

SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 2 FEBRUARY 2017 AT ALAMEIN SUITE, CITY HALL, SALISBURY.

Present:

Cllr Fred Westmoreland (Chairman), Cllr Richard Britton, Cllr Richard Clewer, Cllr Jose Green, Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr Ian Tomes, Cllr Ian West, Cllr Peter Edge (Substitute) and Cllr John Smale (Substitute)

Also Present:

123 Apologies

Apologies for absence were received from:

- Cllr Brian Dalton – who was substituted by Cllr Peter Edge
- Cllr Chris Devine – who was substituted by Cllr John Smale

124 Minutes of the Previous Meeting

The minutes of the meeting held on 12 January 2017 would be presented at the next meeting due to outstanding editing.

125 Declarations of Interest

The following declarations were made:

- In relation to application 16/08981/FUL - Cllr Jose Green noted that the land owners Mr & Mrs Sheppard were an acquaintance of hers. As this was a non-pecuniary interest Cllr Green took part in discussion and voted on this application.

126 Chairman's Announcements

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

127 **Public Participation**

The Committee noted the rules on public participation.

The following question was then asked by Cllr Ian West:

With regards to the decision and conditions set for application 16/03988/FUL Stonehenge Visitor Centre – at the meeting of the Southern Area Planning Committee on 17 July 2016.

Could the Planning Team Leader provide clarity on whether condition 4 (detailed below) had been satisfied or whether it was still outstanding?

Condition 4

Notwithstanding the submitted drawings showing the proposals for directing pedestrian arrivals in the vicinity of the A344 junction with Byway 12, prior to the commencement of the development hereby approved further details shall be submitted to and approved in writing by the Local Planning Authority demonstrating how pedestrians using the signed and lined route on the southern side of the A344 can access the Stones without having to cross the A344 or to walk within the route used by the Visitor Transit System to the east side of Byway 12. The approved details shall be implemented before the proposed bus turning arrangements are brought into effect.

Reason: In the interests of highway and visitor pedestrian safety.

Action: The Planning Team leader would look in to the matter and provide an update to Cllr West.

128 **Rights of Way - Donhead St Andrew, Path No. 27**

Public Participation

Anne Shaw spoke in Objection to the application

Marcus Sheppard spoke in objection to the application

Colin Saw spoke in Support of the application

Liz Collyer spoke in Support of the application

Simon Barham spoke in Support of the application.

Cllr Patricia Maxwell-Arnot of Donhead St Andrew Parish Council spoke in Support of the application.

The Rights of Way Officer presented the report which asked Members to consider the objections and representations received against the evidence already before the Council in this case and the legal tests for making a definitive map modification order, under Section 53 of the Wildlife and Countryside Act 1981 and Section 31 of the Highways Act 1980, in order to determine the Wiltshire Council recommendation to be attached to the Order when it was forwarded to the Secretary of State for determination.

Attention was drawn to two amendments to Appendix E of the report, as follows:

Appendix E:

- 1) Page 14 – “Objections” column – paragraph 4, lines 1 and 2 presently read *“It is also untrue that the majority of the village wants this new path; it is true that the vocal majority want it...”* Please substitute the second reference to “majority” to “minority” to read ***“It is also untrue that the majority of the village wants this new path; it is true that a vocal minority want it...”***
- 2) Page 15 – “Objections” column – paragraph 2, lines 15 and 16 presently read *“...is shown marked S2...”* Please add the wording *“...by a green line. The position of the stile in the new fence is...”*, to read ***“...is shown by a green line. The position of the stile in the new fence is marked S2...”***

The Application was submitted by Donhead St Andrew Parish Council and was supported by 33 witness evidence forms. There had also been 9 objections to the order.

The Committee then had the opportunity to ask technical questions of the Officer, it was noted that if a Land owner took steps formally to tell public that they had permission to use a route, then that would prevent that route from becoming a public Right of Way. It was also noted that regardless of the decision of the Committee, the next stage would be for the Order to go to the Secretary of State.

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

The Unitary Division Member, was not in attendance.

Cllr Tomes moved APPROVAL in line with Officer’s recommendation. This was seconded by Cllr Edge.

Resolved:

That the Order for Path No. 27, Donhead St Andrew be forwarded to the Secretary of State for the Environment, Food and Rural Affairs for determination, with a recommendation from Wiltshire Council that the Order be confirmed without modification.

129 **Planning Appeals and Updates**

The Committee received details of the appeal decisions as detailed in the report attached to the agenda, for the period 20/12/16 to 19/01/17.

Resolved

That the report be received and noted.

130 **Planning Applications**
131 **16/08981/FUL - Toll Cottage, Towns End, Wylve, BA12 0RZ**

Public Participation

Nicola Worrall spoke in Objection to the application.
Patricia Craddock spoke in Support of the application
Anthony Craddock spoke in Support of the application
James Appleton spoke in Support of the application.

The Planning Team Leader introduced the application for erection of a single storey side extension at Toll Cottage, Towns End, Wylve. The application was recommended for APPROVAL with conditions.

The Committee then had the opportunity to ask technical questions of the Officer, it was noted that the proposed development would be set back from the existing frontage of the cottage. It was clarified that the property had always been a two-storey building.

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

The Unitary Division Member, Councillor Ian West noted that this had been a difficult application for him to consider as he could see both sides. He felt that although the building was not listed the proposals would lead to the existing character of the old toll house being lost.

Cllr West proposed refusal against Officer's recommendation on the grounds of loss of original building and impact on the street scene. This motion was seconded by Cllr McLennan

The Committee then discussed the application, where it was noted that there was nothing on record to indicate that the property had ever been flooded externally.

It was noted that there had been no objections from either Highways or the Conservation Officer and that off-road parking was provided within the proposal.

Whilst some members felt that the historic significance of this property had already been lost due to previous works, it was noted that there were many other single story extensions in Wylve as alterations were sometimes needed to make properties more suitable for modern living.

The Committee voted on the motion for REFUSAL. That motion was not carried.

Cllr Westmoreland moved Officer's recommendation for APPROVAL, this was seconded by Cllr Hewitt.

Resolved:

That application 16/08981/FUL be APPROVED in line with Officer's report, 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 Application form received 29/09/2016 Proposed plans and elevations Drg no 1315/16/02/C received 28/11/16 Parking layout Drg no 1315/16/05 received 18/11/16

3) The development hereby permitted shall not be first brought into use 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) No part of the development hereby permitted shall be first brought into use until the access and parking spaces have been completed in accordance with the details shown on the approved plans (1315/16/05). The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety

5) No development shall commence on site until details of all eaves, windows (including head, sill and window reveal details), doors, rainwater goods and canopies 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.

6) The development hereby permitted shall not be first brought into use until all of the external walls have been rendered and painted in a colour and finish to match that of the external walls of the existing building unless otherwise agreed in writing and approved by the Local Planning Authority.

REASON: In the interests of visual amenity and the character and appearance of the area.

7) The tiles to be used in the development hereby permitted shall match those of the existing building in terms of their material, colour, texture, profile and pattern of laying unless otherwise agreed and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and the character and appearance of the area.

Cllr Clewer left the meeting at 8pm

132 **16/04956/FUL - Longacre Farm, Figsbury, Salisbury, SP4 6DT**

Public Participation

Mr Burrows (Agent) spoke in Support of the Application

The Planning Team Leader drew attention to the late correspondence, from Highways and the Applicant which had been circulated at the meeting. He then introduced the application for proposed construction of agricultural trackway, pole barn for hen house, service link building, pole barn for rearing shed and feed bins, along with temporary stationing of mobile home, all in connection with free range egg production flock, with associated works, at Longacre Farm, Figsbury, Salisbury.

The application was recommended for REFUSAL on Highways grounds.

The Committee then had the opportunity to ask technical questions of the Officer, it was noted that it would not be possible for the applicant to adjust the land to overcome the visibility issue raised by Highways.

It was noted that the decisions of previous planning applications detailed in the report had all either been refused or withdrawn.

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

The unitary Division Member, was not in attendance.

Cllr Hewitt moved APPROVAL, against Officer's recommendation. This was seconded by Cllr McLennan.

The Committee then discussed the application, it was noted that the access to the farm lay in a dip and that farm vehicles exiting the site would have limited visibility from vehicles approaching at speed from the direction of Salisbury.

Some Members felt that as the site was clearly visible from the road the proposals were contrary to CP51 & 58.

The motion for approval was not carried.

Cllr Westmoreland then moved REFUSAL in line with Officer's recommendation on the grounds given by Highways and in addition to the impact on Landscape issues raised during discussion, CP51 & CP58. This was seconded by Cllr Britton.

Resolved:

That application 16/04956/FUL be REFUSED in line with Officer's recommendation, for the following reasons:

- 1. The site is served by bridleway FIRS3 directly off the A30. Vehicles resulting from the proposed development entering and leaving the busy fast section of the A30 Class 1 road at a point where visibility from and of such vehicles is substandard, would endanger, impede and inconvenience other road users to the detriment of highway safety. As such the proposal is considered to be contrary to the aims and objectives of Core Policy 62 'Development impacts on the transport network' of the Wiltshire Core Strategy as the development does not provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages.**
- 2. The proposed pole barn, rearing shed and feed bins will be substantial structures in this sensitive rural location, measuring as they do, 5.4M in height to the top of the feed bins and 5.2M to the ridge of the barns. Such substantial structures will be prominently visible in the landscape in views along the A30 and from Figsbury rings Hill Fort, scheduled Ancient monument. There is a roman road that runs to the South of the application site along footpath Firs 2. It is considered that the effect of these structures in combination with that of the new trackway and mobile home would not be completely mitigated by the bunding proposed. The site is located in a special landscape area and it is considered that such large and prominent structure's will have a negative and intrusive effect on the special landscape area and views of it, and would therefore be contrary to Saved policy C6 of the Salisbury District council local plan and core policy 51 (vi) of the Wiltshire Core strategy.**

133 Urgent Items

There were no urgent items, however the following site visits were requested, should the applications come to committee:

- Cllr West requested 16/11817/FUL - Land at Grove House Maddington Street Shrewton Salisbury Wiltshire.

- Cllr Tomes requested 16/11241/OUT - 142 Netherhampton Road Salisbury Wiltshire SP2 8LZ.
- Cllr Britton requested 16/11803/FUL - Forest View Clay Street Whiteparish Wiltshire SP5 2ST
- Cllr Jeans requested 16/12217/OUT - Land at Castle Street Mere Wiltshire.

(Duration of meeting: 6.00pm – 8.30pm)

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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