

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 26 MAY 2011 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

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

62. Apologies for Absence and Membership of the Committee

Apologies were received from Councillors Richard Britton, Paul Sample and Ian West.

The Chairman invited the committee to note the changes in membership as agreed at the Annual Meeting of the Council held on 17 May 2011 and welcomed newly appointed members and substitutes.

63. Minutes

The minutes of the meeting held on 5 May 2011 were presented.

Resolved:

To approve as a correct record and sign the minutes.

64. Declarations of Interest

There were no declarations of interest

65. Chairman's Announcements

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

A meeting had been arranged with Andrew Guest, Area Development Manager (South). This would be held on 16 June at 3.30pm in the Alamein Suite, City Hall, and all members of the committee would be invited together with all Councillors for the southern area.

66. **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

67. **Planning Appeals**

The committee received details of the following appeal decisions:

S/2010/1587 - Old Chalk Pit, Gypsy Lane, Petersfinger – Enforcement appeal – dismissed.

S/2010/0784 - Land at Long Cross, Zeals – delegated – dismissed.

And forthcoming appeals as follows:

S/2010/1350 & S/2011/0102 - 29 Holders Road, Amesbury

68. **Planning Applications**

68a **S/2010/1879 - Fitz Farmhouse, Teffont Magna, Salisbury**

This item was heard first as the Chairman requested that it be deferred for a site visit.

Resolved:

To defer for a site visit prior to the next meeting of the committee.

68b **S/2011/0444 - Open site behind Antrobus Hotel Kings Arms Inn and Lloyds Bank Salisbury Street Amesbury**

Public participation

Mr A Stocken spoke in support of the application

The Planning Officer introduced the report and drew attention to the late correspondence which contained a letter from the Highways department and an e-mail from the applicant's highways advisor.

Members asked questions of the officer regarding the storage of the shop goods in the access road and it was explained that an area would be created to the back of the shops for this purpose.

A discussion ensued and it was

Resolved:

Following completion of a legal agreement in respect of the off-site open space contribution to GRANT planning permission for the following reasons –

The proposal by reason of its design size and appearance is considered to be an acceptable development making good use of an otherwise vacant Brownfield site within Amesbury town centre as such the proposal complies with policies G2 and D2 of the adopted 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

2. Before development is commenced, a schedule of external facing materials shall be submitted, and, where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on the site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To secure a harmonious form of development.

3. Prior to any development commencing, a scheme for the management of the construction of the proposal, including times of operations, and details of how adjacent amenities and the adjacent highway are to be protected, shall be submitted to and agreed in writing by the Local Planning Authority, and the scheme shall be developed as agreed.

REASON: In the interest of amenity

4. The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby approved.

REASON: In the interests of highway safety.

5. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and

approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety

6. Before development commences a scheme of water efficiency measures for the proposed development shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.

REASON: In order to achieve the sustainable use of water resources

7. Before development commences, a scheme to minimise the detrimental effects to the water interests of the site and the risks of pollution during the construction phase shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme.

REASON: to minimise the detrimental effects to the water interests of the site and the risks of pollution during the construction phase.

8. Prior to the commencement of development on site details of the covered cycle parking provision shall be submitted to and agreed in writing by the local planning authority. Such cycle parking as agreed shall be constructed and installed prior to the occupation of any of the residential units.

REASON: In order that sufficient cycle parking provision is made on site.

9. Prior to the commencement of works at the site details of any proposed boundary treatments shall be submitted to and approved in writing by the local planning authority and retained thereafter.

REASON In the interests of amenity of neighbouring occupiers.

10. Notwithstanding the provisions of Classes A-E inclusive of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no alterations nor extensions to the dwellings nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: To enable the Local Planning Authority to retain control over the development in the interests of amenity.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no Windows or dormer windows [other than those expressly authorised by this permission] shall be constructed.

Reason: To enable the Local Planning Authority to retain control over the appearance of the dwellings in the interests of visual amenity and the amenity of adjoining properties and because the proposed dwellings are in close proximity to both each other and other surrounding dwellings which could be overlooked by the insertion of new windows.

12. The development shall not be occupied other than by persons of 55 years of age and above.

Reason: To ensure that the level of parking demand remains at an acceptable level in the interests of highway safety.

13. Prior to the commencement of development on site including site works of any description, the Beech tree which is shown to be retained shall be protected by a fence in a position to be approved by the local planning authority. Within the area so fenced the existing ground level shall neither be raised or lowered and no materials, temporary buildings, plant machinery or surplus soil, shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and back filled by hand and any tree roots encountered with a diameter of 2 inches (50mm) shall be left unsevered.

Reason In the interests of the amenity and environment of the development.

14. No development shall take place until there has been submitted to and approved in writing a scheme of landscaping for the development which shall include details of any existing trees on the land along with measures for their protection. Any scheme as approved by the local planning authority shall be implemented within the first planting season after the completion of the development.

Reason In the interests of the amenity of residents and the surrounding conservation area.

15. Prior to the commencement of development details of a pedestrian safety scheme shall be submitted to and approved in writing by the local planning authority. Such a safety scheme shall in particular include measures to prevent conflict between vehicles entering the site and pedestrians using Salisbury Street.

Reason: In the interests of highway safety

16 No development shall commence within the proposed development site until –

- a) A written programme of phased 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 – this should include the previous excavations on the site; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

Reason: In the interests of preserving and recording the archaeology at the site.

17. The first floor bathroom windows on the dwellings hereby approved shall be obscure glazed and fixed shut at all times.

Reason: In order to prevent overlooking of neighbouring properties.

18. The development hereby approved shall be carried out in accordance with the following plans –

Plan no 12/2004/13D

Plan no 12/2006/3B

Plan no 12/2006/2A

Landscape proposals received 30th March 2011

Plan of cycle and refuse store received 30th March 2011

Drawing no LDS/6343-1/0 Topographical survey

Design and access statement as received on the 30th March 2011

Reason: For the avoidance of doubt.

19. Prior to first occupation of the development hereby approved details of bin storage areas for the provision of up to three wheeled bins for each property shall be submitted to and approved in writing such bin storage at each property shall be retained in perpetuity.

Reason: In the interests of the amenity of the residents of the development.

20. Prior to the development hereby approved being first implemented the applicant shall submit to and have approved in writing by the Local Planning Authority a scheme of pedestrian safety measures to include 2 no. bollards at the rear of the paved footway at the junction of the site access with Salisbury Street, and the approved scheme shall be implemented prior to

occupation of the first approved dwelling.

21. Prior to first occupation of the development hereby approved details of the traffic light system proposed shall be submitted to and approved in writing. The system approved shall be implemented and thereafter maintained in perpetuity, prior to occupation of the final unit in the development.

INFORMATIVE

Any proposed bicycle racks shall be of a Sheffield design. With regards this matter please liaise with WCC Highways.

It should be noted in relation to condition 2 the use of flint panels in this important and historic area is unlikely to be acceptable to the local authority and that the local authority will expect the submission of details relating to this flintwork to be of individual flints laid in a traditional manner.

And in accordance with the following policies of the adopted Salisbury District Local Plan:

conservation area, CN3 – Listed buildings, CN4-Listed buildings, CN5 – Listed buildings, CN8- Conservation areas, CN11 –Views in conservation areas. G2 – General criteria D2- Infill development D3- Extensions, TR11- Parking Spaces, TR14 – Bicycle Parking facilities. R2- Recreational Open Space

68c S/2011/0288 - 78 Lower Road Salisbury

Public participation

Ms Ann Trevett spoke in objection to the application

Ms Margaret Wilmott spoke in objection to the application

The Planning Officer introduced the report and drew attention to the late correspondence.

A debate ensued during which issues of drainage from the site and the location and disabled access to the bus stop were raised.

Resolved

To REFUSE the application. Members considered that the proposal would be detrimental for the following reasons:

- 1) The proposed entrance gateway design by reason of its height and appearance was considered to be out of keeping with the modest design of the application property and of other walls and entranceways in the surrounding area, as such the proposal is considered to be contrary to policy D3 of the saved policies of the Salisbury District local plan and Part 26, objective 27 of the council's saved supplementary design guidance 'creating places'.
- 2) The proposal to place a vehicular entrance across an area of pavement where the local bus service currently stops and where there is no alternative stopping place identified for the bus service within the near vicinity, is it is considered, detrimental to the principle of providing sustainable, easily accessible forms of public transport and contrary to policy TR16 of the saved policies of the Salisbury District local plan.
- 3) The proposed entranceway does not include visibility splays as part of the development. It is considered that this lack of vision splays will impede highway safety to the detriment of other pedestrian and vehicular users on this stretch of Lower road and as such it is considered that the proposal is contrary to policy G2 (i) of the saved policies of the Salisbury District Local Plan.
- 4) Insufficient details of drainage have been provided in respect of the development. There is a significant drop in levels between the application site and the highway and as such it is considered that the proposal could lead to the drainage of water directly into the public highway to the detriment of highway safety and contrary to policy G2(ii) of the saved policies of the Salisbury District Local Plan.

68d **S/2011/0181 - Ware Farm, Benn Lane, Farley, Salisbury**

Public participation

Mr Nigel Lilley spoke in objection to the application

Mr Robert Ware spoke in support of the application

Mr Nigel Lilley, on behalf of Pitton and Farley Parish Council, spoke in objection to the application

The Planning Officer introduced the report which was a retrospective application. Members expressed concerns that the field was being used for domestic use and that it had a detrimental effect on the conservation area.

Resolved:

To REFUSE the application. Members considered that due to the domestication of the site, the proposal would have a detrimental visual impact on the character of the Conservation Area, including views into and out of the conservation area, and adversely affect the Special Landscape Area. They considered that the proposal would be contrary to the aims of policies G1 & G2, C2, C6, & CN8, CN11.

69. Urgent Items

There were no urgent items

(Duration of meeting: 6.00 - 7.50 pm)

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

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