

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 21 MAY 2015 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Fred Westmoreland (Chairman), Cllr Richard Britton, Cllr Richard Clewer,
Cllr Brian Dalton, Cllr Jose Green, Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian Tomes and
Cllr Bridget Wayman (Substitute)

57 Apologies for Absence

Apologies were received from Cllr Christopher Devine, who was substituted by
Cllr Bridget Wayman.

58 Minutes

The minutes of the meeting held on 30 April 2015 were presented.

Resolved:

To approve as a correct record and sign the minutes.

59 Declarations of Interest

Cllr Bridget Wayman declared an interest as a member of the Cranborne Chase
and West Wiltshire Downs AONB partnership.

Cllr George Jeans declared a personal interest as his family are a customer of
the business referred to in 15/01047/OUT.

60 Chairman's Announcements

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

Cllr Richard Britton was congratulated on his new role as Chairman of the
Council.

61 **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

62 **Planning Appeals**

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

63 **Planning Applications**

64 **15/02009/VAR - Arundells, 59 The Close, Salisbury, Wiltshire. SP1 2EN**

Prof. Ron Johnston spoke in objection to the application.

Mrs T Smith spoke in objection to the application.

Anne Waddington spoke in objection to the application.

Gordon MacDougal spoke in support to the application.

Paul Oakley spoke in support to the application.

Andrew Cutler spoke in support to the application.

Cllr Mark Timbrell spoke on behalf of the City Council in support to the application.

The Planning Officer presented his report to the Committee which recommended that permission be granted subject to conditions.

Members of the Committee then had the opportunity to ask technical questions of the officer. A question was asked if a private householder was to undertake a number of events beyond what you would normally expect from a private household and whether it would require consent.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Ian Tomes, spoke in objection to the application. A condition was raised in regards to the adverse impact on the amenities of neighbouring residents. Relevant planning history was stated, as well as previous conditions that had been applied. The conditions discussed the protection of neighbouring amenities, including restrictions on events and opening times. Cllr Tomes discussed the potential for disturbances from arranging events, as well as the actual events themselves. Cllr Tomes stated that nothing had changed from when these conditions had been implemented and it was necessary to protect the very special nature of the close.

Members debated the application. The timings of events were discussed and the frequency of events per week was raised. The Chairman stated that events would only be realistic in April to October. The logistics of holding events was discussed, including transporting portaloos. Members debated the impact on neighbouring amenities. Members debated the need to double the number of

outside events. Members discussed the neighbouring building to Arundells already carrying out events, as does the Cathedral. The relevance and value of Highways objections was discussed. The unique setting was discussed and the need to promote more people enjoying the area was highlighted, however, conditions in relation to amplified music and public speaking were debated.

A condition in regards to an event indoors coinciding with an event outdoors was discussed. Forty-eight events a year were suggested by some Members to be too many and the potential use of the gardens was discussed. The historic value of the property was discussed, as well as the need to make it financially viable. The number of events being held at neighbouring venues was clarified. The impact on local residents and the changing nature of the close was discussed. The Members discussed the potential for varying the conditions to make the property more commercially successful. Potential limitations to the number of outside events and operating hours were raised – the Chairman clarified the need to consider the application that was on the table.

Resolved:

To refuse planning permission for the following reasons:

The proposed variation of Condition 7 of planning permission 13/04090/FUL to allow the use of the garden at Arundell's for a limited number of dedicated events and activities would, by reason of the noise and disturbance associated with the significant number of proposed additional events outside of the building (including disturbance from vehicular movements to and from the site and the servicing of events), taking account of the characteristics of the site and the local context, and having regard to the amenities of existing nearby occupiers, have an undue adverse impact on the amenities of nearby residents of The Close, and is likely to be detrimental to the special tranquil character of the area.

In these respects, it is considered the proposed variation of Condition 7 of planning permission 13/04090/FUL would be discordant with Core Policy CP57 of the adopted Wiltshire Core Strategy.

Cllr Brian Dalton and Cllr George Jeans abstained.

65 **15/01047/OUT - Farmer Giles Farmstead, Teffont, Salisbury, Wiltshire, SP3 5QY**

Public Participation

Cally Troup spoke in objection to the application

Richard Hawkins spoke in objection to the application

Mary Corrie spoke in support to the application.

Andrew Bracey spoke in support to the application.

David Wood spoke on behalf of the town/parish council in support the application.

The Planning Officer presented his report to the Committee which recommended that permission be granted subject to conditions.

Members of the Committee then had the opportunity to ask technical questions of the officer. Conditions relating to the existing buildings, as to what should happen to them when use of the farmstead ceases. A question was asked in regards to material considerations in relation to the design statement and the Wiltshire Core Strategy. Clarity was required as to the nature of the site, it was a brown field site / land that was occupied by a permanent structure and the definition was clarified.

An item of late correspondence was circulated at the meeting.

A motion for deferral to allow for site visit was debated. It was agreed that a site visit was needed to look at impact on the AONB. It was agreed, that the site visit would take place on a Wednesday. It was requested that all members attend.

Resolved:

To defer planning permission to allow for a site visit.

65a 14/11997/FUL - Tollgate Road, St. Martin, Salisbury. SP1 2JJ

Public Participation

Simon Firth spoke in support to the application.

Mark Timbrell spoke on behalf of the City Council in support of the application.

The Planning Officer presented his report to the Committee which recommended that permission be granted subject to conditions.

Members of the Committee then had the opportunity to ask technical questions of the officer. Clarification was sought over the floor plans in the officer's presentation and it was confirmed that no windows would face the church. The location of a drop-off point for pupil transport on Tollgate road was discussed – Highways were satisfied with the proposed arrangements. It was stated the Highways Agency were initially requiring further information and put the application on hold. Clarification was sought over the height (northern end, 13.3M and rear end 17m) of the proposed development. The proposed outdoor sports area would be fenced in. The wall to the south would be retained.

Two items of late correspondence was circulated at the meeting.

The Local Member, Cllr Ian Tomes , spoke in support to the application. Cllr Tomes stated that this development was in the public interest and discussed

the benefits of the educational centre. The need to improve education for young people was highlighted.

The site was derelict and Members debated whether this proposal would make good use out of the land. The need to retain the educated youth of Salisbury was emphasised. Concern was raised in regards to the proposed height of the development at 17M high at one end, as it would be visible from a distance. Highways concerns were discussed, with specific reference to the impact on Tollgate Road. St Martin's church was discussed and the obstructed view of the church from the road. Capacity issues and the footprint of the proposal were discussed.

Resolved:

Approve subject to the following conditions:

It is recommended the application be APPROVED, subject to the applicant entering into relevant legal agreement(s) to ensure financial contributions are made in respect of improvements to local Highway infrastructure, 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. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing number 10005-04-P701 Revision B dated November 2014, as deposited

with the local planning authority on 19.12.14, and

Drawing number 10005-04v-vvP001 dated November 2014, as deposited with the

local planning authority on 19.12.14, and

Drawing number 10005-04-P002 dated November 2014, as deposited with the local

planning authority on 19.12.14, and

Drawing number 10005-04-P101 Revision A dated November 2014, as deposited

with the local planning authority on 19.12.14, and

Drawing number 10005-04-P201 Revision A dated November 2014, as deposited

with the local planning authority on 19.12.14, and

Drawing number 10005-04-P301 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P601 dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P650 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P652 Revision B dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P653 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P654 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P656 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P657 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P751 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14.

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

3. No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site.

Step (ii) If the above report indicates that contamination may be

present

on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land

Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme.

On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

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

- A written programme of archaeological investigation, which should include onsite 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.

Informative:

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

5. No development shall commence on site until details of the external materials to be used on 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.

6. 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.

7. There shall be no floodlighting or other illumination of the approved multi-use games area.

REASON: In the interests of the amenity of neighbouring residents

8. The use of the multi-use games area shall be restricted to between the hours of 8.45am to 4.00pm Mondays to Fridays only and there shall be no use on Saturdays, Sundays, Public or Bank Holidays.

REASON: In the interests of the amenity of neighbouring residents

9. Before the development hereby permitted is first occupied the windows labelled '3A' in the approved drawing (10005-04-P701) in the east facing side 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.

10. Before the development hereby permitted is first occupied all of the top floor windows in the east facing side elevation (those not subject to Condition 9 above) shall be glazed with obscure glass to 50% of the glazed surface area (the bottom half) and these windows shall be permanently maintained with 50% of the glazed surface area (the bottom half) with obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy.

11. No construction or demolition work shall take place on Sundays or Public

Holidays or outside the hours of 07:30 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays. No burning of waste shall take place on the site during the construction phase of the development.

REASON: In the interests of neighbouring amenities

12. No part of the development hereby approved shall be first brought into

use/occupied until the parking areas shown on the approved plans have been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

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

66 Urgent Items

There were no urgent items

(Duration of meeting: 6.00 - 8.05 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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