

SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 16 MARCH 2017 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 McLennan, Cllr Ian Tomes and Cllr Ian West

Also Present:

145 **Apologies**

There were none.

146 **Minutes of the Previous Meeting**

The minutes of the meeting held on Thursday 23 February 2017 were presented.

Resolved:

To approve as a correct record and sign the minutes.

147 **Declarations of Interest**

There were none.

148 **Chairman's Announcements**

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

149 **Public Participation**

The committee noted the rules on public participation.

150 **Planning Appeals and Updates**

The committee received details of the appeal decisions as detailed in the agenda for the period 19/01/2017 to 03/03/2017.

Resolved:

That the report be noted.

151 **Planning Applications**

152 **16/11929/FUL: Nadder Centre - APPLICATION WITHDRAWN**

This application had been withdrawn and therefore not considered by the Committee at this meeting.

153 **16/11803/FUL: Forest View, Clay Street, Whiteparish, Salisbury, Wiltshire, SP5 2ST**

Public Participation

Jenny Harrison spoke in objection to the application

Sara Webb spoke in objection to the application

Dan Roycroft (Agent) spoke in support of the application

The Planning Officer noted that a site visit had taken place earlier in the day and drew attention to the late correspondence circulated at the meeting. He introduced the application for the demolition of existing bungalow and erection of two new chalet bungalows. It was noted that improved access for units will be created off Clay Street, with hard and soft landscaping and associated works. This application was a resubmission of a previous application 16/07647/FUL. It was recommended that the application be APPROVED with conditions.

The Committee had the opportunity to ask technical questions of the Officer, where it was noted that the definition of a chalet bungalow was typically a bungalow that had some dormer windows in the roof. It was estimated that the retaining wall on the site would be approximately 2m high. Previous objections from Highways had been changed following further discussions which had taken place with the planning agent. The cost to repair the damage to the road caused by construction traffic could not be imposed on the developer as a planning condition as this was a civil matter.

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

The Unitary Division Member Cllr Richard Britton noted that the photographs did not give a proper impression of the extent that this site sloped back to the tree line. To gouge out all the earth was a major excavation and would create an alien feature. Clay street itself was a footpath, the site was in a rural setting, not far from New Forest. There were a range of buildings along Clay Street but nothing like what was being proposed here. He felt that the scheme could be attractive in an appropriate setting, but felt that it was not right for this unique setting.

Adding that the impact of the construction process would be detrimental to the neighbouring amenity during construction. Going from 3 beds to 10 on this site

was a massive increase. Incongruous effect of levelling this site. The houses themselves are out of keeping with the surroundings.

Cllr Britton moved for REFUSAL against Officer's recommendation. This was seconded by Cllr West.

The Committee then discussed the application. It was noted that the proposals were 2-storey houses and not chalet bungalows. Digging out a vast amount of soil to facilitate building a 2-storey property made no sense, as it would damage the landscape.

It was felt that the proposed design did not fit with the other properties along Clay Street. It was noted that the effect of a development of this scale on neighbours during construction was a material consideration.

Given the layout of the street, it was noted that there would be difficulty for lorries to turn and manoeuvre taking away the spoil. Further discussion and conditions could be added to minimalise the disruption caused, however it was noted that any disruption would be for a short period.

The Committee felt that the application was a massive over development of the site.

The Committee then voted on the motion of REFUSAL.

Resolved

That application 16/11803/FUL; Forest View, Clay Street, Whiteparish, Salisbury, Wiltshire, SP5 2ST, be REFUSED against Officer's recommendation for the following reasons:

The site currently contained a modest single storey dwelling, set within a sloping and verdant plot, and was accessed via Clay Street, an unmade and poorly surfaced private track, which also served as a public footpath.

In order to mitigate against the prominence of the development, the proposed creation of two five bedroom dwelling houses and parking and turning areas would require the lowering of the site's ground level, and would involve a significant amount of excavation and retaining structures. The resulting development would be of a far more prominent urban character and, in combination with the large scale of the two dwellings and their contemporary character, the development was likely to be unsympathetic to and out of keeping with the more rural character of the area, and the development of the site in the manner proposed was also likely to have a significant impact on residential amenities during construction works.

The scheme was therefore considered to be contrary to the aims of Core Policy 57 of the Wiltshire Core Strategy and paragraph 17 of the National Planning Policy Framework.

154 **17/00342/FUL: Land adjacent to Wilwyn Lane, West Winterslow, Wiltshire, SP5 1RQ**

Public Participation

Karen Chalmers (Applicant) spoke in support of the application.

Cllr Brown, vice chair of NHP steering cmmtt and Winterslow Parish Councillor spoke in Support of the application.

The Planning Officer drew attention to the late correspondence circulated at the meeting and introduced the application for erection of two new dwellings including garaging with office over and new pedestrian and vehicular access. The application was recommended for REFUSAL as it was sited outside of the housing policy boundary, however it has been identified as a possible site for development on the emerging West Winterslow Neighbourhood Plan (NHP).

The Committee had the opportunity to ask technical questions of the Officer, where it was noted that the development proposal was for 2 houses only and no further development on the site plan.

The Core Policy stated that there was sufficient housing in Winterslow at this present time.

The emerging NHP had 10 sites marked for development, which included three priority sites, and seven further sites in not order of preference. The NHP was yet to be adopted.

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

The Unitary Division Member Cllr Chris Devine noted that this was a justifiable exemption under CP2. Communities grow, the NHP steering group had achieved balance here, with sites across Winterslow. The proposal would create 2 modest family homes to enable the owners to keep the family together in the Village, and would release a modest family house on to the market.

Cllr Devine moved APPROVAL against Officers recommendation.

This was seconded by Cllr Hewitt. On the grounds that this was a justifiable exception to CP2.

The Committee then discussed the application. It was noted that the site was suitable for a development of two houses, however the NHP was in draft plan, and although it had the support of the parish council, the Committee should consider what was best for the community as a whole, and whether the application should wait until after the referendum, to adopt the NHP.

The Committee then voted on the motion of APPROVAL

Resolved

That application 17/00342/FUL; Land adjacent to Wilwyn Lane, West Winterslow, Wiltshire, SP5 1RQ 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:

DWG No: CW/P/10 Site Location Plan, Proposed Block and Roof Plan Sections, Proposed Ground Floor and First Floor Plan Plot 1 Date Received 13.01.17

DWG No: CW/P/12 Proposed Sectional Elevation Date Received 13.01.17

DWG No: CW/P/13 Proposed Garage Elevations, Proposed Elevations for Plot 2, Proposed Roof Plan, Ground and First Floor Plans Date Received 13.01.17

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 gate(s) 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 accesses, turning areas 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. The development hereby permitted shall not be first occupied until a 2 metre wide pedestrian footway (to be dedicated as public highway) has been constructed across the entire site frontage and should link with adjacent existing dedicated highway land in front of Wilwyn.

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 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:-

- location and current canopy spread of all existing trees and hedgerows on the land;**
- full details of any to be retained, together with measures for their protection in the course of development;**
- a detailed planting specification showing all plant and hedgerow species, supply and planting sizes and planting densities;**
- means of enclosure;**
- all hard and soft surfacing materials;**

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission

10. 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.

11. Construction works shall take place only between the hours of 0800hrs to 1700hrs, Monday to Friday, and only between 0800hrs to 1pm Saturdays. No construction works shall take place on Sundays or Public Holidays.

INFORMATION

With regards condition 06 and the provision of a footpath, part of this footway would be within highway verge, the remainder would need to be dedicated as public highway. The developer should then contact the Council's Highways department to discuss the provision of this footpath and any dedication/adoption process.

155 **17/00526/FUL: Duchy Cottages, 2 North Road, Mere, Wiltshire, BA12 6HG**

Cllr Green left the meeting at this point and did not vote on this application.

Public Participation

Robert Pearce spoke in objection to the application

Roger Pitts spoke in objection to the application

Mr Sheldon spoke in objection to the application

Miss Hyde spoke in support of the application

Cllr Bret Norris spoke on behalf of Mere Town Council

The Planning Officer introduced the application for a two-storey extension to the rear of the property and proposed garage to the side of the terrace. The application was recommended for APPROVAL with conditions.

The Committee had the opportunity to ask technical questions of the Officer, where it was noted that both of the neighbouring properties either side of the site had single storey extensions. The Duchy had no objection to the changes.

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

The Unitary Division Member Cllr George Jeans noted for transparency, that one of the objectors was on the Mere Town Council, which he was a member

of. However, as this did not constitute an interest he took part in the discussion and voted on the application.

He also noted that the houses by character had single storey extensions. The main contention here was that there was a patio at the rear of the neighbouring property, which was used regularly by the residents to enjoy the outside light when they came home from work. He had visited the site and felt that the proposed development was too large and would block the light coming in to the neighbouring properties.

Cllr Jeans moved for REFUSAL against Officers recommendation, this was seconded by Cllr Devine.

The Committee then discussed the application. It was noted that the combination of a 2-storey extension with a wrap around and a vast garage make an unpleasant proposal, and was felt to be out keeping with the four terraced cottages.

It was noted that development to terraced houses was often difficult to find a balance. It was felt that the proposed development would affect 2 neighbours quite heavily, and that there was over development on this site, with the planned garage also being too large. The Character of the terraced houses would need to be retained.

The Committee then voted on the motion of REFUSAL

Resolved:

That application 17/00526/FUL; Duchy Cottages, 2 North Road, Mere, Wiltshire, BA12 6HG be REFUSED against Officer's recommendation, for the following reasons:

- 1. The property is located within a terrace of dwellings, and the rear garden of the property extends behind No.1 Duchy Cottages. The proposed two storey extension, by reason of its excessive length and height and its siting within close proximity to No. 1 Duchy Cottages, and the side boundary of no3 Duchy Cottages, would introduce a large and oppressive built form that would unduly affect the amenities of the adjoining neighbouring properties by its dominating effect, and by the likely overshadowing of the rear windows of No. 1 Duchy cottages, and the patio area to the immediate rear of No. 3 Duchy Cottages.**

The proposed development is therefore considered contrary to the aims and objectives of CP57 of the Wiltshire Core Strategy and the aims and objectives of the National Planning Policy Framework.

- 2. The proposal site in relation to the garage directly abuts the side garden area serving No. 1 Duchy Cottages, and the site itself is readily visible in the surrounding street scene, being positioned closer to the road than the existing dwellings. The proposed garage, by reason of its excessive scale and mass and siting would have a detrimental impact on the character and setting of the street scene, and would have an overbearing impact on the amenities of neighbouring property No1 Duchy Cottages.**

The proposed development is therefore considered contrary to the aims and objectives of CP57 of the Wiltshire Core Strategy and the aims and objectives of the National Planning Policy Framework.

156 **Urgent Items**

There were no urgent items

(Duration of meeting: 6.00 - 8.25 pm)

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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