

SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 15 NOVEMBER 2012 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Richard Britton, Cllr Christopher Devine, Cllr Jose Green (Vice Chairman), Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr Stephen Petty (Substitute), Cllr John Smale, Cllr Fred Westmoreland (Chairman) and Cllr Ian West

Also Present:

Cllr John Brady, Cllr Richard Clewer

84 Apologies for Absence

Apologies were received from Cllrs Brian Dalton and Graham Wright. Cllr Wright was substituted by Cllr Steve Petty.

85 Minutes

The minutes of the meeting held on 25 October 2012 were presented.

Resolved:

To approve as a correct record and sign the minutes.

86 Declarations of Interest

There were no declarations of interest

87 Chairman's Announcements

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

88 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

89 Planning Appeals

There were no appeal decisions

90 Planning Applications

90a S/2012/1307 - Trickeys Paddock Brickworth Road Whiteparish Salisbury SP5 2QG

Public participation:

Mr Leo Randall spoke in objection to the application

Dr A Murdoch, the agent, spoke in support of the application

Ms Sheila Campbell, representing Whiteparish Parish Council, spoke in objection to the application.

The Planning Officer introduced the report and drew attention to the late correspondence which contained 15 further representations and a consultation response from the Environmental Health Officer. The recommendation was to vary conditions 1 and 2 of the permission previously granted under S/2008/708 whilst retaining condition 3.

A debate ensued during which reference was made to the Inspectors decision and concerns raised regarding the effect of the development on the character and appearance of the local area and highway safety. It was also noted that the Inspector had conditioned a limited period of three years.

RESOLVED

To refuse the application for the following reasons

The previous temporary planning consent under planning reference S/2008/0708 was granted only on the basis of the applicant's specific personal circumstances and need and in the context of planning policy guidance in respect of the provision of sites for persons of Gypsy and Traveller status at the time, and related to a site that by reason of its open and exposed nature was otherwise an inappropriate location for a permanent gypsy and traveller site. The applicant's current proposal to vary condition no. 1 and remove condition no. 2 to allow permanent and unrestricted use of the site by gypsies and travellers, and the proposed variation of condition no. 3 to planning approval S/2008/0708 to allow an additional caravan on the site is considered to be unjustified and contrary to local and national policy guidance, and would result in undue harm in visual amenity terms to the character and appearance of the surrounding countryside. The proposed variation of conditions would therefore be contrary to adopted South

Wiltshire Core Strategy (SWCS) Core Policy 4 (making adequate provision for gypsies and travellers), saved policies G1, G2, H23, H27, H28, C2, & C6 and the guidance contained within the government's National Planning Policy Framework (NPPF) paragraph 55, and DCLG publication "Planning policy for traveller sites".

90b **S/2012/1240 - Land off St Margarets Close To the rear of 37 Fowlers Road Salisbury SP1 2QP**

Public participation:

Mr Christopher Litherland spoke in objection to the application
Ms Ann Harries spoke in objection to the application
Mr Simon Sanders spoke in objection to the application
Mr Tony Allen, the agent, spoke in support of the application
Cllr John Brady, local member, spoke in objection to the application

The Planning Officer introduced the report and drew attention to the late correspondence which contained 3 letters which raised some further issues and some photographs which had been incorporated into the officers presentation. During the debate members raised concerns regarding the access to the site, the effect on the coherence of the area. It was agreed that a site visit would be beneficial.

It was

RESOLVED

To defer for a site visit

90c **S/2012/0562 - Land at Woodland Drive Winterslow Salisbury SP5 1SZ**

Public participation:

Mr David Platt spoke in objection to the application
Mr James Sharp spoke in support of the application
Mr Richard Sharp spoke in support of the application

The Planning Officer introduced the report and drew attention to the late correspondence, further letters had been received and photographs had been incorporated into the officers presentation. A site visit had been carried out prior to the meeting.

During the debate concerns were raised regarding the flooding risk both to this site and the effect it may have on other properties in Winterslow. It was

agreed to alter condition 6 to clearly indicate that the drainage scheme needs to address any flooding issues which may be caused by the development.

It was

RESOLVED

Subject to a S106 agreement relating to

- 1) A commuted sum towards the provision of public open space then

Planning Permission be GRANTED for the following reasons:

The proposed development accords with the provisions of the Development Plan, and in particular G2 (General Criteria for Development), D2 (design criteria), C6 (Landscape Conservation), TR11 (parking) and policy R2 (Public Open space) which are all 'saved' policies of the Salisbury District Plan and Core policy 3 of the South Wiltshire Core Strategy, insofar as the proposed development is considered compatible in terms of the scale, design, materials and would not adversely affect the character of the area; the amenities of the neighbours, drainage or highway safety

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. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Location Plan dated 2011 received on 13 April 2012

Drawing no 0529/01 Rev J dated July 2009 received on 13 April 2012

Drawing no 0529/02 Rev E dated July 2009 received on 13 April 2012

Drawing no LDS/9271-TP1, Topographic survey dated 12/03/08 received on 13 April 2012

Flood risk assessment and drainage strategy Rev. A provided by Such, Salinger, Peters consulting engineers dated April 2012 and received on 13

April 2012

Design and access statement, dated April 2012 and received on 13 April 2012

REASON For the avoidance of doubt

3. Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for all the external walls and roofs of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details

REASON: To secure a harmonious form of development

POLICY: G2, H16 and D2

4. Notwithstanding the provisions of Class[es] A To F of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwellings nor the erection of any structures or enclosures within the curtilages and no additions or alterations to the roofs of the dwellings, unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

REASON: To enable the Local Planning Authority to retain control over the development in the interests of neighbouring amenities and the character of the area.

POLICY: G2, H16 and D2

5. During construction works, no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site other than between the hours of 0800 to 1800 on Mondays to Fridays, 0900 to 1300 on Saturdays and at no time on Sundays, Bank and Public Holidays.

REASON: To minimise the disturbance which noise during construction of the proposed development could otherwise have on the amenities of nearby residential dwellings

POLICY: G2

6. Prior to the commencement of development, a detailed drainage scheme including deep percolation tests, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall address the consequences of the development on the application site; its immediate environment, and any consequential impacts on other parts of the village,

and shall result in no increase in potential surface water run off. The dwellings shall not be occupied, until the development has been built out in accordance with the approved drainage scheme. Any permeable surfaces included within the scheme for drainage purposes shall be maintained in that condition thereafter.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, as required by paragraph 9 of the National Planning Policy Framework Technical Guidance.

POLICY: NPPF

7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The approved boundary treatments shall be completed in accordance with the plan prior to the first occupation of the first building.

REASON: To ensure proper planning of the development in the interests of amenity.

90d **S/2012/1217 - Barn Orchard High Road Broad Chalke Salisbury SP5 5EH**

Public participation:

Mr Andrew Jarvis, the Architect, spoke in support of the application
Mr Michael Powis, representing Broad Chalke Parish Council, spoke in objection to the application.

The Planning Officer introduced the report and informed the committee that a late response had been received from the tree officer in which he stated that there was no objection to the application however a condition had been added in respect of tree preservation.

Members asked for clarification of the percentage of site taken up by the building and following a debate it was

RESOLVED:

That Planning Permission be GRANTED

Subject to the applicant entering into a relevant legal agreement to make financial contributions in respect of affordable housing and recreational open space, **for the following reason:**

The proposed development accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D2 (Design), CN8 (Conservation areas) & C5 (Landscape Conservation) of the saved policies of the adopted Salisbury District Local Plan (constituting saved policies listed in Appendix C, of the adopted South Wiltshire Core Strategy), and the aims and objectives of the National Planning Policy Framework, including chapters 6 (Delivering a wide choice of high quality homes), 7 (Requiring good design) & 12 (Conserving and enhancing the historic environment), insofar as the proposed development is considered acceptable in principle and compatible in terms of its siting, scale, design, materials and character, and would not adversely affect the amenity of neighbours, the existing character of the conservation area or the natural beauty of the surrounding AONB.

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. This development shall be in accordance with the submitted drawing[s] as follows:

Drawing number 232/07 dated 08/12 and deposited with the Local Planning Authority on 13.08.12, and

Drawing number 232/04/A dated 07/12 and deposited with the Local Planning Authority on 13.08.12, and

Drawing number 232/03/D dated 04/12 and deposited with the Local Planning Authority on 13.08.12, and

Drawing number 232/02/C dated 04/12 and deposited with the Local Planning Authority on 13.08.12, and

Drawing number 232/08 dated 08/12 and deposited with the Local Planning Authority on 28.08.12.

Reason: For the avoidance of doubt

3. No development shall commence on site until details of the external materials to be used on the walls and roofs of 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.

POLICY: D2, CN8, C5

4. The development hereby permitted shall not be first occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

POLICY: G2

5. 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 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

6. No construction work shall take place on Sundays or public holidays or outside the hours of 7.30am to 6.00pm, weekdays and 8:00am to 1:00pm on Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason: In the interests of the amenity of neighbours

Policy: G2

7. No burning of waste shall take place on the site during the construction phase of the development.

Reason: In the interests of the amenity of neighbours

Policy: G2

8. 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 (inclusive) shall take place on the dwellinghouse hereby permitted or within the 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.

POLICY: G2, D2, CN8, C5

9. No development shall take place on site, including site clearance, storage of materials or other preparatory work until a Tree Protection Plan and Arboricultural Method Statement has been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Tree Protection Plan shall show the areas which are designated for the protection of trees, shrubs and hedges, hereafter referred to as the Root Protection Area (RPA). Unless otherwise agreed, the RPA will be fenced, in accordance with the British Standard Guide for Trees in Relation to Construction (BS.5837: 2012) and no access will be permitted for any development operation.

The Arboricultural Method Statement should specifically include details of how foundations that fall within the RPA of any retained trees can be constructed without causing root damage.

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 construction.

Policy: G2

91 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

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