

SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 29 JUNE 2017 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Fred Westmoreland (Chairman), Cllr Richard Britton (Vice Chairman), Cllr Matthew Dean, Cllr Christopher Devine, Cllr Jose Green, Cllr Mike Hewitt, Cllr Sven Hocking, Cllr George Jeans and Cllr Robert Yuill (Substitute)

Also Present:

Cllr Richard Clewer

183 **Apologies**

Apologies for absence were received from:

- Cllr John Smale, who was substituted by Cllr Robert Yuill
- Cllr Brian Dalton
- Cllr Ian McLennan

184 **Minutes of the Previous Meeting**

The minutes of the meeting held on Tuesday 30 May 2017 were presented.

Resolved:

To approve as a correct record and sign the minutes.

185 **Declarations of Interest**

There were none.

186 **Chairman's Announcements**

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

He also made the following announcements:

Item 7, Commons Act 2006, Section 22, Schedule 2, Application to De-Register Land as Common Land at Herrington House – had been withdrawn by the applicant.

Item 8b – 79 Southampton Road, Clarendon, Salisbury. – After reading the application and report associated. The discussion with officers not been as clear as could have been. Intend to defer this application, for a site visit, and to take place once the missing information has been provided.

Deferred pending a site visit. All voted in favour.

Cllr Devine noted that this has been ongoing for some time. Can Officers provide a revised report detailing all of the required information?

187 **Public Participation**

The committee noted the rules on public participation.

188 **Planning Appeals and Updates**

The Committee received details of the appeal decisions for the period 19/05/2017 to 16/06/2017, as detailed in the agenda.

MH – Greyhound at Wilton, doors and windows put in, are they all going back to what we requested?

The appeal was related to our decision; we did not overturn the officers decision.

Resolved

189 **That the Appeals Update for 19/05/17 – 16/06/17 be noted
Commons Act 2006 Section 22, Schedule 2, Application to De-Register
Land as Common Land at Herrington House, Whiteparish**

This item was withdrawn by the applicant and was therefore not considered at this meeting.

190 **Planning Applications**

191 **17/00280/VAR: Stonehenge Visitor Centre, A344 Airmans Corner,
Winterbourne Stoke, Wiltshire, SP4 7DE**

Public Speakers

David Hassett spoke in objection to the application

Ian West spoke in objection to the application

Jim Pitt spoke in objection to the application

Jennifer Davies of English Heritage, spoke in support of the application

Chris Bally of English Heritage spoke in support of the application

Cllr Chris Harris of Shrewton Parish Council spoke in objection to the application

The Senior Planning Officer, Lucy Minting introduced the report, which recommended that the application for a variation of the pedestrian and cycle route scheme agreed under Condition 27 of S/2009/1527 for the proposed

permissive pedestrian and cycle path on the grassed over section of the former A344 to now be open to the public by 1st October 2017, to allow the grass surface to be sufficiently established, be approved subject to conditions.

Attention was drawn to the late correspondence circulated at the meeting, detailing third party representation received from Cycling Opportunities Group for Salisbury (COGS).

Members of the Committee then had the opportunity to ask technical questions of the Officer. It was clarified that an expert from English Heritage had advised that the grass was not ready to be walked on.

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

The Unitary Division Member, Cllr Fred Westmoreland then spoke in support of the application, noting that he could see no justifiable reason to refuse this as the extension was only three months away.

He acknowledged the frustrations of the local residents over the way English Heritage had delivered works at the site over the years.

Cllr Westmoreland moved the motion of Approval in line with Officers recommendation. This was seconded by Cllr Hewitt.

A debate followed where key issues raised included that over time a grass track on chalk, would over time wear away and would need to be replaced.

The Committee noted the reassurance of the applicant that they would not apply for any further extension in the future.

Resolved

That planning permission be APPROVED in line with Officers recommendation, with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans:

Alternative path route and waymarker details received 6th June 2017

Drawing no

As received on the 5th October 2009

AB-A-G200-E-WE rev C

AB-A-G200-E-N rev C

AB-A-G200-P-RP rev C

AB-A-G200-P-00 rev G

VC-A-G200-S-FF rev C

VC-A-G200-S-EE rev C

VC-A-G200-S-CCDD rev D

VC-A-G200-S-BB rev C

VC-A-G200-S-AA rev D

VC-A-G200-E-S rev C

VC-A-G200-E-Ea
VC-A-G200-E-E rev C
VC-A-G200-P-RP rev C
VC-A-G200-P-00 rev G
MP-A-G100-P-03 rev I
MP-A-G100-P-02 rev G
MP-A-G100-P-01 rev F
MP-A-G000-P-XP-03 rev B
MP-A-G000-P-XP-02 rev B
MP-A-G000-P-XP-01 rev B
AC-G200-PA-01 rev B
VC-A-G200-E-W rev C
VC-A-G200-E-N rev D
10110301 - SEIW-21 rev A
HB-A-G200-P-00 rev E
MP-A-G100-P-03 rev K
11110201-PA-001
10110301-SEIW_17
10110301-SEIW_18
10110301-SEIW_20
10110301-SEIW_22 rev A
10110301-SEIW_19
HB-A-G200-P-RP rev D
HB-A-G200-S-AABB rev C
HB-A-G200-S-CCDD rev C
HB-A-G200-S-EEFF rev C
SE14283-SK-C-01 rev P2
SE14283-SK-C-02 rev P3
10110301-SEIW_16
10110301-SEIW_23
8877 (A) VC 001
8877 (L) VC 001
8877 (E) VC 001
8877 (E) VC 003
8877 (E) VC 002
TH/STON/SK09 rev A
HB-A-G200-XA-00
HB-A-G200-XS-AABB rev B
HB-A-G200-XP-00 rev B
AB-A-G200-S rev C
AB-A-G200-E-S rev C
MP-A-G100-P-02 rev I
SE14283-SK-C-03 rev P6
SE14283-SK-C-04 rev P4
Environmental Statement and appendices received 5th October 2009
Transport assessment and outline travel plan received 5th October
2009
Ecological management strategy received 5th May 2010
Lighting strategy document received 5th May 2010
including plan no's -

**TH/STON/LIG/500
10110301-DT05 rev D
10110301-GA002 rev D
AC-N-G1
HUB-N-G1
VC-A-G500-D-01 rev A
VC-A-G500-D-02 rev A**

Tabular response of clarification of ecological matters received on the 22nd December 2009.

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

(2) The development shall be carried out in accordance with the approved schedule of materials and finishes to be used for the external walls and roofs and all other built structures agreed in writing by the local planning authority on 13/06/2012.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

(3) The development shall be carried out in accordance with the approved boundary treatments and timetable for provision, agreed in writing by the local planning authority on 13/06/2012.

REASON: To enable the local planning authority to secure the satisfactory treatment of the boundaries in the interests of the visual amenity of the World Heritage Site.

(4) The development shall be carried out in accordance with the approved landscaping scheme including the timetable for implementation, agreed in writing by the local planning authority on 13/06/2012.

If any plant dies, becomes diseased, seriously damaged or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the local planning authority agrees to a variation beforehand in writing.

Retention of existing trees and shrubs

No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the local planning authority.

All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989). If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 5 years of the completion of the development, another tree, shrub, or hedge shall be planted at the approximate same place, and that tree, shrub, or hedge shall be of such a size specification, and species, and should be planted at such time as may be specified in writing by the Local Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the species and size as that originally planted shall be planted at approximately the same place, unless the Local Planning Authority gives its written consent to any variation.

REASON: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to safeguard the amenity of the existing trees and to ensure a satisfactory appearance of the development.

(5) The development shall be carried out in accordance with the approved Arboricultural Method Statement, agreed in writing by the local planning authority on 13/06/2012, unless the Local Planning Authority has given its prior written consent to any variation.

REASON: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of site clearance and construction.

(6) The development shall be carried out in accordance with the approved details of the Visitor Transit System agreed in writing by the local planning authority on 13/06/2012 and shall be maintained and operated as approved.

REASON: To ensure that the proposed layout can properly accommodate the operational requirements of the VTS trains and to ensure visitors who are mobility impaired can continue to access the Stonehenge monument.

Informative: The VTS will be running on a public highway. It must therefore comply with all necessary legislation related to such vehicles.

(7) The development shall be carried out in accordance with the approved details showing how vehicles accessing the A344 can turn around and return westbound in forward gear, (including all points where access is restricted by proposed gating), agreed in writing by the local planning authority on 13/06/2012. The development shall be operated in accordance with the approved arrangements and details.

REASON: In the interests of highway safety and to avoid the inconvenience otherwise caused to larger vehicles that might need to gain access for highway maintenance or other purposes.

(8) The development shall be carried out in accordance with the approved scheme demonstrating how any gating or bollarding measures on the A344 are to be operated, their legal status, and what provisions are to be made for vehicles reasonably requiring access to the public highway and, beyond, to the stopped up section of A344 between Byway 12 and Stonehenge Bottom, agreed in writing by the local planning authority on 13/06/2012. Gating arrangements shall only be provided and operated in accordance with the approved scheme.

REASON: To demonstrate that a managed scheme will allow for the requirements of all proper vehicular users of the highway at all times of the day and night throughout the year.

(9) The development shall be carried out in accordance with the approved scheme demonstrating how any gating or bollarding measures on the A344 are to be operated, their legal status, and what provisions are to be made for vehicles reasonably requiring access to the public highway and, beyond, to the stopped up section of A344 between Byway 12 and Stonehenge Bottom, agreed in writing by the local planning authority on 13/06/2012. Gating arrangements shall only be provided and operated in accordance with the approved scheme.

REASON: To demonstrate that a managed scheme will allow for the requirements of all proper vehicular users of the highway at all times of the day and night throughout the year.

(10) The development shall be carried out in accordance with the approved visitor management strategy, agreed in writing by the local planning authority on 13/06/2012. The development shall not be operated other than in accordance with the approved visitor management strategy in perpetuity.

REASON: In order to protect the Salisbury Plain SAC/SPA and the wider landscape and nature conservation interests.

(11) The development shall be carried out in accordance with the approved scheme and programme for cycle parking and storage provision at the western end of the retained A344 and for cycle parking at the eastern end, agreed in writing by the local planning authority on 13/06/2012. The facilities shall be provided in accordance with the approved scheme and programme and maintained thereafter.

REASON: In order to facilitate the objectives of the travel planning requirements for the site insofar as they relate to encouraging pedestrian and cycle transport, and to discourage random parking of cycles within the vicinities of the Stones and the proposed Visitor Centre.

(12) The development shall be completed in accordance with the approved construction management plan, agreed in writing by the local planning authority on 25/06/2012.

REASON: To mitigate the impact of construction traffic during the construction period and in the interests of highway safety on the local and strategic road network.

(13) The development shall be completed in accordance with the approved landscape management plan (including a statement for the long-term effective maintenance of the agreed landscape scheme and full details of all management and establishment operations over a ten-year period including details of the relevant management, and supervisory responsibilities), agreed in writing by the local planning authority on 13/06/2012 as amended by the revised landscape management plan dated 25/07/2016 and agreed in writing by the local planning authority dated 21/12/2016 for the permissive path to be opened by 1st October 2017.

The approved landscape management plan includes the provision for a review to be undertaken during the course of the plan with a final review being undertaken before the end of the ten-year period. A revised landscape management plan shall be submitted for the agreement of the Local Planning Authority before the ten years has expired. The revised details shall make similar provisions for the long-term maintenance and management of the landscape scheme. The revised scheme shall also make provision for future revision and updating. The provisions of the landscape management plan and subsequent revisions shall be adhered to and any variation shall have been agreed beforehand in writing by the Local Planning Authority. No trees, shrubs, hedges or other plants shall be removed for the duration of the landscape management scheme or its revisions, without the prior written approval of the Local Planning Authority. Management of the landscape scheme in accordance with the landscape management plan or their agreed revisions shall not cease unless agreed in writing by the local Planning Authority.

REASON: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity to be provided by the new landscaping is achieved and safeguarded, and to ensure satisfactory appearance to the development.

(14) The development shall be completed in accordance with the approved water supply and water efficiency scheme agreed in writing by the local planning authority on 13/06/2012. The approved scheme shall be maintained in perpetuity. REASON: The site is located on a major aquifer within the catchment of the River Avon SAC/SSSI and the South Wiltshire core strategy proposed submission document (July 2009; policy 19) includes the requirement for non-residential development to include water efficiency measures.

(15) The development shall be completed in accordance with the approved scheme for the disposal of foul drainage, agreed in writing by the local planning authority on 13/06/2012. The approved scheme shall be maintained in perpetuity. REASON: The site is located on a major aquifer within the catchment of the River Avon SAC/SSSI. Appropriate drainage arrangements will ensure groundwater is protected.

(16) The development shall be completed in accordance with the approved construction environmental management plan and timetable, agreed in writing by the local planning authority on 25/06/2012. REASON: The site is located on a major aquifer with the catchment of the River Avon SAC/SSSI. Appropriate pollution prevention arrangements during construction will ensure groundwater and surface water are protected.

(17) The development shall be completed in accordance with the approved lighting scheme (including street lighting, lighting for the car and coach parks, lighting for footpaths, lighting at the drop off points, including intensity of the lighting and design for the light column and arrangements for testing of the works on their first operation), agreed in writing by the local planning authority on 13/06/2012. All the works and operation of the development shall subsequently accord with the approved details. REASON: To ensure that the lighting scheme respects the overall design qualities required from the development and to minimise impact of the lighting scheme upon both the World Heritage Site and wider landscape and nature conservation interests and the Salisbury Plain SAC/SPA.

(18) The development shall be completed in accordance with the approved written programme of archaeological investigation, agreed in writing by the local planning authority on 13/06/2012. REASON: To ensure that artefacts of archaeological importance are properly recorded and evaluated.

(19) The development shall be completed in accordance with the approved waste audit, agreed in writing by the local planning authority on 13/06/2012. REASON: In the interests of achieving a sustainable development.

(20) The development shall be completed in accordance with the approved scheme of internal pedestrian footpaths within the visitor centre site, agreed in writing by the local planning authority on 13/06/2012. REASON: To facilitate pedestrian movement on identified desire lines.

(21) The retail unit within the visitor centre shall not sell goods outside of the agreed range of goods, agreed in writing by the local planning authority on 13/06/2012, other than as a minor and ancillary part of the stores operation without the prior written approval of the local planning authority.

REASON: To enable the local planning authority to exercise adequate control over the kind of good which are sold from the premises, in the interests of maintaining the vitality and viability of Amesbury Town Centre.

(22) The development shall be completed in accordance with the approved details of the pedestrian and cycle route along the whole of the A344, including the approved scheme for reviewing such access agreed in writing by the local planning authority on 25/06/2012 as amended by this application for the permissive path on the grassed over section of the A344 to be opened to the public by 1st October 2017.

Within 1 month of the date of this decision, waymarker signs (7.5cm diameter yellow discs with black directional arrows and the words "Temporary Permissive Path for Pedestrians and Cyclists" also in black) shall be attached to the adjacent fence posts in the positions shown on the route plan of the temporary path (including an additional waymarker at the junction of the A344 and Byway 12), received by the local planning authority on the 06/06/2017. These shall be removed within 1 month of the opening of the permissive path.

REASON: To accommodate and facilitate the inevitable future local pedestrian and cyclist demand travelling the route between the Stones and west Amesbury.

INFORMATIVE TO APPLICANT:

This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated 23rd June 2010.

191a 17/01402/FUL: 79 Southampton Road, Clarendon, Salisbury, Wiltshire, SP5 3DG

The Chairman noted that the report was missing sections of information which were required for consideration. He moved the motion that the application be deferred pending the acquisition of that information from the applicant, and further to receiving the information a site visit was also requested.

Resolved:

That application 17/01402/FUL – 79 Southampton Road, Clarendon, Salisbury, SP5 3DG be DEFERRED for a site visit and to allow additional information and clarification in respect of the proposed development to be sought.

191b 17/03126/FUL: Caddens, Lower Road, Homington, Wiltshire, SP5 4NG

Public Participation

Dr J Eastern spoke in objection to the application

Darryl Rogers (Agent) spoke in support of the application

Cllr Stephen Gledhill, Coombe Bissett & Homington PC

The Planning Officer, Joe Richardson, introduced the report, which recommended that the application for extensions, alterations and construction of a replacement garage at Caddens, Lower Road, Homington, be approved with conditions.

It was noted that secondary access to the site was maintained, and that it was felt that the proposed works would improve the properties appearance within the street-scene.

Members of the Committee then had the opportunity to ask technical questions of the Officer, details were sought on the access to the property, where it was conformed that this would be increased from one to two points. There had been no objections from Highways, as they believed the visibility was sufficient. The proposals included parking for up to 4 vehicles.

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

The Unitary Division Member, Cllr Clewer then spoke in objection to the application. He noted that Homington was a small pretty village with little parking. The applicant had worked hard to try and overcome some of the objections, however he felt that the proposed extension was too big for the plot. The pictures shown did not show the development as it would be and the proposed wall did not fit in with the street scene.

Cllr Devine moved the motion of Objection against Officers recommendation, on the grounds of over development and that the property was in a conservation area. This was seconded by Cllr Britton

A debate followed where key issues raised included the scale of the extension was too large for the site, and the position of the garage to the front of the property was not appropriate and would be more acceptable if it had been positioned to the rear, where there was plenty of space, and would be more in-keeping with the rural character with the village.

The proposed development would see half of the entire site developed, whereas before it was only approximately one fifth.

Resolved

That planning permission be REFUSED, for the following reasons:

- 1. The application site is located in the village of Homington within the Homington Conservation Area and Cranborne Chase and West Wiltshire Area of Outstanding Natural Beauty. The settlement is characterised by traditional dwellings interspersed by modest infill development. The proposed works would produce a substantially larger property, with a large detached garage located close to the narrow main road. Combined with the planned boundary works, the resultant development would be unsympathetic to the modest traditional character of the settlement, and set an undesirable**

precedent for similar development within the surrounding Conservation Area and wider Area of Outstanding Natural Beauty. Therefore the proposal is considered to be contrary to the terms of Core Policies 51, 57 and 58 of the Wiltshire Core Strategy, the NPPF and Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

192 **Urgent Items**

There were no urgent items.

The following site visits were requested:

- 17/01402/FUL – 79 Southampton Road, Clarendon, Salisbury, Wiltshire, SP5 3DG

Cllr Dean noted that since the refusal of application 16/09793/FUL - 90 Fisherton Street, Salisbury, Wiltshire, SP2 7QY (Baroushka) at the last meeting, no action had yet been taken to implement the decision. The Chairman advised that the matter be taken to the enforcement Officers as this was not a matter for the Planning Committee

(Duration of meeting: 3.00 - 4.15 pm – 4.15pm)

The Officer who has produced these minutes is Lisa Moore of Democratic Services, direct line (01722) 434560, e-mail lisa.moore@wiltshire.gov.uk

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