

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 23 JULY 2015 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

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

Also Present:

86 Apologies for Absence

Apologies were received from Councillor Richard Britton.

87 Minutes

The minutes of the meeting held on 2 July 2015 were presented.

Resolved

To approve as a correct record and sign the minutes from last meeting held on 2 July 2015.

It was noted that the minutes from the meeting on 11 June 2015, would be brought to the next meeting for approval.

88 Declarations of Interest

There were no declarations.

89 Chairman's Announcements

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

90 Public Participation and Councillors' Questions

The Committee noted the rules on public participation.

The Committee also requested that more and more varied notice be given to Members for site visits, and to consider whether these should be held in the evening where possible to enable higher attendance.

91 **Planning Applications**

92 **14/11810/FUL: Swallowcliffe Manor, Swallowcliffe, SP3 5PB**

Public Participation

Mr Barry Fitzpatrick spoke in objection to the application.

Mr Adrian Gilbert spoke in objection to the application.

Mr Bruce Tozer spoke in objection to the application.

Mr David Matthews, Applicant spoke in support of the application.

Cllr Diane Atkins, Swallowcliffe Parish Council spoke in objection to the application.

The Area Team Leader noted that a site visit had been carried out earlier that day. He then presented a report which recommended that approval be granted for installation of 42 ground mounted solar panels. Key issues stated included the impact upon the character and appearance of the surrounding Area of Outstanding Natural Beauty, and the scale, design, and siting of the proposed panels. Attention was drawn to the nearby footpaths and bridleways, the proposed screening of hedges which formed part of the proposals.

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

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The local unitary Member Councillor Jose Green then spoke in objection to the application, noting support for an alternative location within the grounds, the impact of the glare produced by the panels and the visibility of them during the winter months when trees lost their foliage.

A debate followed, where the National Planning Policy for England on Solar Panels was discussed, along with an alternative location for the panels, visibility of the site from the surrounding footpaths and planting of suitable trees and shrubs for screening.

It was,

Resolved

To REFUSE the application for the following reasons:

1) The proposed Solar panels by reason of their number and positioning would be a prominent and alien feature within the landscape of this area of Outstanding Natural Beauty, at odds with the predominantly muted, natural tones of the surrounding buildings and landscape particularly when viewed from the public footpath network around Swallowcliffe including footpaths SWAL 17, 19 and 7. The proposal is therefore considered to be contrary to policies CP42, CP51 and CP58 of the adopted Wiltshire Core strategy as well as paragraph 115 of the NPPF.

93 **15/05558/FUL: Stonehenge Visitor Centre**

Public Participation

Mrs Janice Hassett spoke in objection to the application.

Mr David Hassett spoke in objection to the application.

Kate Davies, Applicant spoke in support of the application.

Dominic Watkins, Agent spoke in support of the application.

Cllr Carole Slater, Shrewton Parish Council spoke in objection to the application.

The Planning Case Officer presented a report which recommended to approve the application with conditions for resurfacing of an area of overflow car park and landscaping works. Key issues included the visibility of the developed area and landscaping within the development. Attention was drawn to the late submissions as circulated at the meeting.

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

Members of the public had the opportunity to present their views to the Committee as detailed above.

The local unitary Member Councillor Ian West then spoke in objection to the application, stating that the proposed landscaping was not sufficient to mitigate the impact of the car park and its resurfacing.

A debate followed where the need for a more durable surface to the over flow parking, with the addition of landscaping and trees, thus enabling more visitors to access the Visitor Centre in all weathers was discussed, noting that the overspill car park already had permission and the current application was to provide a new surface and some mitigation measures.

Resolved

To APPROVE with 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:

Application form dated 08/06/15 received 08/06/15

Planning Statement received 08/06/15

61034252-DR-C-002 Rev T03 dated 04/06/15 received 08/06/15

61034252-DR-C-003 Rev T04 dated 04/06/15 received 08/06/15

61034252-DR-C-511 Rev T03 dated 28/05/15 received 08/06/15

61034252-DR-C-512 Rev T02 dated 28/05/15 received 08/06/15

61034252-DR-C-513 Rev T02 dated 22/05/15 received 08/06/15

HED.1152.102 Rev A dated May 15 received 08/06/15

HED.1152.103 Rev A dated May 15 received 08/06/15

HED.1152.104 Rev A dated May 15 received 12/06/15

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

(3) Prior to the commencement of the development a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall include details of the arrangements for the proposed verge crossing, fencing and gating of the proposed compound at the A360 frontage, turning arrangements within the site to ensure no reversing of movements onto the highway, the nature of the temporary arrangements to reinforce the verge at the vehicle crossing point, the reinstatement, and its timing, of the verge crossing upon completion of the works, and measures to ensure that vehicles do not drag mud and other detritus from the site onto the highway. The development shall be undertaken in accordance with the approved details.

REASON: In the interests of highway safety

(4) Prior to the commencement of the development details for temporary parking of cars and other vehicles displaced from the development area during the course of the works shall be submitted to and approved by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

REASON: To ensure an adequate supply of parking at the Stonehenge Visitor Centre site during the works.

(5) Prior to the commencement of development details of the surface interface connection between the resurfaced overflow car park and the existing permanent car park shall be submitted to and approved by the

Local Planning Authority. The development shall be undertaken in accordance with the approved details.

REASON: In the interests of safety

94 **15/04378/FUL: 4A and 4B The Crescent, Hillview Road, Salisbury, SP1 1HY**

Public Participation

Mrs Rosalind Liddington spoke in objection to the application.

Mr Nick Allerton spoke in objection to the application.

Mrs Nicky Allerton spoke in objection to the application.

Mr Graham Mundy, Applicant spoke in support of the application.

Mr David Brown, Solicitor spoke in support of the application.

Mr David Sharp, Agent spoke in support of the application.

The Area Team Leader presented a report which recommended that planning permission be refused for a detached three bedroom dwelling at The Crescent. Key issues included the impact on residents and visual amenity and character of the area, and Highway safety.

Members of the Committee then had the opportunity to ask technical questions of the Officer. In response to queries it was stated that the car parking spaces were not currently tied to the property and the entrance to the car port under the house was approximately 2.5m wide.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The local Unitary Member, Councillor Ian Tomes, then spoke in objection to the application, noting that the main concern was over development of this site, including a lack of parking, loss of light for existing properties, reduction of the bank at the end of the site and loss of amenities.

A debate followed where it was considered that the application would involve an over development on the site and would have a negative impact on the amenity of those living in the existing houses during and following construction and on the character of the conservation area. The Committee strongly felt that the principle of any residential development on the site had not been made.

Resolved

The application be REFUSED for the following reasons:

- 1. The proposed development, by reason of its size (height and width), the amount of excavation works/tree removal required to enable the development, would result in a cramped form of overdevelopment for this small, narrow parcel of land, which would be harmful to the character of the existing property, the semi-detached pairing and**

the wider Crescent which is designated as a Conservation Area. As such the proposal is considered to be contrary to Core Policies 57 and 58 of the Wiltshire Core Strategy.

- 2. The proposed development, by reason of its location at the top of a narrow and congested private driveway, with limited parking for motorised vehicles, would provide insufficient parking for future occupiers of the site, and is likely to result in unauthorised parking and obstruction on and around the existing parking spaces and the vehicular access leading to the site. In addition the nature of the narrow congested private road leading to the site would lead to difficulty accessing and servicing the new dwelling. The scheme is therefore considered to result in an adverse impact on the amenities of properties along the Crescent, contrary to Policy 57 of the Wiltshire Core Strategy.**

95 Urgent Items

There were no urgent items

(Duration of meeting: 6.00pm – 8.50pm)

The Officer who has produced these minutes is Lisa Moore, of Democratic Services, direct line (01722) 434560, e-mail lisa.moore@wiltshire.gov.uk

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