

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 12 JUNE 2014 AT THE GUILDHALL, MARKET PLACE, SALISBURY, WILTSHIRE, SP1 1JH.

Present:

Cllr Richard Britton, Cllr Richard Clewer, Cllr Brian Dalton, Cllr Christopher Devine (Vice-Chair), Cllr Jose Green, Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr Ian Tomes, Cllr Fred Westmoreland (Chairman) and Cllr Ian West

65 Apologies for Absence

No apologies were received.

66 Minutes

Resolved:

To approve and sign as a correct record the minutes of the previous meeting held on 22 May 2014.

67 Declarations of Interest

No declarations were received.

68 Chairman's Announcements

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

69 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

70 Planning Appeals

To receive and note the appeal decisions as detailed in the agenda.

71 Planning Applications

72 13/05423/FUL - Land at Longcross, Zeals, Warminster, BA12 6LJ

Public Participation

Ms Becky Davies spoke in objection to the application.

Mr Charles Spencer spoke in objection to the application.

Cllr John Wigg (Zeals Parish Council) spoke in objection to the application.

Mr Selby spoke in support of the application.

Ms Nicola Boyes spoke in support of the application.

Mr Carpendale (Agent) spoke in support of the application.

The Planning Officer presented his report to the Committee which recommended that permission be **granted subject to conditions and a Section 106 agreement**. A correction was made to the officer's report, as follows, the removal of the sentence "This site is considered to be a previously developed site, but" under point 9 'Planning Considerations'.

Members of the Committee then had the opportunity to ask technical questions of the Officer. Clarification was sought on landscaping with specific reference to bunding.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr George Jeans, spoke in objection to the application. Cllr Jean's objection was in reference to CP51 and two previous planning refusals.

Members raised concern at the conditions that were proposed with regards to restrictions on the development usage. Concern was also raised on the potential impact on the Area of Outstanding Natural Beauty which was a key factor in the previous refusals. The Planning Officer stated that an increased amount of work had been done on landscaping issues in comparison to the previous applications. Discussion continued to the Inspectors conclusions from previous appeals and the screening proposals. The previous acceptance of planning permission to the neighbouring pre-school was raised and also potential traffic issues in the village.

Discussion continued to the need for jobs in rural areas and the suitability of the development next to the A303 road. Clarification was sought over the border of the Area of Outstanding Natural Beauty. The temporary consent given to the neighbouring pre-school was raised and the Planning Officer stated that the neighbouring site was developed on a brown-field site. The impact of screening on the landscape was also discussed.

Resolved:

To delegate to the Area Development Manager to approve planning permission subject to the signing of a section 106 agreement to include a Lorry routing agreement, 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. No development shall commence on site until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first brought into use.

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

3. No development shall commence on site until details of the stopping up of all existing accesses, both pedestrian and vehicular, have been submitted to and approved in writing by the Local Planning Authority. That stopping up shall take place in accordance with the approved details within one month of the opening of the new access. After that time the sole means of vehicular and pedestrian access to the development shall be as shown on the plans hereby approved.

REASON: In the interests of highway safety.

4. 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;
- other vehicle and pedestrian access and circulation areas;
- 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);
- retained historic landscape features and proposed restoration, where relevant.
- All shall be planted in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428

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

Landscaping To Be Carried Out & Maintained

5. 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.

6. No development shall commence within the area indicated (proposed development site) until:

- 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**
- 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.

Further Recommendations: The work should be conducted by a professional recognised archaeological contractor in accordance with the written scheme of investigation agreed by this office and there will be a financial implication for the applicant.

7. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "*Guidance Notes for the Reduction of Obtrusive Light*" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site

8. The manoeuvring Delivery and collection of trailers in connection with the use hereby permitted shall only take place between the hours of 06:00 and 07:30 in the morning and 18:00 and 19:30 in the evening) from

Mondays to Fridays. The use shall not take place at any time on Sundays and Bank or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

9. The development hereby approved shall be carried out in accordance with the following list of documents and plans:

- **Design & Access Statement, Dated October 2013, received 25/10/13**
- **Landscape & Visual Impact Assessment, Dated March 2010, received 25/10/13**
- **Report on Landscape Character & Visual Implications of Planning Submission, Dated October 2013, received 25/10/13**
- **Plan ref No: 995/PL1 “Application Site – As existing Plan” Dated 8th October 2013, received 25/10/13**
- **Plan ref No: 995/PL3 “Proposals Plan” Dated 10th October 2013, received 25/10/13**
- **Plan ref No: 08 079 – 7, Revision F “Location Plan” Dated 11/11/2008, received 25/10/13**

Reason: In the interest of clarity

73 14/03915/FUL - Golden Willows, Main Road, Winterbourne Earls, Salisbury, SP4 6HH

Public Participation

Mr Greg Ball spoke in support of the application.
Mr Kevin Dibel spoke in support of the application.

The Planning Officer presented his report to the Committee which recommended that permission be refused.

Members of the Committee then had the opportunity to ask technical questions of the officer. Clarification of the speed limit on the road leading from the access was raised. The ownership of a verge was also questioned. The dimensions of the site were requested. The history of Highways concerns at the site was also raised.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Mike Hewitt, spoke in support of the application. The need to accept the R2 Policy was raised and the Housing Policy Boundary was discussed. The location of a viaduct was also raised.

Members discussed the specific needs of the disabled child and the location of two other houses outside of the Housing Policy Boundary. The impact of the Core Strategy was also discussed.

Further discussion continued to discuss the suitability of the site.

Resolved:

To delegate the granting of planning permission to the Area Development Manager, subject to 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:

Design and Access Statement dated April 2014 received 10/04/14

LP/1321/01 dated March 2014 received 10/04/14

BP/1321/02 dated March 2014 received 10/04/14

GFP/1321/03 dated March 2014 received 20/05/14

FFP/1321/04 dated March 2014 received 20/05/14

EL/1321/05 dated May 2014 received 21/05/14

EP/1321/06 dated March 2014 received 21/05/14

AD/1321/07 dated March 2014 received 10/04/14

SL/1321/08 dated March 2014 received 10/04/14

VS/1321/09 dated March 2014 received 10/04/14

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

(3) The first-floor dormer windows in the north elevation shall be glazed with obscure glass only and fixed with a ventilation stay restricting the opening of the window, prior to the first occupation of the development hereby permitted and shall be permanently maintained in perpetuity.

REASON: In the interests of residential amenity and privacy.

(4) 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 hereby permitted shall not be converted to habitable accommodation.

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

(5) 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), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

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 external alterations.

(6) The development hereby permitted shall not be first occupied until the first 4.5 metres of the existing 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.

(7) No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 160 metres to the South and 160 metres to the North from the centre of the access in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 0.9 metres above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

(8) A recessed entrance having a minimum width of 4.5 metres shall be constructed 4.5 metres back from the carriageway edge and its sides shall be splayed outward at an angle of 45 degrees toward the carriageway edge. The area between the entrance and the edge of carriageway shall be properly consolidated and surfaced (not loose stone or gravel) for which details shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety

(9) Any gates shall be set back 4.5 metres from the edge of the carriageway, such gates to open inwards only, in perpetuity.

REASON: In the interests of highway safety.

(10) No construction work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 on weekdays and 07:30 to 13:00 on Saturdays.

REASON: In the interests of residential amenity.

INFORMATIVE: This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated ?.

74 Urgent Items

There were no urgent items

(Duration of meeting: 6.00 - 8.40 pm)

The Officer who has produced these minutes is David Parkes, of Democratic Services, direct line (01225) 718220, e-mail david.parkes@wiltshire.gov.uk

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