

SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 11 AUGUST 2016 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

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

60 **Apologies for Absence**

The following apologies were received:

- Cllr Ian Tomes who was substituted by Cllr Ricky Rogers
- Cllr Richard Clewer who was substituted by Cllr John Smale

61 **Minutes**

The minutes of the meeting held on Thursday 21 July 2016 were presented.

Cllr West asked the Planning Officers whether coaches and caravans were permitted to stay overnight on the Stonehenge visitors site. Answer: No, if this was happening to any sufficient degree then the applicant would need to apply for a change of use.

Resolved:

To approve as a correct record and sign the minutes.

62 **Declarations of Interest**

For openness, Councillors Westmoreland, Green and Jeans noted that they lived in listed buildings, but as this did not constitute an interest they took part in discussion and voted on the two listed building applications.

Councillor West noted that he knew the applicant for application 16/04984/FUL as they had lived in the same village previously. As this did not constitute an interest he took part in discussion and voted on that application.

63 **Chairman's Announcements**

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

64 **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

65 **Planning Appeals**

The committee received details of planning appeals logged and those determined for the period 7 July 2016 and 29 July 2016.

Resolved

That the report be received and noted.

66 **Planning Applications**

67 **16//04773/FUL: Boxhedge Cottage, High Street, Porton, SP4 0LH**

Public Participation

Rita Pope spoke in support of the application.

The Planning Officer introduced the application which had been brought back to committee following deferral at the last meeting pending a site visit, which had since taken place earlier in the day. The application was for a proposed two storey rear extension at Boxhedge Cottage, High Street, Porton SP4 0LH which was recommended for refusal on the grounds that it would have a severe adverse impact on the property.

Members of the Committee then had the opportunity to ask technical questions of the Officers. It was noted that a village design statement once adopted would be a material planning consideration. The retention of the original timber frame, brick and infill panels in the new extension to be left uncovered and visible could be part of the conditions.

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

The Unitary Division Member; Cllr Mike Hewitt then addressed the Committee stating that there was no objection at all from the parish council. The house had previously been under a demolition order as was in a poor state; he felt the current owners had done a good job to pull it together, adding that the thatch on the new section would match well with the existing thatch, to make this into a reasonable family cottage.

Councillor Mike Hewitt proposed approval against Officer's recommendation; this was seconded by Councillor Ricky Rogers.

The Committee discussed the application, noting that the applicant had purchased the property knowing it was listed, and then had planned a large extension. The impact of that on the listed building was a consideration and whether the extension could be seen from the road or not was irrelevant.

The Committee also noted that ongoing investment and maintenance was required to give listed buildings new life and to preserve them for the future.

Resolved

That the application be approved with 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 and documents:

Application Form
Design, Access and Heritage Statement
Drawing No. BH/SL/16
Drawing No. BH/PT/16
Drawing No. BH/01/16
Drawing No. BH/L01/15

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

- 3) The section of external rear wall that is to be covered by the extension hereby approved shall remain uncovered and visible internally with no alterations made to it unless otherwise approved in writing by the Local Planning Authority.

REASON: In the interests of preserving the character and appearance of the listed building and its setting

68 16/04776/LBC: Boxhedge Cottage, High Street, Porton, SP4 0LH

This presentation for this application was included in that of the associated previous application.

The Chairman moved the motion of approval, this was seconded by Councillor Hewitt.

Resolved

That the application be approved with the following conditions:

(1) The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.
REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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 and documents:

Application Form
Design, Access and Heritage Statement
Drawing No. BH/SL/16
Drawing No. BH/PT/16
Drawing No. BH/01/16
Drawing No. BH/L01/15

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

(3) No works shall commence on site until details of all new external window and door joinery has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: 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 preserving the character and appearance of the listed building and its setting.

(4) No development shall commence on site until the exact details and samples of the materials to be used for the external walls 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: 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 preserving the character and appearance of the listed building and its setting.

(5) The thatch to be used in the construction of the extension hereby permitted shall match the existing thatched roof in terms of materials, style, eaves and ridge detailing.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

(6) The section of external rear wall that is to be covered by the extension hereby approved shall remain uncovered and visible internally with no alterations made to it unless otherwise approved in writing by the Local Planning Authority.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

68 16/04776/LBC: Boxhedge Cottage, High Street, Porton, SP4 0LH

This presentation for this application was included in that of the associated previous application.

The Chairman moved the motion of approval, this was seconded by Councillor Hewitt.

Resolved

That the application be approved with the following conditions:

69 16/04668/FUL: Land at Livery Road, Winterslow, Salisbury, Wiltshire, SP5 1RJ

Public Participation

Tony Allen (Agent) spoke in support of the application.

Cllr M Brown spoke on behalf of Winterslow Parish Council.

The Planning Officer noted introduced the application for a new dwelling and alteration to existing access and parking at Livery Road, Winterslow, Salisbury, Wiltshire, SP5 1RJ which was recommended for refusal. It was noted that the site was currently outside the Housing Policy Boundary, and that a Neighbourhood Plan was yet to be adopted. Officers therefore felt that the application was premature at this stage.

Members of the Committee then had the opportunity to ask technical questions of the Officers. It was noted that another application for ten dwellings in the village, also on a site outside of the Housing Policy Boundary had been given permission last year for 10 dwellings, however this was approved due to that development having different factors including an allocation of affordable housing.

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

The Unitary Division Member; Cllr Chris Devine then addressed the Committee stating that the Committee had passed applications in the past which had also been in areas outside of the Housing Policy Boundary in other locations. In this instance the Parish Council and the Neighbourhood Planning Group were both in support of the application.

Councillor Chris Devine moved the motion of approval against Officers recommendation. This was seconded by Councillor Ian West.

The Committee discussed the application, noting that the Neighbourhood Plan had not yet been adopted, however with an emerging NHP it was just a matter of time before it was adopted, which would change the policy position. The Committee had the power to override policy if evidence was available that there was local support of the parish council.

Resolved

The application be approved against Officer's recommendation, with 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 Hww/p2/12 dated May 2016, as deposited with the local planning authority on 17.05.16, and
Drawing number Hww/p2/13 dated May 2016, as deposited with the local planning authority on 17.05.16.**

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

- 3) The development hereby permitted shall not be first occupied until the first five metres of the 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.

- 4) Any gates shall be set back 4.5 metres from the edge of the carriageway, such gates to open inwards only.**

REASON: In the interests of highway safety.

- 5) No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.**

REASON: In the interests of highway safety.

- 6) No part of the development shall be first occupied until the visibility splays detailed on the approved plans have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.**

Reason: In the interests of highway safety

- 7) No development shall commence on site until details of the external materials to be used for the walls and roof of 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: 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 visual amenity and the character and appearance of the area

- 8) No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.**

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 that the development can be adequately drained.

- 9) 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

Public Participation

Brian Currie (Applicant) spoke in support of the application.

Ken Parke (Agent) spoke in support of the application.

The Planning Officer noted that there had been a site visit earlier in the day and introduced the application for replacement of ground floor courtyard facing windows and doors (retrospective) at The Greyhound public house, Market Place, Wilton, which was recommended for refusal. Planning permission had previously been granted for wooden casement doors and windows, as part of a development to provide guest accommodation. The applicant had put in UPVC sash windows as opposed to what had been granted on the ground floor all the way around the rear.

The Conservation Officer's two principle points were the appropriateness of the replacement windows, as it was felt that this style of sash window would not have been used on a coach building, and the material of window as UPVC was considered inappropriate for the style and character of this building.

Members of the Committee then had the opportunity to ask technical questions of the Officers. It was noted that there was generally a reluctance to approve UPVC windows and doors on listed buildings as it led to a maintenance free mindset and reduced the requirement local for joiners and carpenters to repair existing windows. A depth of 12mm double glazed window was permitted on listed buildings.

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

Councillor John Smale moved approval against Officer's recommendation; this was seconded by Councillor Ian West.

The Committee discussed the application, noting that the enhancement to the courtyard at the rear of the property was a vast improvement, however if the original application had requested UPVC windows then it may not have been approved. The guidance from the Conservation Officer was that the windows in the development were inappropriate and not in line with the original approval or character of the listed building.

The Committee voted on the motion on the table, this motion was not approved. The Chairman then moved for approval as per Officer's recommendation, this was seconded by Councillor Devine.

Resolved

That the application be refused for the following reasons:

The installed windows (by virtue of their design and material) and the porch (by virtue of it being uPVC) have adversely impacted on the significance of the ancillary listed building and the setting of the host

building and is therefore contrary to Core Policy 58 of the Wiltshire Core Strategy, paragraphs 132 and 137 of the NPPF and section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

71 16/05011/LBC: The Greyhound, Market Place, Wilton

This presentation for this application was included in that of the associated previous application.

The Chairman moved the motion of refusal as per the Officer's recommendation; this was seconded by Councillor Devine.

Resolved

The application was refused for the following reasons:

The installed windows (by virtue of their design and material) and the porch (by virtue of it being UPVC) have adversely impacted on the significance of the ancillary listed building and the setting of the host building and is therefore contrary to Core Policy 58 of the Wiltshire Core Strategy, paragraphs 132 and 137 of the NPPF and section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

72 Urgent Items

There were no urgent items

(Duration of meeting: 6.00pm – 8.11pm)

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

Press enquiries to Communications, direct line (01225) 713114/713115