

## SOUTHERN AREA PLANNING COMMITTEE

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### DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 9 APRIL 2015 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

#### Present:

Cllr Fred Westmoreland (Chairman), Cllr Christopher Devine (Vice Chairman),  
Cllr Richard Britton, Cllr Richard Clewer, Cllr Brian Dalton, Cllr Jose Green, Cllr Mike Hewitt,  
Cllr George Jeans, Cllr Ian West, Cllr Ricky Rogers (Substitute) and Cllr John Walsh  
(Substitute)

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#### 36 **Apologies for Absence**

Apologies were received from Cllr Ian Tomes who was substituted by Cllr John Walsh

Apologies were received from Cllr Ian McLennan who was substituted by Cllr Ricky Rogers.

#### 37 **Minutes**

The minutes for the previous meeting were not available for approval due to officer illness.

#### 38 **Declarations of Interest**

Cllr Ian West declared a non-pecuniary interest as Chairman of Winterbourne Stoke Parish Council.

Cllr Fred Westmoreland declared a non-pecuniary interest as a representative of an Area Board on the Stonehenge Management Group.

Cllr Christopher Devine declared a non-pecuniary interest as his wife rents a stable near Matrons College Farm.

#### 39 **Chairman's Announcements**

The Chairman explained the meeting procedures to those in attendance.

40 **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

41 **Planning Appeals**

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

42 **Planning Applications**

In order to prepare the members for the changes introduced by CIL regulations and the effect they would have on the applications the legal officer had prepared a short paper on the subject. This was introduced by the officer and members were asked if they had any questions. There were no questions at this stage.

In addition, the Legal Officer explained orally, to the whole meeting, that the certain elements identified in the draft heads of terms of the Matrons Farm, Alderbury/Whaddon application would not be available under s 106 as a consequence of the introduction of the pooling regulations (these were specified as including education, highways, leisure by ref to page 10 of the agenda.). It was also explained that Wiltshire Council intended to adopt CIL in early/mid May 2015. The amount of contributions that could be received from the developer would depend upon whether CIL had been adopted before the final reserved matter in the application had been concluded at which point CIL would be triggered. If the CIL had not been adopted by this point the only contributions would be via a fully CIL compliant S106. This would mean reduced contributions.

Through the Chair the meeting agreed that it was content to delegate any such matters arising from the above to the appropriate officer.

It was also pointed out, when it became apparent that, the committee was moving to resolve the application be granted that they should indicate that permission was being granted on the understanding that one of two scenarios could exist as to the payment of contributions (S106 alone or S106plus CIL). This was in order to avoid a challenge on the basis that planning permission was given pre the adoption of CIL and a new scenario now existed that had not been in the minds of the committee when planning was granted. Again through the Chair, it was indicated that any matters rising in this respect could be dealt with by delegated powers.

43 **13/02543/OUT - Matrons College Farm, Castle Lane, Whaddon, Salisbury, SP5 3EQ - Erect 28 dwellings and Local Health Centre on land to north**

**and north east of Matron's College Farm, change of use of land south east of Matron's College Farm from agricultural to allotments, develop new access adjacent to Oakridge Office Park**

Public Participation

Elizabeth Neville spoke in objection to the application.

Sandra Richardson spoke in objection to the application.

Dr Rachel Clapton spoke in support to the application.

Julian Kirby spoke in support to the application.

Jon Gateley spoke in support to the application.

Cllr Kim Diprose spoke on behalf of Alderberry Parish Council in objection to 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. The presenting officer highlighted a letter within the pack that discussed the delivery of the Health Centre and other new relevant information. Members asked if there was another allotment site in the area and the size of said allotments.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Richard Britton, spoke on the application. Cllr Britton stated that work was being done towards developing the Alderberry Hub and clarified the definition of the word 'hub'. Cllr Britton stated that this application was against the provisions of the core strategy and the national planning strategy. Cllr Britton stated that there was a need for the medical centre and that the additional work done by the applicant had been helpful. The Local Member discussed the commercial incentive to deliver this project and the need to see documentary evidence of the financial case. It was stated that Members could not be sure how the running costs of this development would be met and that evidence was required to provide reassurance. Cllr Britton recommended that the item be deferred as more information was required.

Members debated the financial viability and deliverability of the project. The suitability of the site for development and the importance of affordable homes in the area was discussed. The existing development on the site was raised and the medical need in the area was highlighted. Clarification was sought in regards to the potential for a non-determination appeal from the applicant should the item be deferred again. The need to prioritise the health facility over the residential dwellings was raised. Members discussed the structure of potential funding for the development, with reference to the input of AGE UK. The logistics of visiting the potential medical centre were discussed and the draft S106 Heads of Terms were referred to.

Cllr Richard Britton wished his dissent for the decision to be recorded.

**Resolved:**

**To delegate to the Area Development Manager to APPROVE planning permission, subject to a S106 agreement, with the following conditions:**

**1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.**

**REASON: To comply with the provisions of Section 92 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 following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:**

**(a) The scale of the development;**

**(b) The layout of the development;**

**(c) The external appearance of the development;**

**(d) The landscaping of the site;**

**The development shall be carried out in accordance with the approved details.**

**REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.**

**3. An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.**

**REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.**

**4. No more than 8 market dwellings comprised in the proposed development hereby permitted shall be occupied before construction works to provide the Local Health Centre building are completed and the proposed allotments have been laid out and implemented to a specification to be agreed by the Local Planning Authority.**

**REASON: To secure the programming and phasing of, and an orderly pattern to the development.**

**5. No building on any part of the development hereby permitted shall exceed 2.5 storeys in height.**

**REASON:** In the interests of amenity having regard to the characteristics of the site and surrounding development.

**6. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs 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.

**7. 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:**

- (a) indications of all existing trees and hedgerows on the land;**
- (b) details of any to be retained, together with measures for their protection in the course of development;**
- (c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;**
- (d) finished levels and contours;**
- (e) means of enclosure;**
- (f) car park layouts;**
- (g) other vehicle and pedestrian access and circulation areas;**
- (h) hard surfacing materials;**
- (i) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);**
- (j) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);**

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

**8. 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.

9. No development shall commence on site until a scheme of phasing of landscaping has been approved in writing by the Local Planning Authority. The landscaping shall be carried out in the first planting and seeding season following occupation of the building(s) or the completion of the development, whichever is the sooner within that particular phase; 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.

10. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed

**in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.**

**In this condition —retained tree means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.**

**REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.**

**11. 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 (other than small, privately owned, domestic gardens) 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.**

**12. No development shall commence on site until provision has been for open space, amenity areas and play areas in accordance with details to be approved in writing by the local planning authority (prior to the commencement of development).**

**REASON: To ensure a satisfactory provision of recreational and other open space throughout the development in the interests of the amenity of future residents**

**13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), no vehicular access shall be made direct from the site to Castle Lane.**

**REASON: In the interests of highway safety.**

**14. No development shall commence on site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works,**

have been submitted to and approved by the Local Planning Authority. The development shall not be first occupied until the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.

**REASON:** To ensure that the roads are laid out and constructed in a satisfactory manner.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), the area of the site and the proposed building referred to as the Local Health Centre shall be used solely for purposes within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment)(England) Order 2005 (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

**REASON:** To prevent a change of use of the proposed Local Health Centre to an alternative use that would not provide a service to the local community

16. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from access/driveways), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use/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.

17. 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.

**18. 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

**19. 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 undertaken and until:**

**(a) The Local Planning Authority has been provided with written confirmation that, in the opinion of the developer, the site is likely to be free from contamination which may pose a risk to people, controlled waters or the environment. Details of how this conclusion was reached shall be included.**

**(b) If, during development, any evidence of historic contamination or likely contamination is found, the developer shall cease work immediately and contact the Local Planning Authority to identify what additional site investigation may be necessary.**

**(c) In the event of unexpected contamination being identified, all development on the site shall cease until such time as an investigation has been carried out and a written report submitted to and approved by the Local Planning Authority, any remedial works recommended in that report have been undertaken and written confirmation has been provided to the Local Planning Authority that such works have been carried out. Construction shall not recommence until the written agreement of the Local Planning Authority has been given following its receipt of verification that the approved remediation measures have been carried out.**

**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.

**20. The development hereby approved be implemented in accordance with section 5 of the Ecological Impact Assessment (Species Ecological Consultancy, July 2013) and the Dormouse Mitigation Strategy (Species Ecological Consultancy, *new date inserted* 2014). All documents submitted for reserved matters applications should demonstrate how the above reports will be implemented in so far as it is relevant to the document in question.**

**Reason: To ensure adequate mitigation in respect of protected species and nature conservation interests.**

**21. Before works commence a scheme of Ecological Works for the Construction Period will be submitted for planning authority approval providing details of how the works will be undertaken to provide compensatory habitat and avoid impacts to protected and sensitive species. The works will be undertaken in accordance with the approved scheme.**

**Reason: To ensure adequate mitigation in respect of protected species and nature conservation interests.**

**22. Before works commence, details of a Landscape and Environment Management Plan shall be submitted to the planning authority and approved in writing. The plan will identify:**

- **ecological habitat features which will be retained and managed with the primary aim of enhancing biodiversity for the lifetime of the development**
- **locations of key species of interest for which the site will be managed**
- **other landscape features which will be maintained for amenity purposes**
- **a programme of management works required to maintain the habitat, species and landscape features, identifying annual works and less frequent works**
- **an estimate of the numbers of hours required for annual works (which will be organised to keep costs roughly similar from year to year), one off works will require additional time**
- **monitoring requirements and procedures for reviewing the LEMP including reviews by specialist ecological professionals**

**Development shall be carried out in accordance with the Landscape and Environmental Management Plan thereby agreed.**

**Reason: To ensure adequate mitigation in respect of protected species and nature conservation interests.**

**Details of S106 agreement unless subsequently subject to CIL:**

**I. 40% on-site provision of affordable housing (representing 11 dwellings, of which 75% (8 units) would be rented units and 25% (3 units) would be shared equity units)**

**II. The provision on site of an equipped children's play space measuring at least 231 sqm, together with the provision of an area of casual open space on site extending to at least 385 sqm**

**III. The provision of 0.2ha of allotments (on site)**

**IV. A financial contribution towards providing 6 additional secondary school places in the district of approximately £120,000 (specific destination of which to be confirmed)**

- V. A financial contribution of £24,213 towards improvements in leisure facilities (probably a CIL contribution)
- VI. A contribution of £92,400 made towards improvements to off-site Highways (probably specific to the proposed development and therefore S.106)
- VII. The provision of the on-site Local Health Centre facility
- VIII. Ecological mitigation and management (to be agreed, but specific to the application site)
- IX. A financial contribution (to be agreed) towards waste and recycling (specific to the application site)

44 **14/12106/FUL - Stonehenge Visitor Centre, Amesbury, Wiltshire, SP4 7DE - Change of use from agricultural land and creation (temporary consent 2 years) of a 26 space coach park and associated ancillary works**

#### Public Participation

Janice Hassett spoke in objection to the application.

David Hassett spoke in objection to the application.

Jan McKernan spoke in objection to the application.

Kate Davies spoke in support to the application.

Dominic Watkins spoke in support to the application.

Cllr Mike Lucas (Chitterne Parish Council) spoke in objection to the application.

Cllr Carole Slater (Shrewton Parish Council) spoke in objection 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. Clarification over the potential removal of a tree belt was provided. Members asked if the green travel plan had been implemented. The number of cars using parking bays was discussed. The scale of the development was raised, as well as a recent metro count. The planner officer did not have the metro count figures to hand but confirmed that they had been considered by the Highways Officer. The booking procedure for visitors parking at the site was raised. The proposed temporary surface – compacted gravel – could be removed without disturbing the archaeology of the site.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Ian West, spoke against the application. Cllr West discussed the views of Winterbourne Parish Council, stating that more visitors to the site would be positive but raised concerns in regards to more vehicles using unsuitable roads to visit the site. Winterbourne Parish Council encouraged a more sustainable method of transport to the site. Cllr West made

reference to other representations who had both supported and objected to the application. Cllr West made reference to previous visitor figures and the potential removal of tree lines, as well as highways concerns. The Local Member made reference to previous visitor centre's success in dealing with the number of visitors it received. Cllr West raised peak traffic in Shrewton High Street and the severe impact that this had on local people. The diversion of A303 traffic onto local roads was raised. The potential visual impact on the world heritage site was debated, as well as the materials that would be used.

Members discussed the need to find an appropriate solution to the issues caused by visiting coaches. Members raised concerns in regards to congestion on the surrounding roads. Coaches being parked in lay-bys and related safety concerns were highlighted. The management of the site and the impact on local people was discussed. The scale of the proposed car park was debated and the need for an appropriate travel plan was raised. The need for appropriate landscaping was discussed and the ecological impact of the material used was highlighted.

The logistical difficulties of transporting an estimated 1M people to and from the site were raised. The aesthetic issues with the proposal were discussed. Queuing on the A360 and A303 to get into the site was raised, as well as the lack of parking spaces at the site. The core strategy and the need to support the local economy was raised and the need to improve auxiliary facilities was stated. The need to weigh up the benefits and impacts of this development was raised. The contribution to the local economy of those using the coaches was debated. The temporary nature of the application was highlighted. The land between the current and proposed car park was raised and it was explained that this was proposed for a staff car park which was removed from the scheme. The need to support the World Heritage Site was highlighted by Members.

**Resolved:**

**To APPROVE planning permission with the following conditions:**

**(1) The development hereby permitted shall be carried out in accordance with the following approved plans:**

**Updated Planning Statement dated February 2015 received 19/02/15**

**Parking Strategy Statement dated 19/02/15 received 19/02/15**

**Drainage Strategy dated 18/02/15 received 19/02/15**

**Response to Wiltshire Highways comments dated 19/02/15 received 19/02/15**

**Response to Environment Agency comments dated 24/03/15 received 24/03/15**

**Heritage Impact Assessment dated December 2014 received 23/12/14**

**Heritage Impact Assessment Addendum dated February 2015 received 19/02/15**

**61034252-DR-C-502 Rev T02 dated 18/02/15 received 19/02/15**

**61034252-DR-C-503 Rev T02 dated 18/02/15 received 19/02/15**

61034252-DR-C-504 Rev P02 dated 05/01/15 received 05/01/15  
61034252-DR-C-506 Rev T02 dated 18/02/15 received 19/02/15  
61034252-SK-C-500 Rev P01 dated 18/02/15 received 19/02/15  
61034252-DR-C-000 Rev T01 dated 11/02/15 received 19/02/15  
61034252-DR-C-001 Rev T02 dated 18/02/15 received 19/02/15  
61034252-DR-C-100 Rev T02 dated 18/02/15 received 19/02/15  
61034252-DR-C-501 Rev T02 dated 17/02/15 received 19/02/15  
61034252-SK-C-501 Rev P01 dated 16/03/15 received 25/03/15  
61034252-SK-C-502 Rev P01 dated 16/03/15 received 25/03/15  
8982-1-TM1 Rev 0 dated 06/01/15 received 19/02/15  
8982-2-TM2 Rev 2 dated 10/02/15 received 19/02/15  
8982-3-VS2 Rev 1 dated 04/02/15 received 19/02/15  
8982-4-TM1 Rev 2 dated 10/02/15 received 19/02/15  
8982-6-VS1 Rev 0 dated 08/01/15 received 19/02/15  
8982-7-TM1 Rev 0 dated 13/02/15 received 19/02/15

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

**(2) 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 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.

**(3) Before construction works commence, a method statement prepared by a professional ecologist will be submitted for planning authority approval demonstrating the measures that will be put in place to ensure that breeding birds are not disturbed or harmed during the construction period. The works will be undertaken in accordance with the recommendations of the approved method statement.**

**REASON:** To avoid harm to ground nesting birds during the breeding season

**(4) Prior to the commencement of the development details for temporary parking of coaches 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 coach parking at the Stonehenge Visitor Centre site during the works.**

**(5) The coach park expansion hereby permitted shall be removed in its entirety and the land restored to its former condition on or before 09/04/2017 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.**

**REASON: In order for a permanent and sustainable solution to be found to coach parking for the Stonehenge Visitor Centre.**

**45 14/12193/FUL - 4A and 4B The Crescent, Hillview Road, Salisbury - Extension to east elevation to create 2 x 2 bed flats**

Public Participation

Nick Allerton spoke in objection to the application.

Nicola Allerton spoke in objection to the application.

Ros Liddington spoke in objection to the application.

David Sharp spoke 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. The definition of subservient was clarified. The number of flats and number of parking places was stated.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Ian Tomes, provided a written notice which Cllr John Walsh read on his behalf. Cllr Tomes believed this was overdevelopment of the site. The statement referred to the impact on neighbouring amenities and the access to the site. Cllr Tomes made reference to the consequences of extra cars being parked at the site and the potential for conflict and strain on neighbours. The impact on the conservation area was also highlighted.

Members discussed the surrounding location of the site and the potential for overdevelopment. Concerns were raised in regards to parking and the impact of additional vehicles. The removal of trees on the site was also discussed. The need to maintain the character of the area was emphasised by Members. A lack of parking locally - due to double yellow lines - was stated. Members debated the impact on neighbouring properties. The locality of the site to public transport stations was raised and the sustainability of the proposal was discussed. The unenforceable nature of car parking on the private road was highlighted. The

scale of the proposed development was seen as being too great by some members.

Landscaping concerns were also raised, as well as the impact on the conservation area. Discussions continued to the practicalities of living at the site and the likely difficulties of entering, turning around and leaving The Crescent. Members raised the need for the replacement of a bank of earth that had been removed.

**Resolved:**

**To REFUSE planning permission 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, and the number of additional residential units created at the site, 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/ the vehicular access leading to the site. 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.**

46 **15/00150/FUL - Stonehenge Campsite, Berwick Road, Winterbourne Stoke. SP3 4TQ - Erection of a log cabin for use as a reception building for the campsite**

Public Participation

Rosemary Gairdner spoke in objection to the application.

Grace Douse spoke in objection to the application.

Mr W Grant spoke 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. The size of the proposal was clarified as a single story development.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Ian West, spoke in objection to the application. Cllr West raised the conservation area and discussed the number of buildings on the site. Cllr West stated this proposal was unsuitable and intrusive due to the size, height and roof materials of the building.

Members then continued by debating the application. The need to preserve the countryside was discussed, as well as any relevant planning history. The visual impact of the building on the surrounding landscape was discussed. The need for a reception area at the camping site was discussed. The height of the log cabin was raised, as well as the existing design of the site. The need for a potential condition in relation to painting the cabin was raised, as well as lighting conditions.

**Resolved:**

**To APPROVE planning permission for the following reasons:**

**In pursuance of its powers under the above Town & Country Planning Act 1990, the Council hereby grant PLANNING PERMISSION for the above development to be carried out in accordance with the application and plans submitted (listed below), subject to compliance with the condition(s) specified hereunder:-**

- 1. The cabin hereby permitted shall only be used as a reception building in connection with the running of the campsite and for no other purposes. The building shall not be converted to habitable accommodation.**

**REASON: The site lies within an area where it is against the policy of the Local Planning Authority to allow permanent accommodation without a special agricultural (or other proven, local) need.**

- 2. This development shall be in accordance with the submitted drawings**
  - Elevations, dated 28/05/14 and received to this office on 27/01/15**
  - Floor Plan, dated 26/01/15 and received to this office on 27/01/15**
  - Block Plan, dated 08/01/15 and received to this office on 15/01/15**

**REASON: For the avoidance of doubt.**



There were no urgent items

(Duration of meeting: 6.00 - 10.18 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](mailto:david.parkes@wiltshire.gov.uk)

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