllr Devine stated that it was necessary for English Heritage to reconsider their approach.

Resolved:

To refuse planning permission for the following reasons:

The surfacing of the overflow car park by reason of its appearance and lack of landscaping would be a prominent and intrusive addition to the World Heritage Site detracting from its open and undeveloped character contrary to core policies 6 and 59 of Wiltshire Core strategy.

35 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

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