

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 25 OCTOBER 2012 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Richard Britton, Cllr Brian Dalton, Cllr Christopher Devine, Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr Leo Randall (Substitute), Cllr John Smale, Cllr Fred Westmoreland (Chairman) and Cllr Ian West

Also Present:

Cllr Tony Deane

72 Apologies for Absence

Apologies were received from Cllrs Jose Green and Paul Sample. Cllr Leo Randall substituted for Cllr Green.

73 Minutes

The minutes of the meeting held on 4 October 2012 were presented.

Resolved:

To approve as a correct record and sign the minutes.

74 Declarations of Interest

There were no declarations of interest

75 Chairman's Announcements

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

Members of the committee were asked if they required any site visits. It was agreed that site visits could be held for the following if required:

Woodland Drive, Winterslow and Steeple Langford affordable housing site

76 **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

77 **Planning Appeals**

There were no appeal decisions

78 **Planning Applications**

78a **S/2012/1120 - 45 Ladysmith Gomeldon Salisbury SP4 6LE**

Public participation:

Mr Robert Andrews spoke in objection to the application
Mr Carlo Castiglione spoke in objection to the application
Mrs Emma Bravery, the applicant, spoke in support of the application
Mr James Bravery, the applicant, spoke in support of the application

The Planning Officer introduced the report, which was recommended for refusal, outlined the application and explained that a site visit had been held prior to the meeting.

Members requested clarification on how the application differed from the previous application which had been refused. During the debate issues such as the impact on the streetscene and the effect on neighbouring properties were discussed, following which

It was

RESOLVED

That the application be GRANTED for the following reasons:

It was

RESOLVED

That the application be GRANTED for the following reasons:

Subject to the completion of a legal agreement securing a financial contribution towards recreational open space facilities and affordable housing, it is considered that the development would be acceptable in principle, would have no significant impact in design terms, and would not result in any significant overshadowing, overdominance or overlooking to the neighbouring properties. The development would therefore accord with the aims and objectives of the

development plan, having regard in particular to Local Plan policies G2, D2, and H16, which are 'saved' policies of the South Wiltshire Core Strategy.

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 section 5(1) of 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 those Orders with or without modification), there shall be no additions, extensions or enlargements of the development hereby permitted and no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the roofslopes or side elevations of the development hereby permitted.

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- Policy G2

3. No delivery of plant, equipment, materials, demolition or construction works or other building activity shall take place on Sundays or public holidays or outside the hours of 07:30 & 18:00, weekdays and 08:00 & 13:00 Saturdays.

Reason: In the interests of residential amenity- Policy G2

4. This development shall be in accordance with the submitted drawings

- Site Block Plan 0712/P002, dated July 2012 and received to this office on 03/08/12
- Proposed elevations 0712/PQ05, dated July 2012 and received to this office on 06/08/12
- Proposed floor plans 0712/P004, dated July 2012 and received to this office on 06/08/12
- Proposed site layout (amended parking layout) 0712/P003 dated Sep 12 and received to this office on 12/09/12

unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

5. Before the development hereby permitted is first occupied the en-suite windows in the first-floor side elevations shall be glazed with obscure glass only and shall be of a top-opening vent design, and the windows shall be permanently maintained with obscure glazing at all times thereafter.

Reason: In the interests of residential amenity and privacy- Policy G2

6. No development shall commence within the 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.

The work should be conducted by a professionally recognised archaeological contractor in accordance with a written scheme of investigation agreed by this office and there will be a financial implication for the applicant.

Reason: To enable the recording of any matters of archaeological interest.

7. The development hereby permitted shall not be first occupied until the two parking areas and access thereto, have been consolidated and surfaced (not loose stone or gravel). The access and parking spaces shall be maintained as such thereafter.

Reason: In the interests of highway safety- Policy G2

8. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, 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 G2

9. No development shall commence on site until details of the bricks and tiles to be used on the development 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.

INFORMATIVE: Section 106 Agreement (Open Space/Affordable Housing)

This permission shall be read in conjunction with the S106 Agreement in relation to the Public Open Space/Affordable Housing contribution.

INFORMATIVE: Water Efficiencies

The development should include water efficient appliances, fittings and systems in order to contribute to reduced water demand in the area. These should include as a minimum, low-flush toilets, water butts, spray taps, low flow showers, and kitchen appliances with the maximum water efficiency rating.

INFORMATIVE: Protected Species

Many wildlife species are legally protected. The applicant should be aware that if it becomes apparent that the site is being used or has previously been used by protected species (such as slowworms, badgers, barn owls or bats), work should STOP immediately and Natural England should be contacted at their Devizes office 01380 725344 for advice on how to proceed.

78b **S/2012/1112 - 19 Southbourne Way Porton Salisbury SP4 0NN**

Public participation:

Ms Ann Ryder spoke in objection to the application
Mr Keith Elmer spoke in objection to the application
Mr Bob Fischen spoke in objection to the application
Mr Nigel Crouch spoke in support of the application
Ms Ira Blake spoke in support of the application

The Planning Officer introduced the report and drew attention to the late correspondence.

A debate ensued during which concerns over the actual height of the property were discussed in some depth following which

It was

RESOLVED

Planning Permission be GRANTED for the following reason:

The increase in the ridge height of the dwelling, by 150mm above the 600mm increase approved under planning permission S/2011/0527/FULL, is considered to have no significant impact on the residential amenities of the occupiers of nearby properties, the character and appearance of the dwelling and the character and appearance of the area surrounding the proposal site. The proposal is therefore considered to be in accordance with the aims and objectives of the saved policies G2, D3, C6 and H16 of The Salisbury District Local Plan (which are 'saved' policies of the adopted South Wiltshire Core Strategy).

And subject to the following conditions:

This approval relates only to the following drawings:

Proposed elevations: Drawing number: 11027/2 A Date received by Wiltshire Council: 03/08/2012

Proposed cross section, proposed roof plan and proposed floor plans: Drawing number: 11027/1 Date received by Wiltshire Council: 03/08/2012

Reason: For the avoidance of doubt.

INFORMATIVE

In granting the approval of this application members were concerned that the built height of the completed development may exceed the 750mm allowed for in this application. As such members wished officers to revisit the site and measure the completed development with the ward member prior to reporting to the following planning committee meeting.

78c **S/2012/0616 - Land adjacent to Church Cottage Portnells Lane Zeals Warminster BA126PG**

Public participation:

Mr D Carpendale, the agent, spoke in support of the application
Cllr John Wigg, representing Zeals Parish Council, spoke in objection to the application

The Planning Officer introduced the report, which was recommended for approval, and drew attention to the late correspondence.

During the debate members expressed concerns at the proximity to the churchyard and the impact on the conservation area.

It was

RESOLVED

That Planning Permission be REFUSED for the following reasons:

1. The proposed detached dwelling would be positioned on a site where it would result in the loss of a view and open space or, gap between buildings and gardens that would detract from the special character of the Conservation Area.

The proposal would also result in the loss of an open area which makes a positive contribution towards the character of the settlement whilst the impact on the view of the church from Portnells Lane and Zeals Rise, would fail to preserve and enhance the setting of the listed building and the overall character of this part of the Conservation Area.

As such the proposal is considered to be contrary to saved policies CN10, H16 - criteria (ii), CN8 and CN5 of the adopted Salisbury District Local Plan which, are saved policies in appendix C of the adopted South Wiltshire Core Strategy.

2.The proposal, in so far as the applicants have not entered into a Section 106 agreement for the provision of commuted sums for, off-site outdoor adult recreation and affordable housing, is contrary to saved policy R2 of the adopted Salisbury District Local Plan which, is a saved policy in appendix C of the adopted South Wiltshire Core Strategy, and Core Policy 3 (CP3) of the adopted South Wiltshire Core Strategy.

78d **S/2012/1189 - The Old Chapel Tuckingmill Tisbury Salisbury SP3 6JB**

Public participation:

Mr Jonathan Amos spoke in objection to the application

Cllr Richard Platts, representing West Tisbury Parish Council, spoke in objection to the application

Cllr Tony Deane, local member, spoke in objection to the application

The Planning Officer introduced the report and it was underlined that the committee should only consider the planning considerations such as neighbour and visual amenity of the application as set out in the officers report – the issue of the effects of the smoke from the chimney would be dealt with through statutory processes in environmental law.

A debate ensued during which members confirmed that there would be a cowl fitted to the chimney and that both that and the chimney would be painted black.

It was

RESOLVED

Planning Permission be GRANTED for the following reason:

The proposed retrospective installation of an black (painted) stainless steel flue serving a wood burning stove is considered on balance to be acceptable by virtue of its scale, design, siting and materials, with no significant impact to neighbouring amenities or the AONB/Conservation Area and is therefore compliant with adopted policies; G2, D3, C4, C5, CN8 as saved within Appendix C of the adopted South Wiltshire Core Strategy and paragraph 28 of the National Planning Policy Framework.

And subject to the following conditions:

(1) The retrospective black coloured steel flue hereby approved shall be maintained in the existing black finish in perpetuity.

REASON: In the interest of the preserving the visual character of the Conservation Area and the AONB.

POLICY: D3 (Design) CN8 (Conservation Area) C4 & C5 (AONB)

(2) Within 1 month from the date of this permission, a scheme for a black coloured accelerator chimney cowl shall be submitted to and be approved by the Local Planning Authority. Such an approved scheme shall then be carried out within 1 month of the date of the Local Planning Authority's approval letter.

REASON: In the interest of neighbouring amenity.

POLICY: G2 (General)

78e S/2012/1205 - 15 Bishops Drive East Harnham Salisbury SP2 8NZ

Public participation:

Mrs Pauline Kennedy spoke in objection to the application
Mr Geoff Kennedy spoke in objection to the application
Mr Robert Burrows, the applicant, spoke in support of the application

The Planning Officer introduced the report, drew attention to the late correspondence and explained that a site visit had been held prior to the meeting.

During the debate issues such as light pollution affecting the neighbours and the possibility of non reflective and obscure material being used on the roof were discussed.

It was

RESOLVED

Planning Permission be GRANTED for the following reason:

The proposed first floor rear conservatory extension is considered on balance to be acceptable by virtue of its scale, design, siting and materials, with no significant impact to neighbouring amenities and is therefore compliant with adopted policies; G2, D3, H19 as saved within Appendix C of the adopted South Wiltshire Core Strategy.

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

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

POLICY- D3 (Design)

(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 that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the eastern elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

POLICY- G2 (General)

(4) Before development commences a scheme demonstrating an obscure glazed and non reflective glass roof shall be submitted to and be approved in writing by the Local Planning Authority. The approved scheme shall be implemented before occupation of the development hereby permitted and shall be maintained in perpetuity.

REASON: In the interests of residential amenity and privacy.

POLICY- G2 (General)

(5) The development shall be carried out in complete accordance with the following drawing:

DRG No. 04412 1 Rev B (Aug 2012) 09/10/2012

REASON: For the avoidance of doubt

83 Urgent Items

There were no urgent items

(Duration of meeting: 6.00 - 9.00 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

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