

## STRATEGIC PLANNING COMMITTEE

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### DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 16 MARCH 2011 AT .

#### **Present:**

Cllr Christine Crisp (Vice Chairman), Cllr Andrew Davis (Chairman), Cllr Peter Fuller, Cllr Charles Howard, Cllr Julian Johnson, Cllr Francis Morland (Reserve), Cllr Mark Packard, Cllr Anthony Trotman, Cllr Ian West and Cllr Fred Westmoreland

#### **Also Present:**

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#### 9. **Apologies for Absence**

Apologies for absence were received from Cllr Mark Connolly, Cllr Russell Hawker and Cllr Chris Humphries.

#### 10. **Membership Changes**

Cllr Russell Hawker was substituted by Cllr Francis Morland.

#### 11. **Attendance of Non-members of the Committee**

Cllr Bill Moss was present as a local Ward Member.

#### 12. **Minutes of the Previous Meeting**

##### **Resolved:**

**To confirm and sign as a correct record the minutes of the meeting held on 16 February 2011.**

#### 13. **Declarations of Interest**

There were no declarations of interest.

#### 14. **Chairmans Announcements**

There were no Chairman's announcements.

15. **Public Participation and Councillors' Questions**

There were no members of the public present or Councillors' questions.

16. **S/2010/1942 - Exeter House Special School, Somerset Road, Salisbury, SP1 3BL - Two Storey Extension to Special School, Provision of New Car Parking Area and Associated Alterations and Landscape/Planting**

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. He introduced the report which recommended that the planning application be granted.

Members of the Committee then had the opportunity to ask technical questions.

On hearing the views of Cllr Bill Moss, the local Member in support of the application and after discussion,

**Resolved:**

**To grant planning permission for the following reason:-**

**The proposed development accords with the provisions of the Development Plan, and in particular Policies G1 & G2 (General Criteria for Development), G8 (Groundwater Protection), D1 & D2 (Design Policies), C2 (Rural Environment), C7 (Landscape Setting of Salisbury & Wilton), C11 (Nature conservation), CN21 (Archaeology), TR11 (Transportation), PS1 (Public Services) & PS5 (New Education Facilities) of the saved policies of the adopted Salisbury District local plan and the aims and objectives of PPS1, PPS 9, and Adopted Wiltshire Structure Plan Policy C3 insofar as the proposed development accords with the principles of sustainable development and the general criteria and principles for development as set out within the local plan. The proposed development is considered to be of an appropriate scale, design and materials and would not unduly affect the amenity of neighbours. The proposal would not have undue detrimental impacts on visual amenity within the surrounding area and would not adversely affect the landscape character of the wider Landscape Setting of Salisbury and Wilton. The proposed development would not affect any European Protected Species and would not adversely affect nature conservation interests or the Bishopdown County Wildlife Site.**

**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] deposited with the Local Planning Authority on 30.12.2010, as amended by the amended drawings received on 24.02.2011, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** For the avoidance of doubt

3. 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 first use/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.

**POLICY:** G2, D2, C7

4. No development shall commence on site until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.

**REASON:** To ensure the proper management of the landscaped areas in the interests of visual amenity.

**POLICY:** G2, D2, C7

5. The development hereby approved shall be carried out in accordance with the details of the submitted Construction Method Statement (Appendix K of the submitted Design and Access Statement), unless otherwise agreed in writing by the local planning authority.

**Reason: To minimise the impact of the development on the surrounding area and wider environment**

**Policy: G2**

**6. No construction work shall take place on Sundays or public holidays or outside the hours of 7.00am to 6.00pm Monday to Friday 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. The development hereby approved shall be carried out in accordance with the details of the submitted Ecological Report and Management Plan for Bishopdown County Wildlife Site (Appendix D of the submitted Design and Access Statement), unless otherwise agreed in writing by the local planning authority.**

**Reason: To mitigate against impacts on nature conservation and the Bishopdown County Wildlife Site**

**Policy: G2, C11**

## **INFORMATIVE**

**All birds are legally protected and their nests and eggs are protected during the breeding season. For most species this is between 1st March and 31st August but it may occur outside this period. If there is a likelihood breeding birds are present, you must delay tree works until young birds have left the nest or the nest has been abandoned.**

(Duration of meeting: 10.30 - 10.50 am)

The Officer who has produced these minutes is Roger Bishton, of Democratic & Members' Services, direct line 01225 713035, e-mail [roger.bishton@wiltshire.gov.uk](mailto:roger.bishton@wiltshire.gov.uk)

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