

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 7 MARCH 2013 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Richard Britton, Cllr Brian Dalton, Cllr Christopher Devine, Cllr Jose Green (Vice Chairman), Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr John Smale, Cllr Fred Westmoreland (Chairman), Cllr Ian West and Cllr Graham Wright

21 Apologies for Absence

There were no apologies for absence

22 Minutes

The minutes of the meeting held on 14 February 2013 were presented.

Resolved:

To approve as a correct record and sign the minutes.

23 Declarations of Interest

24 Chairman's Announcements

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

The Chairman announced that application S/2013/1809 – 31 York Road, Salisbury, had been deferred.

25 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

26 **Planning Appeals**

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

27 **Planning Applications**

²⁷ **S/2012/1777/S73 - Stonehenge Campsite, Berwick St. James, Salisbury**
a

Public participation:

Mr William Grant spoke in support of the application

A site visit was held prior to the meeting which was attended by the following members:

Cllr R Britton
Cllr B Dalton
Cllr J Green
Cllr M Hewitt
Cllr J Smale
Cllr F Westmoreland
Cllr I West
Cllr G Wright

The Planning Officer introduced the report and drew attention to the late correspondence. The application was landscaping proposals for a scheme of native trees and hedges to ensure that the campsite blends into the landscape.

A debate ensued and it was

RESOLVED:

Planning Permission be GRANTED for the following reason:

The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire

Core Strategy, namely policies:

- G1 – General principles for development
- G2 – General criteria for development
- C2 – Development in the countryside
- C6 – Special landscape area
- CN11 – Views in and out of conservation areas
- CN21 - Archaeology
- T9 – Touring caravans and tents

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development.

Subject to the following conditions:

1. The development shall be carried out strictly in accordance with the approved plans (Site location Plan, Planning application plan: PV 316/WFG/TA, Landscape Plan 2010 and drawing WGDP 01).

Reason: For the avoidance of doubt.

2. The land notated as “Campsite/Red Land” on drawing WGDP 01 shall only be used to accommodate a maximum of 15 caravans on any day of the calendar year.

Reason: To protect the visual amenity and character of the area and also help to safeguard the living conditions of nearby dwellings.

Policy: G1, G2, C6, C2, CN11, T9

3. No amplified music to be played or broadcast at any time on any day of the calendar year on the land notated “Campsite/Red Land” or land notated as “Rally Fields/Blue Land” on drawing WGDP 01.

Reason: To prevent noise and disturbance to nearby residents of the site.

Policy: G2

4. No unamplified music to be played after 2300 hours on any day of the calendar year on the land notated “Campsite/Red Land” or land notated as “Rally Fields/Blue Land” on drawing WGDP 01.

Reason: To prevent noise and disturbance to nearby residents of the site at unsociable hours.

Policy: G2

5. The use of the land for tented camping shall be strictly limited to that part of the site within the area notated as "Rally Fields/Blue Land" on drawing WGDP 01 and shall be used only in connection with the use of the area notated as "Rally Fields/Blue Land" as a whole. No caravans, motorhomes, campervans or other vehicle or structure adapted for human habitation which would fall within the definition of a caravan shall be stationed or parked on this land, which shall not be used for any camping other than for tented camping purposes between 19th March and the 30th September inclusive within any calendar year. That part of the application land within the area notated "Rally Fields/Blue Land" on drawing WGDP 01 shall be used only in connection with the use of the area notated as "Rally Fields/Blue Land" as a whole for a maximum of 20 tents on any day within the time period specified above, save for 10 days when a maximum of 100 tents and also a maximum of 40 tents on 14 additional days can be stationed within the period prescribed above. For the avoidance of any doubt, any day or part thereof when a tent or tents are stationed on the land or when activities incidental to camping are continuing (for example, the stationing of portaloos) is to be regarded as a day's use for the purposes of this condition.

Reason: To protect the visual amenity and character of the area and also help to safeguard the living conditions of nearby dwellings.

Policy: G1, G2, C6, C2, CN11, T9

6. Notwithstanding the provisions of any Class of the Schedule to 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 stationing of any tents on any part of the land other than on the area referred to as Rally Fields/Blue Land on drawing WGDP 01 or within the approved caravan site, and there shall be no stationing of caravans outside of the approved caravan site.

Reason: To protect the visual amenity and character of the area and also help to safeguard the living conditions of nearby dwellings.

Policy: G1, G2, C6, C2, CN11, T9

7. A maximum of 10 fire pits shall be permitted within the land notated as "RallyFields/Blue Land" on drawing WGDP 01 within the site and no other fires (excluding domestic barbecues and domestic garden/maintenance fires) shall be lit within any part of the site.

Reason: To prevent noise and disturbance to nearby residents of the

site.

Policy: G2

8. The applicant/site manager shall keep an up-to-date written record of all persons visiting the site for the purposes of recreation and the number of caravans and tents there on any day. The written record shall be maintained made available to the local planning authority for inspection at reasonable notice.

Reason: To support the other conditions.

9. There shall be no vehicular access and egress to and from the land used for tented camping from the southernmost vehicular access to the site (adjacent to Over the Hill).

Reason: To safeguard the living conditions of the occupants of Over the Hill.

Policy: G2

10. Within three months of the date of this decision, the details of any existing external lighting installed on the land and any additional external lighting proposed, shall be submitted to the Local Planning Authority. Details shall include the type of light appliance, the height and position of fitting, illumination levels, details of measures to reduce light pollution including any external cowls, louvres or other shields to be fitted to the lighting and a programme for implementation. Development shall be carried out in accordance with the approved details and programme of implementation and maintained as such thereafter. Other than those agreed, there shall be no further lighting of the site, unless otherwise agreed through a new planning permission.

Reason: In order to safeguard visual amenity.

Policy: G1, G2, C6, C2, CN11, T9

11. All landscaping shall be carried out in accordance with the Stonehenge Campsite Landscape Management Plan 2009-2014 (dated 10th October 2012, reference WFG/TA/10.10.11) and the Detailed Planting Proposals 2009-2014 (dated 16/11/2012, reference 390-11 Rev A) accompanying the planning application subject to the following amendments:

- a) Paragraphs 5.4, 5.5 and 5.6 are replaced as follows:

The first phase will be undertaken at some point between years 2

and 5 (where year 1 is 2009). The first phase will include removal of the 6 individual conifers along the eastern part of the boundary and 9 of the trees in the solid tree belt. This will open up gaps in the existing planting, allowing light in and allowing the establishment of broadleaf species.

In the longer term (that is, between years 6 and 10), the remaining conifers will be removed and the gaps will be planted with further broadleaf woodland planting.

- b) Paragraph 5.12 which refers to the woodland mix and the associated table is amended to exclude the use of non-native species of Scots Pine (*Pinus sylvestris*), Corsican Pine, Larch, Thuja or Evergreen Oak (*Quercus ilex*).
- c) The planting key on the Detailed Planting Proposals plan is amended to exclude the use of non-native species of Scots Pine (*Pinus sylvestris*), Corsican Pine, Larch, Thuja or Evergreen Oak (*Quercus ilex*).

The approved landscape management plan shall be implemented in full in accordance with the approved timetable.

Reason: To ensure adequate landscaping in order to safeguard visual amenity.

Policy: G1, G2, C6, C2, CN11, T9

- 12. The approved alarm system that has been fitted to the cesspit providing warning against overflowing and was agreed in writing by the local planning authority on the 21st October 2011 shall be retained and maintained.

Reason: To help prevent pollution to watercourses.

Policy: G2

- 13. The visibility splays of 4.5m x 75m across the site frontage measured from the centre line of the access adjacent to the northern site boundary shall be maintained permanently free obstruction above a height of 300mm.

Reason: In the interests of highway safety.

Policy: G2

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b

S/2012/1555/Full - Stonehenge Campsite, Berwick St. James, Salisbury

Public participation:

Col. Stephen Bush spoke in objection to the application

Ms Elaine Lovelock spoke in support of the application

Mr William Grant spoke in support of the application

Cllr Neil MacDougall, on behalf of Berwick St James Parish Council, spoke in objection to the application

A site visit was held prior to the meeting which was attended by the members detailed in 27a above.

The Planning Officer introduced the report and drew attention to the late correspondence. The application sought to add 2 new washblocks located behind the existing facilities.

During the debate issues of visibility and the quality of the facilities were discussed.

It was

RESOLVED:

Planning Permission be GRANTED for the following reason:

The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely policies:

G1 – General principles for development

G2 – General criteria for development

C2 – Development in the countryside

C6 – Special landscape area

CN11 – Views in and out of conservation areas

T9 – Touring caravans and tents

CN21 – Archaeology

In accordance with paragraph 187 of the National Planning Policy

Framework, Wiltshire Council has worked proactively to secure this development.

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 further development shall commence until:

- a) 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
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

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

Policy: CN21

(3) No further development shall take place until a scheme for the automatic closing of the external doors to the shower blocks has been submitted to and agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed scheme and prior to the first use of the toilet/wash blocks.

Reason: In the interests of residential amenity.

Policy: G2

(4) No further development shall take place until an external lighting scheme for the toilet/wash blocks has been submitted to and approved in writing by the local planning authority. The scheme shall include the type of light appliance, the height and position of fitting, illumination levels and details of measures to reduce light pollution including any external cowls, or other shields to be fitted to the lighting. Development shall be carried out in accordance with the approved scheme and prior to the first use of the units. Other than those agreed, there shall be no further lighting.

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

Policy: G1, G2, C2, C6, CN11

(5) No further development shall commence until a scheme to provide a step free access from ground level to the toilet/wash blocks has been submitted to and approved in writing by the local planning authority. The approved scheme shall be completed prior to the first use of the portacabins.

Reason: To promote equality of opportunity for disabled persons

Policy: G2

(6) The native hedgerow to the north of the toilet/wash blocks shall be retained (as illustrated on drawing no: 390-11 revision A 'Detailed Planting Proposals 2009-2014 that was submitted as part of application S/2012/1777).

All 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 the protection of landscape character and local amenity.

Policy: G1, G2, C2, C6, CN11

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

Plan reference Stonehenge Campsite, Berwick St James, Planning Application 25.10.2012 block plan, received by this office 7th November 2012

Plan reference Wash room with showers West End, dated 06/11/2012, received by this office 7th November 2012

Plan reference Wash room with showers South Side, dated 06/11/2012, received by this office 7th November 2012

Plan reference Wash room with showers North Side, dated 06/11/2012, received by this office 7th November 2012

Plan reference Wash room with showers Floor Plan, dated 06/11/2012, received by this office 7th November 2012

Plan reference Wash room with showers East End, dated 06/11/2012,

received by this office 7th November 2012

Plan reference Stonehenge Campsite Section B-B West-East, received by this office 7th November 2012

Plan reference Stonehenge Campsite Section A-A South-North, received by this office 7th November 2012

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

INFORMATIVE: Environment Agency

Foul drainage Informative

The foul drainage must flow to a suitably designed treatment system. If a discharge is sought this will require an Environmental Permit or a variation to an existing Permit from the Environment Agency. The applicant should contact our Customer Contact centre on 03708 506 506 for further information, or visit www.environment-agency.gov.uk. A permit (or exemption) must be obtained from us before any discharge occurs and before any development commences.'

If they are proposing to discharge to the existing cess pit this does not require an Environmental Permit. The cess pit levels are already monitored with the use of a flow level alarm which enables emptying when necessary. As the cess pit has an alarm to notify when it needs to be emptied, there will be no issue with the increase in discharge to it.

Water Efficiency Informative

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered.

Applicants are advised to refer to the following for further guidance

<http://www.environment-agency.gov.uk/homeandleisure/beinggreen/118941.aspx>

<http://www.savewatersavemoney.co.uk>

Surface Water Drainage Informative

The applicant proposes to direct all surface water to soakaways. This is the preferred option, providing ground conditions permit and percolation tests demonstrate that they are appropriate.

The surface water soakaways may require the approval of the Local Authority's Building Control Department and should be constructed in accordance with the BRE Digest No 365 dated September 1991 or CIRIA Report 156 "Infiltration Drainage, Manual of Good Practice".

Only clean, uncontaminated surface water should be discharged to soakaway.

Pollution Prevention During Construction Informative

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and waste.

We recommend the applicant refer to our Pollution Prevention Guidelines, which can be found at:

<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>

Water Management Informative

Should this proposal be granted planning permission, then in accordance with the waste hierarchy, we wish the applicant to consider reduction, reuse and recovery of waste in preference to off site incineration and disposal to landfill during site construction.

If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility.

If the applicant requires more specific guidance if it available on our website www.environment-agency.gov.uk/subjects/waste/

INFORMATIVE:- Wessex Water

The site lies within a non sewered area of Wessex Water.

New water supply connections will be required from Wessex Water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at our website www.wessexwater.co.uk

Further information can be obtained from our New Connections Team 01225 526 222 for water supply.

INFORMATIVE:

To clarify the terms of this planning permission, the shower blocks shall have a maximum height of 2.637m, and there shall be no additions to, and or storage on, the roofs.

INFORMATIVE:

The applicant is requested to ensure that every effort is made to achieve safe and reasonable access to, and within, the shower blocks for disabled persons. This is in addition to the information required by condition no. 5.

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S/2013/0056/Full - Stonehenge Campsite, Berwick St. James, Salisbury

Public participation:

Mr Martin Gairdner spoke in objection to the application
Mrs Rosemary Gairdner spoke in objection to the application
Mr David Douse spoke in objection to the application
Ms Elaine Lovelock spoke in support of the application
Mr William Grant spoke in support of the application

A site visit was held prior to the meeting which was attended by the members detailed in 27a above.

The Planning Officer introduced the report and drew attention to the late correspondence. It was noted that onsite accommodation for rural workers is supported by policy.

During the debate issues were raised regarding the size of the caravans that would be permitted to use the pitches and it was agreed to defer the item until officers could consider ways of limiting the type and/or size of the wardens' caravans.

RESOVED

To defer the item to address the issues detailed above.

S/2012/1642/Full - Site to rear of Bell House, Berwick Lane, Steeple Langford, Salisbury

Public participation:

Ms Dawn Watson spoke in objection to the application

Mr T Willingham spoke in support of the application

Cllr Richard Coward, on behalf of Steeple Langford Parish Council, spoke in objection to the application

A site visit was held prior to the meeting which was attended by the following members:

Cllr R Britton

Cllr B Dalton

Cllr J Green

Cllr J Smale

Cllr F Westmoreland

Cllr I West

The Planning Officer introduced the report and asked members to note a slight amendment to the recommendation.

A debate ensued and members discussed the highways issues and asked that a condition be added to ensure that water was retained on site.

It was

RESOLVED:

Planning Permission be GRANTED for the following reason:

The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely policies:

G1, G2 – General Development Criteria

C4, C5 – Development within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB)

D2 - Design

H16 – Development within Housing Policy Boundary (HPB)

C12 – Protected species

CN11 – Views into and out of conservation areas

CN5 – Impact to setting of listed buildings

R2 - Public open space

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development.

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 details and samples of the materials and finishes to be used for the external walls and roofs of the buildings 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: G1, G2, C4, C5, D2, H16, CN11, CN5

(3) The established boundary hedge and bank to the west boundary with Berwick Lane shall be retained and enhanced with additional hedge planting. No development shall take place until the species, planting sizes and densities of the additional hedge planting has been submitted to, and approved in writing by the Local Planning Authority.

All additional hedge planting shall be carried out in the first planting and seeding season following the completion of the development or first occupation of the building, 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.

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

Policy: G1, G2, C4, C5, D2, H16, CN11, CN5

(4) The established boundary hedge to the east boundary of the site with the adjacent fields shall be retained.

Reason: To ensure a satisfactory landscaped setting for the development in the interest of visual amenity and to minimise the effects on biodiversity, including those to the adjacent allotment site.

Policy: G1, G2, C4, C5, D2, H16, CN11, CN5, C12

(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 drainage details, has been submitted to and approved 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) The development hereby permitted shall not be first occupied until the first five metres of the access, measured from the edge of 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

(7) The development hereby permitted shall not be first occupied until the access, turning and parking area has been completed in accordance with the approved plans. The areas shall be maintained for those purposes at all times thereafter.

Reason: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

Policy: G2

(8) The access shall remain ungated.

Reason: In the interests of highway safety.

Policy: G2

(9) Before the development hereby permitted is first occupied the first floor windows in the south elevation shall be glazed with obscure glass only 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 (General Development Guidance)

(10) 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, rooflights or other form of openings other than those shown on the approved plans, shall be inserted in the development hereby permitted.

Reason: In the interests of residential amenity and privacy.

Policy: G2 (General Development Guidance)

(11) 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 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.

Policy: G1, G2, C4, C5, D2, H16, CN11, CN5

(12) The garage/workshop hereby permitted shall be used only for storage and maintenance of domestic vehicles incidental to the enjoyment of the associated dwelling and not for any trade, business or commercial purposes whatsoever.

Reason: In order that the Local Planning Authority may retain planning control over the use of the premises in the interests of regulating any alternative kinds of activities/operations which could have adverse effects upon highway safety.

Policy: G2 (General)

(13) 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), the garage/workshop hereby permitted shall not be converted to habitable accommodation.

Reason: To secure the retention of adequate parking provision, in the interests of highway safety.

Policy: G2

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

Plan reference Location and Site Plan, dated 08/04/2012, received by this office 12th November 2012

Plan reference Site Plan, dated 08/04/2012, received by this office 12th November 2012

Plan reference Ground & First Floor plans, sections, and roof plan dated 08/04/2012, received by this office 12th November 2012

Plan reference Elevations, dated 08/04/2012, received by this office 12th November 2012

Plan reference Plan indicating location of section plans, dated 08/04/2012, received by this office 12th November 2012

Plan reference North-South Sections, dated 08/04/2012, received by this office 12th November 2012

Plan reference East-West Sections, dated 08/04/2012, received by this officer 12th November 2012

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

INFORMATIVE:- Protected Species

Certain species are protected under Part 1 of the Wildlife and Countryside Act 1981 and others are protected under the Habitats Regulations. Some are protected under their own legislation.

The protected species legislation applies independently of planning permission and the work hereby granted consent does not override the statutory protection afforded to these species. The developer has legal obligations towards any protected species that may be present. Planning permission for development does not provide a defence against prosecution under protected species legislation.

It is expected that slow worms and possibly other reptiles may occur at the

application site in low numbers. These species are protected from being harmed under the Wildlife and Countryside Act 1981 (as amended) and planning permission does not provide a defence against prosecution under this act. In order to minimise the risk of these species being harmed, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible. If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or a Council Ecologist (01225 713875).

There is a low risk that bats and breeding birds may be disturbed or harmed during the demolition of the existing garage. 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. Planning permission 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 (please see the IEEM Professional Directory - <http://www.ieem.net/members-directory>) 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.

http://www.naturalengland.org.uk/Images/ProtectedSpeciesLists_tcm6-25123.pdf

INFORMATIVE:- Wessex Water

Water Supply and Waste Connections

New water supply and waste water connections will be required from Wessex Water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at our website www.wessexwater.co.uk

Please note that DEFRA intend to implement new regulations that will require the adoption of all new private sewers. All connections subject to these new regulations will require a signed adoption agreement with Wessex Water before any drainage works commence.

Further information can be obtained from our New Connections Team by telephoning 01225 526 222 for Water Supply and 01225 526 333 for Waste Water.

S105a Public Sewers

On 1st October 2011, in accordance with the Water Industry (Schemes for

Adoption of Private Sewers) Regulations 2011, Wessex Water became responsible for the ownership and maintenance of thousands of kilometers of formerly private sewers and lateral drainage (section 105a sewers).

At the date of transfer many of these sewers are unrecorded on public sewer maps. These sewers can be located within property boundaries at the rear or side of any premises in addition to the existing public sewers shown on our record plans. They will commonly be affected by development proposals and we normally advise applicants to survey and plot these sewers on plans submitted for Planning or Building Regulations purposes.

More information relating to this transfer can be found on our website. It is important to undertake a full survey of the site and surrounding land to determine the local drainage arrangements and to contact our sewer protection team on 01225 526 333 at an early stage if you suspect that a section 105a sewer may be affected.

INFORMATIVE:- Material samples

Please note that the planning office does not have the facility to receive material samples. Please deliver materials for approval to site, with a notification to the planning office where they are to be found.

INFORMATIVE: - Party Wall Act

It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required from the adjoining landowner or any other person, or which may be required under any other enactment or obligation.

INFORMATIVE:- Access to the site

The applicant is advised that due to the narrow nature of the access road leading to the site, companies making deliveries or attending the site to carry out work should be advised to use smaller vehicles that can safely access the site.

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S/2012/1743/Full - 137 Netherhampton Road, Salisbury

Public participation:

Mr Nigel Lilley spoke in support of the application
Mr Gilbert spoke in support of the application
Mr Robinson spoke in support of the application

The Planning Officer introduced the report, which was recommended for refusal, and drew attention to a letter from the applicant contained in the late correspondence. Attention was drawn to how the application differed from the previous one and the concerns of the tree officer regarding an oak tree in the grounds of the adjacent property.

During the debate members discussed the proximity of the tree and the size of the plot.

It was

RESOLVED:

To approve the application subject to the applicant entering into a S106 agreement covering the following matters:

- (i) A financial contribution towards off-site recreation provision; and**
- (ii) A financial contribution towards off-site affordable housing provision,**

unless it is demonstrated to the satisfaction of the Area Development Manager that this would adversely impact on the viability of the development.

And subject to conditions being drafted by the Area Development Manager and agreed by the Division Member (Cllr Dalton) and the Chairman prior to the issuing of planning permission by the Area Development Manager under delegated powers.

27f S/2013/0020/Full - 37 York Road, Salisbury

This item was deferred to a future meeting.

27 S/2012/1809/Full - Rose Cottage, Berwick Road, Stapleford, Salisbury

9

Public participation:

Mr David Sharp spoke in support of the application

Mrs Tessa Bucknall spoke in support of the application

The Planning Officer introduced the report which was recommended for refusal. The Conservation Officer had raised concerns about the application

and these were detailed in the report.

During the debate members discussed the size of the extension and the conservation officers concerns.

It was

RESOLVED:

To approve for the following reason:

The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely Policies G2, D3, H16, C6, CN8 and CN11. In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development.

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 51 (1)of the Planning and Compulsory Purchase Act 2004 (0004 AMENDED)

1. Before development is commenced, details of external materials to be used in the construction of the external surfaces of the extension hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be in accordance with the details agreed.

Reason: To ensure that the external appearance of the proposed development will relate appropriately to that of the existing building- Policy D3

2. This development shall be in accordance with the submitted drawings
 - 211059-04 rev A, dated 04/07/12 and received to this office on 19/12/12

- 211059-05 rev B, dated 04/07/12 and received to this office on 19/12/12
- 211059-01 rev B, dated 04/07/12 and received to this office on 19/12/12
- 211059-06, dated 04/07/12 and received to this office on 19/12/12

Reason: For the avoidance of doubt.

4. No development shall commence on site until the hedge along the frontage of the site has been enclosed by protective fencing, in accordance with British Standard 5837 (2005): Trees in Relation to Construction. Before the fence is erected its type and position shall be approved by the Local Planning Authority and after it has been erected, it shall be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or lowering of ground levels, shall be allowed within the protected areas(s).

Reason: To enable the Local Planning Authority to ensure the protection of beech hedge on the site in the interests of visual amenity.

INFORMATIVE:

Regarding condition No. 2, the applicant is advised that the choice of external materials to be used in the development should respect those used in the front and side elevations of the original cottage, this potentially including the existing ornamental stonework. It will be necessary for the applicant to submit additional elevation drawings with the external material details where ornamental stonework is proposed in addition to conventional bricks.

It should also be noted that we cannot accept materials samples at the Bourne Hill Offices, and material samples will be checked on site.

28 Urgent Items

There were no urgent items

Late Correspondence

(Duration of meeting: 6.00 - 9.10 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

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**SOUTHERN AREA PLANNING COMMITTEE 07th MARCH 2013
SCHEDULE OF ADDITIONAL CORRESPONDENCE**

Agenda Item 7a

**Plan List Item 1 S/2012/1777/S73 –Development of land without compliance with condition 11 imposed upon Appeal C (S/2010/0007) and in accord with the Landscape Management information submitted with this application
At Stonehenge Campsite, Berwick St. James, Salisbury. SP3 4TQ**

Representations

1 additional third party representation of objection received:

Due to my heavy work commitments at present, there is a very strong possibility that I will be unable to attend Thursday's meeting.

However I would appreciate it very much if you could forward this e-mail, I have received from Mr John Glen, on to the members of the committee who will be present at Thursdays meeting. I am aware that in your report to the committee you have taken legal advice, on the Planting Management Scheme, and on the advice you were given you have decided to grant planning permission with conditions. I am still of the opinion, due to the advice given by my legal team, that if Mr Grant were to challenge the Council if they were to deny planning the Council would have a very strong case if it were to go to litigation.

I feel I have done all I can to hopefully influence the committee to refuse planning, and bring an end to any further development on the site.

Mr Wayne Sanders

ADM comment – “The letter referred to by Mr Sanders has not been presented as a late item as no permission has been given by its author for its publication. In any event the letter raises no new material planning considerations”.

1 email received from applicant in support of the application, summarised as follows:

The Landscape Management Plan and Landscape drawing reflect the main principles of what was agreed at the appeal

The scheme contains mainly native trees (80-90%) and 100% native shrubs and hedging
Suggest compromise to amend management plan and drawing (recommended condition 11) as follows:

- Larch, Corsican Pine and Thuja will be removed, but wish to retain 2 evergreen native oaks (Holm Oaks) at the entrance and approximately 10 native Scots Pine
- Scots Pine will be thinned within 5 years when the shrubs will be well established and the site is screened from North and West
- Would like to retain the longer timescales for removal of the large conifers in order to ensure Summerfield House is screened from the A303 and B3083, although happy to revisit after 5 years depending on how planting grows on the bunds and north boundary

Response from Council's Landscape Officer to applicant's request:

The management plan was conditioned at the Inquiry because the local planning authority requested it and the appellant did not object

The detail contained in the evidence provided by Mark Gibbons at inquiry was of sufficient detail to convince the inspector that landscape mitigation could be achieved.

The phasing of removal of conifers should reflect accurately what was submitted at the Inquiry (paragraph taken from evidence):

'In the longer term (after 10 years of more), once the broadleaved species planted in the gaps created in phase 1 provide good screening of the A303 from Summerfield House, the remaining conifers will be removed and the gaps will be planted with further broadleaf woodland planting'

Phase 2 should be 10-12 years, by this time the trees will be semi-mature and between 5.5m to 6m high (calculated using 'Mitchell's Rule' - trees grow on average 2cm on their girth per year and if you divide the girth of the tree you can calculate the age. A semi-mature tree is 200cm - 300cm girth and will take 10-12 years to achieve this in open ground).

The Holm Oaks are not native and should be removed together with the Larch, Corsican Pine and Thuja to accurately reflect the evidence submitted that there will only be native species planted along the site boundary

Agree a compromise that the 10 Scots Pine can be retained but removed by 31st March 2018

ADM recommends condition 11 is revised as follows:

All landscaping shall be carried out in accordance with the Stonehenge Campsite Landscape Management Plan 2009-2014 (dated 10th October 2012, reference WFG/TA/10.10.11) and the Detailed Planting Proposals 2009-2014 (dated 16/11/2012, reference 390-11 Rev A) accompanying planning application S/2012/1777 subject to the following amendments:

a) Paragraphs 5.4, 5.5 and 5.6 are replaced as follows:

The first phase will be undertaken at some point between years 2 and 5 (where year 1 is 2009). The first phase will include removal of the 6 individual conifers along the eastern part of the boundary and 9 of the trees in the solid tree belt. This will open up gaps in the existing planting, allowing light in and allowing the establishment of broadleaf species.

In the longer term (that is, between years 10 and 12 unless otherwise agreed in writing by the local planning authority), the remaining conifers will be removed and the gaps will be planted with further broadleaf woodland planting.

B) Paragraph 5.12 which refers to the woodland mix and the associated table is amended to exclude the use of non-native species of Corsican Pine, Larch, Thuja or Evergreen Holm Oak (*Quercus ilex*) or Scots Pine (*Pinus Sylvestris*). Where already planted, these shall be removed within 3 months of the date of this decision, with the exception of the 10 Scots Pine (*Pinus Sylvestris*) already planted which shall be removed by 31st March 2018.

C) The planting key on the Detailed Planting Proposals plan is amended to exclude the use of non-native species of Corsican Pine, Larch, Thuja or Evergreen Holm Oak (*Quercus ilex*) or Scots Pine (*Pinus Sylvestris*). Where already planted, these shall be removed within 3 months of the date of this decision, with the exception of the 10 Scots Pine (*Pinus Sylvestris*) already planted which shall be removed by 31st March 2018.

The approved landscape management plan shall be implemented in full in accordance with the approved timetable.

Reason: To ensure adequate landscaping in order to safeguard visual amenity.

Policy: G1, G2, C6, C2, CN11, T9

Agenda Item 7B

**Plan List Item 2 S/2012/1555/Full – Retention of concrete base, construction of further concrete base and siting of two purpose built “Wessington” portakabin type shower blocks to be used as toilet/wash blocks in association with the existing campsite
At Stonehenge Campsite, Berwick St. James, Salisbury. SP3 4TQ**

Representations

4 additional third party representations of support have been received, summarised as follows:

- There is an existing shortage of toilets and showering facilities
- The existing facilities are in poor condition
- The proposal will enhance campsite/well being of campers and encourage visitors/people to return
- Stonehenge visitor centre will increase demand

1 additional third party representation of observation has been received, summarised as follows:

- Query height of shower block
- Berwick Parish Council support the application in principle requiring amendments (increased screening, amended design and limiting facilities for normal summer usage)

1 email received from applicant in support of the application, summarised as follows:

- Local Parish Councils and 4 local businesses support the application
- No objections from consultees
- Confirm that the height of the shower block is 2.637m high
- The new units will have self closing doors
- The siting has been chosen to limit visual impact - accept in Winter that the top of the units can be seen 500-600m from the NW if stopped at the roadside but Summer landscaping and new hedgerow will screen within 18 months
- The Caravan Site Licence requires minimum facilities for 35 pitches in summer months and 55 pitches for bank holidays
- Ladies Shower Block needs a minimum of 2 showers, 4 WC's and 4 sinks
- Proposal is responding to criticisms from customers and British Tourist Board that the existing facilities are very poor 1 star level. Aim is to provide 5* facilities
- Providing improved facilities is reasonable
- Proposal is an appropriate scale and will not have adverse visual impact

Agenda Item 7C

Plan List Item 3 S/2013/0056/Full – Change of use of land to touring caravan and camping site (amended proposal to planning permission S/2010/0007/FULL incorporating use of pitch 6 as either a caravan pitch or the stationing of a motor home/caravan/pod for occupation by the senior site warden and use of pitch 7 (between 1st April -30th September in any year) as either a caravan pitch or the stationing of a motorhome/caravan/pod for occupation by assistant wardens in association with the management of the existing campsite) At Stonehenge Campsite, Berwick St. James, Salisbury. SP3 4TQ

Representations

3 additional third party representations of support have been received, summarised as follows:

- Will improve campsite and encourage people to return/economic benefit
- Stonehenge visitor centre will increase demand
- On-site warden is essential for security, to deal with problems or emergencies and well-being of campers (reassuring and helpful)

ADM recommends condition 11 is revised as follows:

All landscaping shall be carried out in accordance with the Stonehenge Campsite Landscape Management Plan 2009-2014 (dated 10th October 2012, reference WFG/TA/10.10.11) and the Detailed Planting Proposals 2009-2014 (dated 16/11/2012, reference 390-11 Rev A) accompanying planning application S/2012/1777 subject to the following amendments:

a) Paragraphs 5.4, 5.5 and 5.6 are replaced as follows:

The first phase will be undertaken at some point between years 2 and 5 (where year 1 is 2009). The first phase will include removal of the 6 individual conifers along the eastern part of the boundary and 9 of the trees in the solid tree belt. This will open up gaps in the existing planting, allowing light in and allowing the establishment of broadleaf species.

In the longer term (that is, between years 10 and 12 unless otherwise agreed in writing by the local planning authority), the remaining conifers will be removed and the gaps will be planted with further broadleaf woodland planting.

B) Paragraph 5.12 which refers to the woodland mix and the associated table is amended to exclude the use of non-native species of Corsican Pine, Larch, Thuja or Evergreen Holm Oak (*Quercus ilex*) or Scots Pine (*Pinus Sylvestris*). Where already planted, these shall be removed within 3 months of the date of this decision, with the exception of the 10 Scots Pine (*Pinus Sylvestris*) already planted which shall be removed by 31st March 2018.

C) The planting key on the Detailed Planting Proposals plan is amended to exclude the use of non-native species of Corsican Pine, Larch, Thuja or Evergreen Holm Oak (*Quercus ilex*) or Scots Pine (*Pinus Sylvestris*). Where already planted, these shall be removed within 3 months of the date of this decision, with the exception of the 10 Scots Pine (*Pinus Sylvestris*) already planted which shall be removed by 31st March 2018.

The approved landscape management plan shall be implemented in full in accordance with the approved timetable.

Reason: To ensure adequate landscaping in order to safeguard visual amenity.

Policy: G1, G2, C6, C2, CN11, T9

Agenda Item 7E

**Plan List Item 5 S/2012/1743/Full – Erection of 2 bedroom dwelling and alteration to existing access. demolition of part of existing bungalow
At 137 Netherhampton Road, Salisbury. SP2 8NB**

1x Letter from Agent:

Included in full as Appendix 1

Agenda Item 7F

**Plan List Item 6 S/2013/0020/Full – Convert 3 bed dwelling to 1 bed ground floor flat and 2 bed first floor flat
At 37 York Road, Salisbury. SP2 7AT**

Additional paragraph to Section 11 of the Officer Report:

“Recommendation –

That planning permission be approved subject to the applicant entering into a S106 agreement covering the following matters:

1. A financial contribution towards off-site recreation provision; and
2. A financial contribution towards off-site affordable housing provision,

unless this is satisfactorily demonstrated to undermine the viability of the development;”

1x Letter from Agent:

Included in full as Appendix 2

Agenda Item 7G

**Plan List Item 7 S/2012/1809/Full – Partial demolition, alterations and construction of two storey extension, together with demolition and replacement of existing single garage
At Rose Cottage, Berwick Road, Stapleford, Salisbury. SP3 4LJ**

1x Letter from Stapleford Parish Council:

With reference to the letter received regarding the planning committee meeting on the 7th March I note on the website there is no correspondence from the parish council for this application but there was on the previous one. I have been asked by all the councillors to say that they fully support this application.

Appendix 1

Nigel Lilley

Architectural Consultant

Granary Barn Studio
Church Road
Farley
Salisbury
SP5 1AH

Telephone: 01722 712356
E-mail: nigel@nigel-lilley.co.uk
Web site: www.nigel-lilley.co.uk

Wiltshire Council
Council Members Southern Area Committee
PO Box 2281
Salisbury
SP2 2HX

Dear Sirs

New Dwelling at 137 Netherhampton Road Salisbury

We refer to the above Agenda Item and take this opportunity to explain the differences between this and the previous application that Members narrowly voted to Refuse.

Members may recall that the pertinent matters under consideration were plot size and impact on the amenity of the existing bungalow. We believe we have addressed these issues by removing a modern extension to the existing bungalow to allow for (1) a bigger plot size to the new dwelling (2) an increase of the gap between the two properties and (3) the creation of more private amenity space for each.

Members also discussed the potential impact of Permitted Development so we have submitted a schematic drawing to indicate the likely effect of development on the site normally allowable under PD. Our proposals for the site are significantly less and the Client would of course agree to the removal of PD Rights for extensions or buildings within the curtilage for each property should Consent be granted.

We do not expect the Applicant's personal circumstances to override good planning decisions but it is worth considering those circumstances in further detail.

Due to misfortune of circumstance the Applicants will be forced to sell their current home should this application not be successful as they see this proposal for a new dwelling in their garden to be the only means of securing their future in Harnham. While Mrs Robinson's medical condition allows her to be mobile she will be able to use the Master Bedroom at first floor level but the Study and Shower Room at ground floor level will become a Bedroom and En Suite when she can no longer access the staircase. Mr. Robinson will self-build the new dwelling as he has been employed in the building industry all his life.

It is entirely consistent that the Officers are recommending refusal. Their position was made clear at Pre Application stage but we feel that the initial approach to the Officers was not best considered as it provided little to support the request for a new dwelling. The Officers determined, without much to work with, that this was not a "plot". It would be surprising if they back tracked on that first determination, however, we would like to think that if the current scheme was presented to them without prejudice the response would be much more positive.

We trust that Members will now be satisfied that the proposals are, on balance, fair and reasonable under all the circumstances and in light of relevant Planning Policy the scheme should be supported.

Yours faithfully

Nigel Lilley

29th February 2013

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ADDITIONAL CORRESPONDENCE
SOUTHERN AREA PLANNING COMMITTEE 07TH MARCH 2013



SWIFT ARCHITECTURAL DESIGN

21 Denison Rise
Bishopdown
Salisbury
Wiltshire
SP1 3EW
Tel 01722 323234

Yan ref S/2013/20/FULL

05.03.13

Ref 37 York Road Salisbury

Dear Matthew Legge

With reference to the above and
our telephone conversation today I
wish to confirm the following

- 1) My client has 2 parking permits
- 2) My client is prepared to pay
the R2 payment and the
contribution to affordable
housing.

Yours sincerely
SPM

Planning Department	
Rec.	06 MAR 2013
Acknowledged
Copy to
Action

STEPHEN P. MANKIN