

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 13 JANUARY 2011 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Richard Britton, Cllr Jose Green (Vice Chairman), Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr Bill Moss (Reserve), Cllr Ian West and Cllr Fred Westmoreland (Chairman)

Also Present:

Cllrs John Brady and Tony Deane

1. **Apologies for Absence**

Apologies were received from Councillors Brian Dalton, Christopher Devine and Mary Douglas. Councillor Bill Moss substituted for Councillor Douglas.

2. **Minutes**

The minutes of the meeting held on 9 December 2010 were presented.

Resolved:

To approve as a correct record and sign the minutes.

3. **Declarations of Interest**

There were no declarations of interest

4. **Chairman's Announcements**

The Chairman announced the death of Councillor Frank Bissington of Salisbury District Council and sent the sympathy of the committee to his family.

The next meeting of the committee would be in 4 weeks time on 10 February 2011.

Councillor Graham Wright had written to the Chairman to say that he wished to resign from the committee; he will be replaced at the next Council meeting.

This was the last meeting for Judy Howles, Area Development Control Manager and Ann Beard, Solicitor. The Chairman thanked them for all their hard work on the committee and wished them well for the future. He also asked that a letter be sent to Tim Pizzey, Area Team Leader, who had already left the Council, thanking him for all his hard work.

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

5. **Public Participation**

The committee noted the rules on public participation.

6. **Planning Appeals**

The committee received details of the following appeal decisions:

S2009/1936 & S2010/0764 – 66 Winterslow Road, Porton – Delegated-Dismissed

S2010/0821 – The Heather, Alderbury - Delegated-Dismissed

And forthcoming appeals as follows:

S2010/1806 – Upton Farm, Berwick St John

S2010/1318 – Waters Edge, Hackthorne Road, Durrington

7. **Planning Applications**

7a **S/2010/1319 - 19a The Close, Salisbury, SP1 2EE**

Public participation:

Mr Andrew Pywell spoke in objection to the application

Mr Gerald Steer spoke in objection to the application

Mrs Anne Moynihan spoke in objection to the application

The Reverend Canon Keith Lamdin spoke in support of the application

The Very Reverend Prior Simon Jarrett spoke in support of the application

Dame Rosemary Spencer spoke in support of the application

Councillor John Brady, local member, spoke in objection to the application

The planning officer introduced the report which was recommended for approval. A debate ensued during which issues of loss of amenity to the adjoining property (No. 18) and overdevelopment were discussed.

Resolved:

That the application be refused for the following reasons:

1. The proposed single storey extensions to the rear of No.19a The Close (Principal's House) to accommodate an oratory, sacristy and 2x guest bedrooms together with ancillary works would create development that is within close proximity to the neighbouring dwelling at No.18 which has windows facing the application site. The resultant impact of this close proximity with the western boundary of No.18 is considered to be contrary to Salisbury District Local Plan saved policy G2 (vi) in that it would be detrimental to the amenity of the occupiers of No.18.
2. The proposal is situated within the Conservation Area of the Cathedral Close, and proposed single storey rear extensions to the rear of the application dwelling would also be within close proximity to a number of listed buildings. It is considered that the creation of this rear extension would result in an adverse impact on the setting of the grade I listed Sarum College and the adjacent grade II* listed dwelling at No.18, as it would, together with the development already permitted under application S/1997/1508/09, result in a significant reduction in the open nature of the existing space. This impact is considered to be contrary to Salisbury District Local Plan saved policies CN5 & CN8 and policy HE10.1 of PPS5 in that the benefits of the proposal are neither considered to outweigh the adverse impact on heritage assets, nor preserve nor enhance the character of the conservation area.

7b **S/2010/1432 - Wardour School, Wardour, Tisbury, SP3 6RF**

Public participation:

Mary Myers spoke in objection to the application
Jeremy Hooper spoke in objection to the application
Jenny Luzmoor spoke in support of the application
Aileen Croft spoke in support of the application
John Camparelli spoke in support of the application

Councillor Tony Deane, local member, spoke to the committee and

requested that they consider a site visit to the school.

The planning officer introduced the report and drew member's attention to the late list which contained correspondence from the Conservation Officer, CCWWD AONB and English Heritage together with an additional condition. A debate ensued during which various issues regarding the design were discussed.

Resolved:

That planning permission be GRANTED for the following Reasons:

The hall and classroom extension is considered to be acceptable in terms of impact on amenities, scale and design for the reasons outlined above and as such in accordance with the provisions of the Development Plan, and in particular Policies G2, D3, C5 and PS1 of the adopted Salisbury District Local Plan.

And 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 200

2. No development shall commence on site until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

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

POLICY- G2

3. This development shall be in accordance with the submitted drawing[s] deposited with the Local Planning Authority on 13/09/10, unless otherwise agreed in writing by the Local Planning Authority.

REASON: For the avoidance of doubt

4. The proposed development requires the legal diversion of Public Footpath Tisbury 83 to enable the development to take place. Before the

start of development details of a scheme for the replacement footpath, including the timing of the closure of the existing footpath and the opening of the new replacement footpath shall be submitted to and approved by the Local Planning Authority. The diversion order should be in place prior to the commencement of the development hereby approved

REASON In the interests of pedestrian safety.

7c **S/2008/1806 - Elm Grove, Fonthill Bishop, SP3 5SH**

The planning officer introduced the report and drew members attention to the revised recommendation on the late list. A debate ensued and it was

Resolved:

The planning officer introduced the report and drew members attention to the revised recommendation on the late list. A debate ensued and it was

Resolved:

That following completion of a legal agreement to secure the following provisions:

1. That none of the dwellings to be sold separately from the remainder of the Fonthill Estate
2. That two of the dwellings shall be occupied in the first instance by persons who are employed in the locality of Fonthill Bishop (whether or not on the Fonthill estate)
3. That two of the dwellings shall at all times be occupied by persons employed in the locality (whether or not on the Fonthill Estate)
4. That the area of land immediately to the east of Elm Grove, shown in cross hatch on plan Drawing No: 1114/20K, is returned to agricultural use prior to the first occupation of any of the dwellings
5. That the appropriate commuted sum in relation to recreation provision under Policy R2 is paid

That planning permission be GRANTED for the following reasons:

This revised proposal in combination with the Section 106 agreement, the local occupancy housing element in the scheme and the reduction of the existing domestic curtilage to Elm Grove by returning part of it to agriculture, effectively outweighs the restrictions on numbers of policy H19, with which it otherwise complies. A reduction in the scale of the properties and a design solution (in terms of layout and appearance and use of materials) which reflects the character of nearby estate cottages, the improved level of on site parking and the landscaping retaining and improving upon the existing characteristic hedgerow boundaries, will result in an acceptable form of development that is considered to comply with policies C2, CN8, C5, G8, and H19, by resulting in replacement dwellings that, (i) will not adversely impact on the character of the settlement designated as a housing restraint area, (ii) there will be no loss of important open spaces which contribute to the special character of the area, (iii) loss of features such as trees, hedges and walls, which contribute to the character of the area will be kept to a minimum (iv) the development will be in keeping with character of the neighbouring properties.

And 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 on site until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

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

POLICY- [CN 8 and G1 Salisbury District Local Plan]

(3) 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.

POLICY- [G1, CN8 Salisbury District Local Plan]

(4) No development shall commence on site until details of the finish to external timber, including any paint or stain to be used on the external walls and window joinery have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first brought into use.

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

POLICY-[G1, CN8, Salisbury District Local Plan]

(5) No works shall commence on site until details of all new rainwater goods (which shall be finished in black) and their means of fixing to the building have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the Conservation Area.

POLICY- G1, CN8 [Salisbury District Local Plan]

(6) No works shall commence on site until details of all new external windows and door joinery have 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: In the interests of preserving the character and appearance of the listed building and its setting.

POLICY- [G1, CN8 Salisbury District Local Plan]

(7) No development shall commence on site until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being/ brought into use

REASON: In the interests of visual amenity and the character and

appearance of the area.

POLICY-[G1, CN8 Salisbury District Local Plan]

(8) 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;

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

POLICY- [G1,CN8,C4 Salisbury District Local Plan]

(9) 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.

POLICY- [G1,CN8,C4 Salisbury District Local Plan]

(10) 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.

POLICY- [G1 Salisbury District Local Plan]

(11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations and in the interest of the visual amenity of the conservation area..

POLICY- [G1 Salisbury District Local Plan]

(12)Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the roofs of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

POLICY- [G1,CN8 Salisbury District Local Plan]

(13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the elevation(s) of the development hereby permitted.

REASON: In the interests of residential and general amenity.

POLICY-[G1,CN8 Salisbury District Local Plan]

(14) No development shall commence on site until all the existing buildings on site have been permanently demolished and all of the demolition materials and debris resulting there from has been removed from the site.

REASON: In the interests of the character and appearance of the area [and neighbouring amenities].

POLICY-CN8,CN9 Salisbury District local Plan

(15) The development hereby permitted shall not be occupied until the approved sewage disposal drainage works have been completed in accordance with the submitted and approved details.

REASON: To ensure that the development is provided with a satisfactory means of drainage.

POLICY- [G6, G8 Salisbury District Local Plan]

(16) 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: To ensure that the development can be adequately drained.

POLICY- [G6, G8 Salisbury District Local Plan]

(17) The development hereby approved shall be carried out in strict accordance with the documents and plans submitted with the application set out in the list below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application.

Covering letter dated 31st August 2010

Location Plan: Drawing No 1114/26A and 1114/17B

Roof Plan: Drawing No: 1114/23C

West and East Facing Elevations Drawing No: 1114/21B and 1114/22D

Ground and First Floor Plans House 1,2,3,4 Drawing No: 1114/14/F

South Facing Elevation Drawing No: 1114/12H

North Facing Elevation Drawing No: 1114/16F

Site Sections Drawing No: 1114/27C

Site Plan Drawing No: 1114/20K

Reason: For the avoidance of any doubt as to the approved plans and details.

INFORMATIVE

If a new septic tank/ Treatment plant is the only feasible option for the disposal of foul water, or of there is an increase in effluent volume in to the existing system, an Environmental Permit may be required. This must be obtained from us before any discharge occurs and before any development commences. The process can take up to four months to complete and no guarantee can be given regarding the eventual outcome of an application. The applicant is advised to contact us on 08708506506 for further details on Environmental Permits or visit <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>.

NOTE TO APPLICANT

If you want to discharge treated sewage effluent, to a river, stream, estuary or the sea and the volume is 5 cubic meters per day or less, you might be eligible for an exemption rather than a permit. Similarly, if you want to discharge sewage to ground water via a drainage field or infiltration system, and the volume is 2 cubic metres per day or less, you may be eligible for an exemption rather than a permit. Please note this Environmental Permit may be subject to an Appropriate Assessment under the Habitat Directive, which would involve consultation with, and agreement from, Natural England. This is likely to apply if it is proposed to discharge in to a water course that is within or up to 3 km upstream of a SAC, SPA, Ramsar or SSSI. This may also apply if it is proposed to discharge into the ground (1) within 250m of a SAC, Ramsar or SSSI.

INFORMATIVE

Regarding water supply there is a water main in the vicinity of the proposal. It will be necessary for the developer to agree a point of connection onto the system for the satisfactory supply of water for the proposal. This can be agreed at the detail design stage.

It is recommended that the developer should agree with Wessex Water prior to the commencement of any works on site.

The developer should also be aware of the importance of checking with Wessex Water to ascertain whether there may be any uncharted sewers or water mains within or very near to the site. If any such apparatus exists applicants should plot the exact position on the design site layout to assess the implications. Please note that the grant of planning permission does not where apparatus will be affected change Wessex Water's ability to seek agreement as to the carrying out of diversionary and or conditioned protection works at the applicant's expense or in default of such agreement the right to prevent the carrying out of any such development proposals as may affect its apparatus.

Wessex Water, Claverton Down Bath BA2 7WW Telephone 01225 526000

8. **Urgent Items**

The Committee considered the need for a site visit to application number S/2010/1247 - Brockhurst, White Road, Mere.

Resolved:

That a site visit be organised to take place prior to consideration of this item at committee.

9. **Exclusion of the Press and Public**

Resolved:

To agree that in accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public from the meeting for the business specified in minute no. 142 because it is likely that if members of the public were present there would be disclosure to them of exempt information as defined in paragraph 1 of Part I of Schedule 12A to the Act and the public interest in withholding the information outweighs the public interest in disclosing the information to the public.

10. **The Old Coach House, East Grimstead.**

The planning officer presented the confidential report in respect of enforcement at the above site.

Resolved:

To agree the recommendations set out in the report as amended.

(Duration of meeting: 6.00pm - 8.25 pm)

The Officer who has produced these minutes is Pam Denton, Senior Democratic Services Officer, of Democratic Services, direct line (01225) 718371, e-mail pam.denton@wiltshire.gov.uk

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