

SOUTHERN AREA PLANNING COMMITTEE

**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING
HELD ON 5 JANUARY 2012 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE
LANE, SALISBURY, SP2 7TU.**

Present:

Cllr Richard Britton, Cllr Brian Dalton, Cllr Christopher Devine, Cllr Mike Hewitt, Cllr Bill Moss (Substitute), Cllr Christopher Newbury (Substitute), Cllr Ricky Rogers (Substitute), Cllr Ian West and Cllr Fred Westmoreland (Chairman)

Also Present:

Cllr Tony Deane and Cllr Julian Johnson

1. Apologies for Absence

Apologies were received from Cllrs Mary Douglas, George Jeans and Ian McLennan. Cllr Christopher Newbury substituted for Cllr Jeans, Cllr Bill Moss for Cllr Douglas and Cllr Ricky Rogers for Cllr McLennan

2. Minutes

The minutes of the meeting held on 20 October 2011 were presented.

Resolved:

To approve as a correct record and sign the minutes.

3. Declarations of Interest

S/2011/1639 - Sarum Academy, Bemerton Heath – Cllr Britton and Cllr Moss declared a personal interest in this item as they are both members of the Further Education in Salisbury Task Group.

4. Chairman's Announcements

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

5. Public Participation and Councillors' Questions

The committee noted the rules on public participation.

6. Planning Appeals

The committee received details of the following appeal decisions:

S/2011/0073 - Lions Head, The Common, Winterslow – Delegated -Dismissed

S/2010/1409 - 132 Castle Street, Salisbury – Delegated –Dismissed

S/2009/1943 - North, west & south Bishopdown Farm, Salisbury – Committee – Allowed

S/2010/1410 - 132 Castle Street, Salisbury – Delegated –Dismissed

S/2011/0340 - Adj.Pippins, Lights Lane, Alderbury - Delegated –Dismissed

S/2010/0566 - Land between 6 JamesStreet /36 SidneyStreet, Salisbury - Delegated –Dismissed

S/2010/1083 & S/2011/0694 - Adj Lime Cottage, Flower Lane, Amesbury - Delegated –Dismissed

S/2011/0679 - Wayside Cottage, Burcombe Lane, Burcombe, Salisbury - Delegated –Dismissed

S/2011/0166 – Maddington Manor Cottage, The Common, Shrewton - Delegated –Dismissed

And forthcoming appeals as follows:

S/2011/1287 - Crockford, West Grimstead

S/2011/0708 – Hillbilly Acre, Southampton Rd, Clarendon

S/2011/0132 - The Boot Inn, High Street, Tisbury

S/2011/0679 – Wayside Cottage, Burcombe

S/2011/0728 – Mawarden Court, Stratford Road, Stratford Sub Castle

S/2011/1206 - 14 Tyndales Meadows, Dinton

S/2011/0868 - Earl of Normanton Pub, Idmiston

S/2011/0181 - Ferndale, Ware Farm, Benn Lane, Farley

S/2011/0914 - The Heathers, Southampton Road, Alderbury

7. **Planning Applications**

7a **S/2011/1280 - Court Hay, Lower Road, Charlton All Saints**

Public participation

Ms Sally Lacey, Chair of Downton Society spoke in objection to the application.

Mr Roger Yeates on behalf of Downton Parish Council, spoke in objection to the application

Cllr Julian Johnson, local member, spoke in objection to the application.

The Planning Officer introduced the report which was recommended for approval. Following a debate, during which members raised several issues regarding the development including the roof line and the size of the proposed extension, it was

RESOLVED

That the application be refused for the following reasons:

The proposed two storey side extension by reason of it's design, size, bulk and roof form is considered to be an intrusive and over dominant form of development out of character with the host property and the surrounding area. As such it is considered the proposal is contrary to policy G2, H16 and D3 of the Saved policies of the adopted local plan and policies of the draft south Wiltshire core strategy. The proposal would also be contrary to objective 21 of the councils adopted design guide creating places.

7b **S/2010/1494 - Lower Mere Park Farm, Mere Park, Mere**

Public participation

Mr Armishaw spoke in support of the application

Mr J Rainey spoke in support of the application

Cllr Tony Deane, representing the local member, spoke in support of the

application

The Planning Officer introduced the report which was recommended for refusal. He added that the principle concern of the planners was that the proposed dwelling was significantly larger than the existing one. A debate ensued during which members discussed the scale of the development, the employment potential and the provision of two affordable cottages, following which it was

RESOLVED

Planning Permission be GRANTED for the following reason:

The replacement dwelling would be acceptable in principle, being of a high quality design and not having a significantly greater impact than the farmhouse and annexe it would replace. Although the proposals to subdivide Dairy Cottage would create a new dwelling within a countryside location, it is material that there would be no net increase in the total number of dwelling units on the overall site, and that the new dwelling would be created through the conversion of an existing building. Consequently there would be no significant additional impact upon the character of the countryside or increase in unsustainable travel movements. An archaeological investigation has been undertaken which concludes that the development would not impact upon significant archaeology. Subject to conditions, the development would be acceptable in ecological and flood risk terms. The proposal would therefore accord with the aims and objectives of the development plan and other Government guidance, having particular regard to Local Plan policies G1, G2, H30, H31, D3, CN5, C2, C6, C12, and PPS1, PPS3, PPS5, PPS7, PPS9, PPG13, PPS25.

- 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 shall only be undertaken in accordance with the following approved plans:

Plan Ref....11/1648/H/100F (Site Plan)...	Date
Received....28.12.11....	
Plan Ref....11/1648/H/101D (Ground Floor Plan 1)...	Date
Received....18.11.11....	
Plan Ref....11/1648/H/102D (Ground Floor Plan 2)...	Date
Received....18.11.11....	

Plan Ref....11/1648/H/103D (First Floor Plan)...	Date
Received....18.11.11....	
Plan Ref....11/1648/H/104D (Second Floor Plan)...	Date
Received....18.11.11....	
Plan Ref....11/1648/105E (Roof Plan)...	Date
Received....28.12.11....	
Plan Ref....11/1648/106D (N & S Elevations)...	Date
Received....28.12.11....	
Plan Ref....11/1648/107D (E & W Elevations)...	Date
Received....28.12.11....	
Plan Ref....11/1648/108C (Section A-A)...	Date
Received....03.01.11....	
Plan Ref....11/1648/109B (Section B-B)...	Date
Received....03.01.11....	
Plan Ref....11/1648/110D (Section C-C)...	Date
Received....04.01.11....	
Plan Ref....11/1648/111A (Garaging N & S Elevations)...	Date
Received....23.09.11....	
Plan Ref....11/1648/112A (Garaging E & W Elevations)...	Date
Received....23.09.11....	
Plan Ref....11/1648/113A (Car Barn S & E Elevations)...	Date
Received....23.09.11....	
Plan Ref....11/1648/114A (Car Barn N & W Elevations)...	Date
Received....23.09.11....	
Plan Ref....11/1648/115B (Walled Garden)...	Date
Received....01.12....	
Plan Ref....10/1648/C/101 (Cottage Floor Plans)...	Date
Received....22.11.11....	
Plan Ref....10/1648/C/102 (Cottage Elevations)...	Date
Received....22.11.11....	
Plan Ref....10/1648/C/103 (Cottage Roof Plan)...	Date
Received....22.11.11....	

Reason: For the avoidance of doubt.

- 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: G2, C6, H30

- 4) 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 where necessary;
- (c) details of new planting including species;
- (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;
- (i) minor artefacts and structures (e.g. refuse and other storage units, signs, lighting etc);

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

Policy: G2, C6

- 5) 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. 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: G2, C6

- 6) The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (ref: PM 10.8.11) and the flood mitigation measures detailed within this document.

Reason: To reduce the impact of flooding on the proposed development and future occupants.

Policy: PPS25

- 7) No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

Reason: In the interests of sustainable development and prudent use of natural resources.

Policy: G1, PPS1

- 8) No works shall commence on site until details have been submitted to and approved in writing by the local planning authority demonstrating how the loft space in drawing 11/1648/110D will be designed to accommodate bats, including details of access points and design of the roof void. The development shall be carried out in accordance with the approved details prior to the first occupation of the dwelling, and the loft space and access points shall thereafter be permanently maintained for the purposes of a bat roost.

Reason: In the interests of biodiversity.

Policy: PPS9

- 9) 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), other than those hereby permitted, no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans, unless otherwise agreed through a new planning permission.

Reason: To safeguard the character and appearance of the area.

Policy: C6

INFORMATIVES:-

Flood Defence Consent

All works offering an obstruction to flow within an Ordinary Watercourse, such as the adjacent channel, will require prior Flood Defence Consent from the Environment Agency in addition to planning permission. Such consent is required in accordance with s23 of the Water Resources Act. Further guidance is available from their Development & Flood Risk Officer - Daniel Griffin (01258 483351). Should you require any further clarification of the position on flood risk, please contact their Development & Flood Risk Engineer, Gary Cleaver on 01258 483434.

Water efficiencies measures

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a

minimum). Greywater recycling and rainwater harvesting should be considered. Any submitted scheme should include detailed information (capacities, consumption rates etc) on proposed water saving measures. Manufacturer's specifications should not be submitted. Applicants are advised to refer to the following for further guidance:

<http://www.environment-agency.gov.uk/homeandleisure/drought/31755.aspx>

<http://www.savewatersavemoney.co.uk/>

7c **S/2011/1639 - Sarum Academy, Bemerton Heath**

Public participation

Mr David Brown spoke in objection to the application

Ms Jane Lock-Smith spoke in support of the application

The Planning Officer introduced the report which was recommended for approval. A debate ensued during which issues of car parking were raised.

RESOLVED

That conditional permission be GRANTED for the following reasons:

The Council is of the opinion that the proposed development gives rise to no material harm, is in accordance with the Development Plan and that there are no material considerations that indicate that the decision should be made otherwise. The development is part of the Government's Building Schools for the Future – Academy Grant Programme and the development of new Academy buildings at Sarum Academy represents an opportunity to provide education, training and recreation to all members of the local community, with no significant adverse impact on the surrounding environment subject to the imposition of the following conditions.

- The decision to grant planning permission has been taken having regard to policies C1, C3, Dp1, DP3, RLT1 and T5 of the Wiltshire and Swindon Structure Plan 2016 (Adopted April 2006) and policies G1,G2,CN23,CN16,C1,C6,R6,PS4 and PS8 of the saved policies of the Salisbury district council local plan and policies G1,G2,CN23,CN16,C1,C6,R6,PS4,PS8,CP2,CP6,CP10,CP19 of the Draft South Wiltshire Core strategy.

Subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of permission.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. No development shall take place on site until samples of materials to be used in the construction 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: In the interests of visual amenity and the character and appearance of the area.

3. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the amenity of surrounding properties and the wider landscape

4. No development shall commence on site until details of external cowls, louvers or other shields to be fitted to the floodlights to reduce light pollution, have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be put in place before the floodlights are first brought into use and shall be maintained in accordance with the approved details

Reason: In the interests of the amenity of the wider landscape

5. The measures detailed in the approved Phase 1 habitat Survey (Clark Webb Ecology Ltd document dated 12th April 2010 – 17th September 2010) shall be carried out in full and in accordance with timescale/programme.

Reason: In the interests of wildlife conservation.

6. Prior to commencement of development an air quality assessment shall be submitted to and agreed in writing with the local planning authority. Such recommendations as are made in the document shall be implemented prior to first occupation of the development.

Reason: In order to ensure continued monitoring of the Salisbury Air quality management area

7 No development shall commence until a drainage strategy to address pollution prevention (with particular attention paid to the car parking area) has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The details shall include specification of how the scheme will be maintained and managed after completion.

Reason: To protect controlled waters from pollution

8 All existing trees shall be retained, unless shown on the approved drawings as being removed. All trees on and immediately adjoining the site shall be protected from damage as a result of works on site, in accordance with the details submitted in the letter and enclosures from Kier Group to Wiltshire Council dated 29 June 2009, for the duration of the works on site and until at least five years following contractual practical completion of the approved development. In the event that trees become damaged or otherwise defective during such period, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by no later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority.

Reason: To ensure the continuity of amenity afforded by existing trees.

9 No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

10 Development shall be halted and the Local Planning Authority informed should any unexpected grounds conditions, including made ground or potentially contaminated land, be discovered during the course of development. No further development shall be carried out until the applicant has submitted and obtained written approval from the Local Planning Authority for a remediation strategy detailing how the unsuspected contamination will be dealt with.

Reason: To prevent pollution of groundwater and to safeguard the amenity of the site.

11 A construction traffic management plan shall be submitted to and approved in writing by the local planning authority. Development shall then be carried out in accordance with the plan as approved.

Reason: In order to ensure the safety of pupils accessing the site during construction works.

12 No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

Reason: In the interests of sustainable and prudent use of natural resources.

13 No development shall commence on site until a Construction Environmental Management Plan, incorporating pollution prevention measures, has been submitted to and approved in writing by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

Reason: To prevent pollution of the water environment.

14 Prior to the commencement of the development a Community Use Agreement for the indoor and outdoor sports facilities at the school shall be submitted to and approved in writing by the local planning authority. The agreement shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The agreement shall be implemented upon commencement of use of the development.

Reason: To secure well managed and safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Sport England/LDF Policy.

15 Prior to the commencement of development, a scheme setting out the proposed layout and specification of the existing and proposed playing fields on the site shall be submitted to and approved in writing by the local planning authority, in consultation with sport England. The layout and specification of the playing fields shall comply with Sport England Technical Design Guidance Note 'Natural Turf for Sport'. The scheme shall include a timetable for provision. The playing fields shall be provided in accordance with the approved scheme.

Reason: To ensure the replacement areas of playing field are fit for purpose, and to accord with Sport England/LDF Policy

16 No development shall commence on site until an ecological landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas has been submitted to and approved in writing by the Local Planning Authority. The ecological landscape management plan shall be carried out as approved in accordance with the approved details.

REASON: To ensure the proper management of the landscaped areas in the interests of visual amenity and wildlife interests.

17 No development shall commence on site until an ecological construction method statement, has been submitted to and approved in writing by the Local Planning Authority. The ecological construction method statement shall be carried out as approved in accordance with the approved details.

REASON: To ensure the proper management of wildlife during construction.

18 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

a) the parking of vehicles of site operatives and visitors; including measures to avoid obstruction of Oak Drive

b) loading and unloading of plant and materials; including measures to avoid obstruction of Oak Drive

c) storage of plant and materials used in constructing the development; including measures to avoid obstruction of Oak Drive

d) wheel washing facilities for lorries and other vehicles leaving the site; and

e) measures to control the emission of dust and dirt during construction

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

19 The construction of the development hereby permitted (including deliveries to and from the site) shall only take place between the hours of 8.00hours in the morning and 18.00hours in the evening from Mondays to Fridays and between 9.00 hours in the morning and 13.00 hours in the afternoon on Saturdays. Construction shall not take place at any time on Sundays and Bank or Public Holidays.

Informative

A revised Green Travel Plan should be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

In light of the size of the proposed development and its proximity to the Salisbury City Air Quality Management Area we will need to see an Air Quality Assessment to consider the impact of the development upon the AQMA. An informative should be added to advise the applicant that we have standard documents available for developers to assist in completing this work if required. Please ask for either Rachel Kent or Peter Nobes.

Note to Applicant:

This decision relates to documents/plans submitted with the application, listed 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. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan References:

1178 P02 Buildings to be retained and demolished.
1178 P01 Sarum Academy location plan
1178 P003 Proposed Site Plan
1178 P006 Reception and learning resource plan.
1178 P007 6th Form Ground Floor Plan
1178 P008 Sports Hall as existing
1178 P09 Sports Hall as proposed
1178 P010 Ground Floor Plan
SKM001 Incoming Services
Arup P05 Proposed Drainage Strategy
IY 013-Rev A Tracking Diagram

SKBE01 External Lighting Strategy Issue A
1178 P027 Ground floor setting out
1178 P026 Proposed North/South Site section
1178 P016 Proposed Material Board
1178 P015 Proposed South and East elevation
1178 P014 Proposed North and West elevations
1178 P011 First Floor Plan
1178 P012 Roof plan
1178 P013 Proposed Building sections
IY 007 Rev B Sports Pitch provision 2013 -2014
IY 001- Rev C Colour landscape masterplan
IY006 Rev A Sports facilities during construction
IY 005-Rev B Detail area Entrance
IY 004-Rev A Detailed area-Petals
IY 003-Rev B Proposed Sports pitch and outdoor play provision
IY 002-Rev C Security Fencing Parking and Access
IY 010 Rev E General arrangement North
IY 009 Rev C Tree mitigation and planting strategy
IY 008 Rev C Future Proofing diagram
IY 012 Rev D Planting strategy
IY 011 Rev E General arrangement South
Arup P01 Refuse Vehicle tracking
Arup P02 Fire Tender tracking
Arup P04 Existing drainage
Arup P03 Coach tracking
Sarum Academy Design and access statement dated 17.10.2011
Charlie Noton Tree survey and constraints plan dated June 2010
Cotswold archaeology assessment dated May 2010
Wiltshire Council Asbestos register and survey dated 15/9/2010
Condition survey dated 1st September 2010
Environmental Noise Survey dated July 2010
Clarke Webb Ecology Limited Extended Phase 1 habitat survey dated 12th
April 2010
PFA consulting flood risk assessment dated 16/9/2011
WYG Ground Conditions assessment Report June 2011
Sitesafe UXO Desk Study dated 28th July 2010

7d **S/2011/1611 - Stonehenge Campsite, Berwick St. James**

Public participation

Mr M Gairdner spoke in objection to the application

Mr Douse spoke in objection to the application

Mr William Grant spoke in support of the application

Mr Tony Allen spoke in support of the application

Mr Richard Brasher, on behalf of Berwick St James Parish Council, spoke in support of the application, with conditions.

The Planning Officer introduced the report which recommended approval and drew attention to the late correspondence. A debate ensued during which issue of the location of the fire pits and the terms of occupancy of the log pods and the wording of the conditions were discussed.

RESOLVED

To defer the item for advice in relation to the proposed conditions.

8. Urgent Items

It was agreed to hold a site visit to Downsway, Brook Street, Fovant prior to the application being considered at the next meeting.

(Duration of meeting: 6.00 - 9.25 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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