

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 15 OCTOBER 2015 AT SARUM ACADEMY, WESTWOOD RD, SALISBURY SP2 9HS.

Present:

Cllr Fred Westmoreland (Chairman), Cllr Christopher Devine (Vice Chairman),
Cllr Richard Britton, Cllr Richard Clewer, Cllr Brian Dalton, Cllr Jose Green,
Cllr George Jeans, Cllr Ian McLennan, Cllr Ian Tomes, Cllr Ian West and Cllr John Smale
(Substitute)

106 Apologies for Absence

Apologies were received from:

Cllr Mike Hewitt who was substituted by Cllr John Smale.

107 Minutes

Resolved:

**The minutes of the meetings held on 11 June 2015 and 24 September 2015
were approved as a correct record and signed by the Chairman.**

108 Declarations of Interest

There were no declarations of interest.

109 Chairman's Announcements

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

110 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

111 **Planning Appeals**

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

112 **Planning Applications**

113 **15/06930/FUL - From Salisbury Road, Bulford (north of junction with High Street) to Salisbury Road, Amesbury at Folly Bottom (north of junction with A303), Wiltshire, SP4 9DT**

Public Participation

Mrs Beverly Devlin spoke in objection to the application.

Mr Eugene Maidment spoke in objection to the application.

The Senior Planning Officer presented a report which recommended approval of the application for the construction of a shared user path on agricultural land, including a ramp and stairs, to improve accessibility and inclusion.

Late correspondence from Bulford Parish Council stating strong support for the application had been circulated to Committee Members.

Members of the Committee had the opportunity to ask technical questions of the Officers. In response it was stated that only one section of the path, where the land did not adjoin the highway required planning permission. Concerns had been received from residents of number 54 High Street, and that a fence would be erected between that property and the path. The implementation of a crossing would reduce the parking spaces for vehicles on the highway, however there was no right to park on public highway.

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

The Local Unitary Member, was not in attendance, Councillor Fred Westmoreland spoke in support of the application as Unitary Member for West Amesbury. He noted that a path connecting Bulford to Amesbury had been wanted for more than 10 years. He suggested that the local Member for Bulford work with residents and CATG to alleviate the issues associated with vehicles parking at the bottom of the hill.

A debate followed where it was considered that the application would improve accessibility and inclusion for the local community and would provide a safe place to cross the busy road.

Resolved

To APPROVE planning permission 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 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.

- 3) The pathway will be constructed in strict accordance with the recommendations given at Section 5 of the Preliminary Ecological Appraisal Report by Sustrans Ecologist, Hannah Lewis, dated February 2013.

REASON: In the interests of protected species and habitat retention in order to maximise the diversity and value of the path side habitat.

- 4) No external lighting shall be installed 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner in the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

- 5) No development shall commence on site until a scheme of soft and hard landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- a detailed planting specification showing all plant species, supply and planting sizes and planting densities and
- details of the height and design of boundary fence to be erected along the east boundary of No 54 High Street, Bulford, SP4 9DT.

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion of the development; 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.

The agreed fencing shall also be carried out in accordance with the approved details and implemented in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features and in the interests of residential amenity.

- 6) The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No: 5139176-ATK-3113-SD-DR-C-002, dated 09/06/2015, received by this office 14/07/2015

Drawing No: 5139176-ATK-3113-SD-DR-C-001, dated 09/06/2015, received by this office 14/07/2015

Drawing No: 5139176-ATK-3113-GA-DR-D-100, dated 03/06/2015, received by this office 14/07/2015

Drawing No: 5139176-ATK-3113-SD-DR-C-003, dated 02/06/2015, received by this office 14/07/2015

Drawing No: 5139176-ATK-3113-SD-DR-C-004, dated 02/06/2015, received by this office 14/07/2015

Drawing No: 5139176-ATK-3113-SD-DR-C-005, dated 03/06/2015, received by this office 14/07/2015

Drawing No: 5139176-ATK-3113-SD-DR-C-006, dated 11/06/2015, received by this office 14/07/2015

Drawing No: 5139176-ATK-3113-GA-DR-D-101, dated 03/06/2015, received by this office 14/7/2015

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

INFORMATIVES: Archaeology

The applicant should be aware that, if archaeological remains are encountered, this may have an effect on their programme of works. If human remains are encountered during the works, they cannot be removed without the appropriate permissions.

114 **15/07470/VAR - Land at Paddock View, The Street, Teffont, Salisbury, Wiltshire, SP3 5QP**

Public Participation

Tim Peggell spoke in objection of the application.

Dan Roycroft spoke in support to the application.

The Area Team Leader presented a report which recommended approval of the application to vary condition 2 of 14/02238/FUL to amend the plans to replace 2 Velux windows with 2 dormer windows on north elevation, and raise ridge and eaves of new dwelling by 600mm, at Land at Paddock View, The Street, Teffont.

Members of the Committee had the opportunity to ask technical questions of the Officers. In response it was stated that if the new proposal to raise the roof by 600mm went ahead, the roof would not be visible over the existing tree line. The previous extension element of the development had been removed from the application and there were no further applications pending. The roof would be tiled.

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

A debate followed where it was considered that the scale of the variation to the application would change the character of the cottage which went against the Inspectors original comments. The original full application had been refused because of the relationship to adjoining properties, visual impact upon the surrounding area and the design including the bulk, height and general appearance. Raising the roof by 600mm would reinforce those concerns.

Resolved

To REFUSE planning permission for the following reasons:

Reason

The proposed increase in roof height would by reason of the scale, height and massing of the resulting dwelling, constitute a development that would be odds with the design of the original cottage style building and at odds with the inspectors appeal decision for planning application 14/02238/ful in which the inspector stated - "its limited footprint and scale would give it a modest appearance, not out of character with properties in the Conservation Area". as such it is considered that the property would be out of character with the surrounding area and the conservation area contrary to policy CP57 and CP58 of the adopted Wiltshire Core Strategy.

115 Urgent Items

There were no urgent items.

The following site visits were requested:

- [15/04529](#)/FUL - Land adjacent to 6 Oderne, The Street, West Knoyle.
- 15/09465/FUL- Old Manor Hospital, Wilton Road, Salisbury.

(Duration of meeting: 6.00pm – 7.08pm)

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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