

## Southern Area Planning Committee

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### MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 25 JUNE 2020 AT ONLINE.

#### **Present:**

Cllr Fred Westmoreland (Chairman), Cllr Richard Britton (Vice-Chairman), Cllr Brian Dalton, Cllr Christopher Devine, Cllr Jose Green, Cllr Mike Hewitt, Cllr Leo Randall, Cllr George Jeans, Cllr Ian McLennan, Cllr John Smale and Cllr Robert Yuill (Substitute)

#### **Also Present:**

Cllr Bridget Wayman and Cllr Kevin Daley

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#### 55 **Apologies**

Apologies were received from Councillor Sven Hocking, who was substituted by Councillor Robert Yuill.

#### 56 **Minutes of the Previous Meeting**

The minutes of the meeting held on 14 November 2019 were presented for consideration, and it was,

#### **Resolved:**

**To approve and sign the minutes as a true and correct record.**

#### 57 **Declarations of Interest**

Councillor Jose Green declared a non-pecuniary interest in application 19/11453/Ful as a result of being a member of the Cranbourne Chase AONB. She declared she would participate and vote on the item.

Councillor Leo Randall declared a non-pecuniary interest in application 19/09523/Ful by virtue of being a member of Whiteparish Parish Council. He stated he had not been present when the application was discussed by the parish council, and would participate and vote on the item.

#### 58 **Chairman's Announcements**

There were no announcements.

#### 59 **Public Participation**

The Chairman detailed the procedure for the meeting and details of public participation, in the first virtual meeting of the committee. Statements were included under Agenda Supplement 1.

60 **Planning Appeals and Updates**

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

61 **Planning Applications**

The following applications were considered.

**61a 19/06605/FUL - Land adjacent The Bowman Centre, Shears Drive, Amesbury, Wiltshire, SP4 7XT**

Public Participation

I P Tilley provided a statement in objection.

Phil Gorman provided a statement in objection.

Sarah McNicol provided a statement in objection.

Foster Osei provided a statement in support.

Katie Dickinson provided a statement in support.

Simon Rutter, agent, provided a statement in support.

Amesbury Town Council provided a statement in objection.

The Development Management Team Leader, Adam Madge, presented a report on the application for erection of a new church and day nursery. Key issues included the principle of the application, design, highway safety and neighbouring amenity.

The Committee then had the opportunity to ask technical questions of officers. In response to queries it was confirmed that applications for community halls and nursery on the site had been approved in 2016, though the permission had now lapsed. The application before the committee was larger, with fewer provided parking spaces, but highways officers considered the number adequate. Details were sought on usage of the car park used by other facilities in the area.

In accordance with the procedure for virtual meetings public statements were then read out by the Democratic Services Officer, as detailed above, with further statements included in Agenda Supplement 1 along with the committee presentation.

The Local Unitary Member, Councillor Robert Yuill, then spoke in objection to the application.

The Committee then debated the application. Planning history on the site was raised along with parking requirements, relationship with other facilities and impact on residential amenity as a result of increased noise, along with

consideration of overdevelopment of the site and design and scale of the proposed structure.

On the motion of Councillor Robert Yuill, seconded by Councillor Fred Westmoreland, at the conclusion of debate and with each member present for the item confirming they had heard and could access all relevant visual materials, it was,

**Resolved:**

**That application 19/06605/FUL be refused against Officer recommendation, for the following reasons:**

- 1. The proposed Church and nursery by reason of it's size, design and appearance is considered to be both out of character with other more traditionally styled buildings within the local centre and to be of an excessive, size, scale and footprint for the plot on which it is situated. As such the building would dominate the area to the detriment of both local residents and others using the local centre and leaving insufficient area for parking within the curtilage of the plot. The proposal is therefore considered contrary to both chapter 12 of the NPPF which requires the creation of high quality buildings and Core policy 57 (iii and vi and xiv) of the Wiltshire core strategy which requires a high standard of design.**
- 2. The proposed development, in that it exceeds the threshold for non A1 retail uses within the local centre at Archers Gate would conflict with the signed legal agreement for the development and core Policy 4 of the Wiltshire Core strategy, the appendix to the Core strategy relating to Kings Gate and the Adopted development brief for land South of Boscombe road dated 2001.**

**INFORMATIVE: - It should be noted that the reason given above relating to an excess of non A1 retail uses and Policy 4 of the Wiltshire Core strategy could be overcome if all the relevant parties can agree a variation to the existing Section 106 Agreement.**

*Councillor Christopher Devine was not present for this item and therefore did not vote.*

**61b 20/01543/FUL - Glenesk Rollestone Road Shrewton SP3 4HG**

**Public Participation**

Hazel Burns and Martin Walker provided a statement in objection.  
Mr and Mrs Lashmore-Searson provided a statement in support.  
Shrewton Parish Council provided a statement in objection.

The Development Management Team Leader, Adam Madge, presented a report on the application for a detached annexe ancillary to a main dwelling. Key issues included the principle of the application, scale and design, and

impact on the character and appearance of the area, and matters of residential amenity.

The Committee then had the opportunity to ask technical questions of officers. Details were sought on the dimensions and siting of the proposed annexe, and in response to queries it was stated that the proposed build was slightly in excess of what would be allowed through permitted development rights without planning permission.

In accordance with the procedure for virtual meetings public statements were then read out by the Democratic Services Officer, as detailed above, which were included in Agenda Supplement 1 along with the committee presentation.

The Local Unitary Member, Councillor Kevin Daley, then spoke in objection to the application.

The Committee then debated the application. It was confirmed that the case officer had visited the site, and Members debated the impact of the proposed annex, its scale, and location.

On the motion of Councillor Fred Westmoreland, seconded by Councillor Mike Hewitt, at the conclusion of debate and with each member present and voting for the item confirming they had heard and could access all relevant visual materials, it was,

**Resolved:**

**To approve 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:**

**Application Form & Certificate Received 25 February 2020**

**Revised Proposed Elevations DWG 38/EL Received 20 April 2020**

**Block Plan Received 25 February 2020**

**Floor Plans DWG 38/FP Received 25 February 2020**

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

- 3. OBSCURE GLAZING**

**Before the development hereby permitted is first brought into use the window in the Rear elevation (serving the shower room) shall be glazed**

**with obscure glass and be top opening only. The window shall be maintained as such in perpetuity.**

**REASON: In the interests of residential amenity and privacy.**

- 4. The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Glen Esk and it shall remain within the same planning unit as the main dwelling.**

**REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.**

*Councillors Brian Dalton and Christopher Devine were not present for the entirety of the item, and therefore did not participate or vote on the item.*

**61c 19/11453/FUL - Farmer Giles Farmstead Teffont Salisbury Wiltshire SP3 5QY**

#### Public Participation

Fields Wicker-Miurin provided a statement in support.

Robin Faulkner provided a statement in support.

Mary Corrie, applicant, provided a statement in support.

Teffont Parish Council provided a statement in support.

The Development Management Team Leader, Adam Madge, presented a report on the application for removal of redundant farm attraction buildings, restoration replanting of landing, construction of a farmhouse in the derelict pond site. Key issues included the principle of the application, scale and design, and impact on the character and appearance of the area, in particular considering its location and the Area of Outstanding Natural Beauty

The Committee then had the opportunity to ask technical questions of officers. Details were sought on the holiday lodges on the site which had received permission whilst the Farmer Giles business had been operating, and it was confirmed that if permission were granted for the application the lodges would be retained for business use. In response to queries details were provided on the change of location of the proposed dwelling from previous applications, and alterations in design to be more in keeping with the area. It was explained that weight needed to be given to the comments from the AONB, however officers considered that the removal of unused and derelict buildings and features on balance meant that permission for the dwelling should be approved, also taking into account additional landscaping and design. It was confirmed there was no S106 legal agreement proposed.

In accordance with the procedure for virtual meetings public statements were then read out by the Democratic Services Officer, as detailed above, which were included in Agenda Supplement 1 along with the committee presentation.

The Local Unitary Member, Councillor Bridget Wayman, then spoke in objection to the application.

The Committee then debated the application. The history of applications on the site was noted, and the change in location of the dwelling to be less prominent and the additional landscaping and design changes made were debated. The impact on visual and residential amenity was considered, along with comments of the AONB, as well as the support from the parish council. The status of the holiday lodges was discussed, and whether the application provided the exceptional circumstances necessary to grant permission in the countryside location. Additional conditions proposed in the event of permission being granted were raised during debate, including relating to asbestos removal, removal of tourist signs, removal of permitted development rights, tying the house to the site and relating to any static caravan.

On the motion of Councillor Fred Westmoreland, seconded by Councillor Mike Hewitt, at the conclusion of debate and with each member present and voting for the item confirming they had heard and could access all relevant visual materials, and confirming the inclusion of additional conditions as raised during the debate, it was,

**Resolved:**

**That application 19/11453 be approved, in line with Officer recommendation, 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 No development shall commence on site until the exact 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: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, 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) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-H shall take**

place on the dwellinghouse 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 Prior to commencement of construction of the dwelling hereby approved all existing buildings indicated to be demolished on drawing no.1326/01E (Location map and site plan) received by the lpa on 9th March 2019 as well as the static caravan shown as photo 4 on the application photos and all of the existing open car park areas (with the exception of that part which will form the access drive to the dwelling shall be demolished and the resulting waste materials (including any asbestos) removed from the site. Following removal of the waste materials and prior to occupation of the dwelling the land shall be re-graded to original levels which existed prior to construction of the farm buildings and hardstandings and laid out as new pasture land in accordance with drawing no. 1326/02D. The new pasture land shall be retained as pasture land thereafter.

**REASON:** To accord with the terms of the planning application and to ensure that the development results in enhancement of the Area of Outstanding Natural Beauty which is one of the exceptional reasons planning permission has been granted in this case.

- 5 Prior to first occupation of the dwelling hereby approved the use of the site as a farm visitor attraction shall cease and thereafter that part of the site occupied by the dwelling and its curtilage shall be used for residential purposes, that part of the site occupied by the exhibit building/stabling to be retained shall be used for storage of equipment required for the maintenance of the site and stabling of horses (including for livery purposes but not as a riding school), and the remainder of the site (including the horse exercise arena) shall be used as farmland and/or for the grazing/exercising of horses.

**REASON:** To accord with the terms of the application and to reflect the special circumstances under which the development has been found to be acceptable - in particular, the resulting enhancement of the AONB as a consequence of the cessation of the farm visitor attraction use.

- 6 No development shall commence on site until details of the proposed ground floor slab level for the dwelling has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

**REASON:** In the interests of visual amenity.

- 7** Prior to commencement of development details of the intended method of enclosing the domestic curtilage to the property along with a plan showing the extent of that curtilage shall be submitted to the local planning authority for approval in writing. The approved method shall be implemented in full prior to the first occupation of the dwelling, and it shall be retained and maintained as approved in perpetuity thereafter.

**REASON:** To clarify the terms of the planning permission and to minimise domestic encroachment into the countryside in the interests of visual amenity.

- 8** Prior to commencement of construction of the dwelling hereby approved detailed drawings of the driveways within the site shall be submitted to the local planning authority for approval in writing. These drawings shall be at a scale no less than 1:200, and they shall specify the dimensions of the driveways, levels, the surfacing materials, and a programme for construction. The driveways shall be constructed in accordance with the approved drawings and programme, and permanently retained as constructed thereafter.

**REASON:** The application contains insufficient detail to enable this matter to be considered at this stage and to so ensure that the appearance of the AONB will be enhanced.

- 9** No external lighting shall be installed without the prior approval of the local planning authority. Where external lighting is required details of the lighting shall be first submitted to the local planning authority for approval in writing. The lighting shall then be installed strictly in accordance with the approved details, and retained and maintained as such thereafter.

**REASON:** To enable the local planning authority to retain control of external lighting having regard to the site's location within a remote and dark part of the Area of Outstanding Natural Beauty.

- 10** Before any works commence, details of a scheme for protecting and enhancing the landscape and ecology of the site shall be submitted to the local planning authority for approval in writing. The scheme shall identify existing features of interest which will be retained and enhancement measures. The scheme shall be implemented in the first year following first occupation of the new dwelling.

**REASON:** In the interests of protecting protected species and enhancing habitats.



- 11 No construction or demolition machinery shall be operated on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.**

**REASON: In the interests of residential amenity.**

- 12 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Drwg 1326/01E Location map and site plan (existing)  
Drwg 1326/02F Location map and site plan (proposed)  
Drwg 1326/05A Proposed Elevations  
Drwg 1326/04E Proposed plans (Garage etc)  
Drwg 1326/06A Site sections  
Drwg1326/07A Site topographical survey  
Design and access statement dated 2018  
Landscape and visual analysis October 2019 by Indigo**

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

- 13 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :-**
- location and current canopy spread of all existing trees and hedgerows on the land;**
  - full details of any to be retained, together with measures for their protection in the course of development;**
  - a detailed planting specification showing all plant species, supply and planting sizes and planting densities;**
  - finished levels and contours;**
  - means of enclosure;**
  - car park layouts;**
  - all hard and soft surfacing materials;**
  - proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);**

**REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.**

- 14 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the**

completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

**REASON:** To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 15 The dwelling shown on the approved plans and the land within the red and blue lines of the application shall not be sold or leased separately from one another, and shall remain in the same planning unit.

**REASON:** In order to ensure that the development is carried out in accordance with the plans and to ensure that the site is retained as a single planning unit.

- 16 Prior to the commencement of development a scheme setting out the timing for removal of the brown 'Farmer Giles' tourist signs shall be submitted to and approved in writing to the local planning authority. The signs shall then be permanently removed in accordance with the agreed scheme at the applicants expense.

**REASON:** In order to ensure the complete cessation of the farmer Giles tourist attraction.

- 17 Notwithstanding the provisions of the Town and Country Planning (general Permitted Development) (England) Order 2015 (or any Order revoking, re-enacting or amending that Order with or without modification) No Further fences, walls or buildings shall be erected on the land shown within the red line to this application.

**REASON:** In the interests of visual amenity

- 18 The land outside of that defined as domestic curtilage under condition 7 shall only be used for agricultural purposes.

**REASON:** To prevent alternative uses of the land.

**INFORMATIVE TO APPLICANT:**

**The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place.**

**Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works.**

**Please see Natural England's website for further information on protected species.**

**61d 19/09523/FUL - Florence House, Romsey Road, Whiteparish, SP5 2SD**

#### Public Participation

Whiteparish Parish Council provided a statement in objection.

The Development Management Team Leader, Adam Madge, presented a report on the application for proposed development to build a single bay garage at the front of the existing property. Key issues included impact on residential amenity, highways considerations and scale, siting and design of the proposal.

The Committee then had the opportunity to ask technical questions of officers. Details were sought on the height of the proposed garage and the existing hedgerow.

In accordance with the procedure for virtual meetings a public statement was then read out by the Democratic Services Officer, as detailed above, which was included in Agenda Supplement 1 along with the committee presentation.

The Local Unitary Member, Councillor Richard Britton, then spoke in objection to the application.

The Committee then debated the application. The location of the proposed garage and its impact on the streetscene was raised, with discussion of the scale of the application.

On the motion of Councillor Richard Britton, seconded by Councillor Mike Hewitt, at the conclusion of debate and with each member present and voting for the item confirming they had heard and could access all relevant visual materials, it was,

#### **Resolved:**

**That application 19/09523/FUL be refused against Officer recommendation for the following reason:**

1. The proposed garage would be sited directly in front of the main dwellinghouse and would be readily visible in the surrounding street scene, being positioned closer to the road than the existing dwellinghouses. The proposed garage, by reason of its scale, mass and siting would be visually prominent and would have a detrimental impact on the character and setting of the street scene. The proposed development is therefore considered contrary to the aims and objectives of CP57 of the Wiltshire Core Strategy and the aims and objectives of the National Planning Policy Framework.

62 **Urgent Items**

There were no urgent items

(Duration of meeting: 3.00 - 6.15 pm)

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

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