

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 21 JUNE 2012 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Richard Britton, Cllr Brian Dalton, Cllr Christopher Devine, Cllr Mary Douglas (Substitute), Cllr Mike Hewitt, Cllr Ian McLennan, Cllr Ian West and Cllr Fred Westmoreland (Chairman)

36 Apologies for Absence

Apologies were received from Cllrs Jose Green, George Jeans, Paul Sample and John Smale. Cllr Smale was substituted by Cllr Mary Douglas.

37 Minutes

The minutes of the meeting held on 10 May 2012 were presented.

Resolved:

To approve as a correct record and sign the minutes.

38 Declarations of Interest

Cllr Ian West declared a personal interest in item 7a as he is a Fellow of the Royal Society of Arts.

39 Chairman's Announcements

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

The Chairman also reminded members that the next 4 meetings would be held at the Guildhall.

40 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

41 Planning Appeals

The committee received details of the following appeal decisions:

S/2011/0132 - Boot Inn, High Street, Tisbury – delegated – dismissed *It was noted that this should have read Tisbury and not Tilshead.*

S/2011/0645 - Rear Vogue Cottage, North Street, Mere – delegated – dismissed

S/2011/1411 - The Stables, Hindon Road, Dinton – delegated – dismissed

S/2011/1649 - Catering Van, Scotland Lodge, Winterbourne Stoke – delegated – allowed

S/2011/0181 - Ferndale, Ware Farm, Farley - delegated – allowed

S/2011/1570 - Shergolds, Swallowcliffe - delegated – allowed

S/2011/1280 - Court Hay, Lower Road, Charlton-All-Saints – committee - allowed

S/2011/1471 - Co-Op, Salisbury Street, Amesbury – delegated - dismissed

And forthcoming appeals as follows:

S/2011/1873 - The Granary, Milford Mill Road, Salisbury

S/2012/0214 - 58 Cheverell Ave, Salisbury

S/2011/1429 – Dorothy May, Larkhill Road, Durrington

S/2011/1011 - 1 Field Building, Cottages, Manor Farm, Teffont

S/2011/1746 - The Heather, Southampton Road, Alderbury

S/2011/1354 - Unit 3, Landford Manor

S/2011/0524 - Sheepwash, Mead End, Bowerchalke

42 Planning Applications

42a Land At Hampton Park/Bishopdown Farm, Salisbury - S106a Application S/2012/552

Liz Anthony, on behalf of Bishopdown Farm Residents Association, spoke in objection to the application

Colin Froude, on behalf of Bishopdown Farm Residents Association, spoke in objection to the application

James Roberston, on behalf of Royal Society and Association of Salisbury City Council Tax Payers, spoke in objection to the application

Mark Flood of Insight Town Planning, spoke in support of the application

Ron Champion, Chairman of Laverstock Parish Council, spoke in objection to the application

The Planning Officer introduced the report which requested the committee to consider a section 106a application to discharge two planning obligations relating to two defined areas of land.

The Planning Officer then outlined the issues and explained that the test would be to determine if the legal agreements still served a useful purpose.

A debate ensued during which issues such as whether the agreements did in fact still serve a useful purpose, the effect of discharging the legal agreements whilst the judicial review in relation to the Hampton Park 2 development was in progress, and how best to protect the land, which had been the wish of Salisbury Council when the original application had been approved, were raised.

It was

RESOLVED

That the request to discharge the agreements associated with application scheme S/1991/1666 be refused for the following reasons:

The land subject of this S106A application is considered by local people to be an essential landscape buffer between two parish communities and serves as a strategic rural landscape in the overall setting of Salisbury. The clauses within the legal agreements subject of this S106A application were imposed in the early 1990's at a time when the area adjacent to the Land was changing radically from open countryside to a village environment. The clauses imposed protect the Land by restricting development and uses

indefinitely, reflecting local concerns and promises made.

Whilst the clauses within the Agreements will be discharged if the development subject of application S/2009/1943 commences, at this time, this particular development has not commenced, and is subject of a legal challenge. Therefore, and despite the allocation of the land in the South Wiltshire Core Strategy, there remains a possibility that the Land may not be developed for the foreseeable future.

Consequently, and following significant public representation at Area Committee which indicated clear public support for the protection of the Land, the Local Planning Authority considers that until the outcome of the legal challenge is known, the clauses within the Agreements still serve a useful purpose. As a result, the Local Planning Authority hereby confirms that it refuses to discharge the Agreements subject of the S106A application.

43 **Urgent Items**

There were no urgent items

(Duration of meeting: 6.00 - 7.15 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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