

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 12 JULY 2012 AT CROWN COURT ROOM, THE GUILDHALL, MARKET PLACE, SALISBURY SP1 1JH.

Present:

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

44 Apologies for Absence

There were no apologies for absence.

45 Minutes

The minutes of the meeting held on 21 June 2012 were presented.

Resolved:

To approve as a correct record and sign the minutes.

46 Declarations of Interest

There were no Declarations of Interest.

47 Chairman's Announcements

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

The Chairman also reminded members of the committee that future meetings would be held at City Hall, Salisbury.

48 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

49 Planning Appeals

The committee received details of the following appeal decisions:

S/2011/1456 - Co-Op, Bulford Road, Durrington – Delegated – Dismissed

S/2011/0735 – Shiralee, Tytherley Road, Winterslow - Delegated – Dismissed

S/2011/0708 – Hillbilly Acre, Clarendon – Committee – Dismissed

S/2011/1412 – Evergreen, Shepherds Close, Odstock – Delegated – Allowed

S/2011/1504 – White Cottage, Fore Street, Wylke – Enforcement Appeal - Dismissed

50 Planning Applications

50.a S/2012/0628/Full - Meadow View Cottages, Winterbourne Earls, Salisbury

Resolved:

To defer the application to enable members of the committee to attend a site visit.

50.b S/2012/0175/Full - Land adjacent Broxmore Drove Cottage, Salisbury Road, Sherfield English, Romsey.

Mr Leo Randall spoke in objection to the application

Mr Ian Ellis, agent, spoke in support of the application

Mr Trevor King, Chairman of Whiteparish Parish Council, spoke in objection to the application

The Planning Officer introduced the report, which was recommended for approval, and drew attention to late correspondence regarding the landscape management plan and the deletion of condition 2 in the report and an amendment to condition 9. During the debate members raised concerns regarding the scale of the development.

RESOLVED

That planning permission be REFUSED

For the following reasons:

The site is located in the open countryside, which is designated as Special Landscape Area by the Salisbury District Local Plan. The wider landscape character is also covered by the Landford Forest Heath Mosaic landscape

character area. In the absence of a comprehensive landscape impact assessment (which takes account of views into the site from the surrounding countryside and the A27) the proposed equestrian development is considered to have an adverse impact on the visual quality of the Special Landscape Area by virtue of its scale, height and siting.

Notwithstanding the visual impacts of the proposal, it appears from the applicants own evidence that thirteen horses are already accommodated on the site using the existing stables, and therefore, the Local Planning Authority considers that the need for a large new stable building in the countryside has not been sufficiently demonstrated.

Furthermore, whilst it appears that the close board fence is “permitted development,” it appears to have replaced a mature hedgerow and no evidence has been provided to prove that the feature was not of ancient origins, and hence appears to have been removed without prior notification to the Local Planning Authority. The close board fence is an incongruous feature within the landscape and coupled with the proposed equestrian development and area of hard paving, the resultant site would appear as an unsympathetic form of development within the countryside.

The proposal would therefore be contrary to saved Salisbury District Local Plan Policy C6 (Special Landscape Area), C2 (Development in the Countryside), C8 (Loss of Hedgerows) and R1C (Countryside Recreation) which are also saved policies in Appendix C of the South Wiltshire Core Strategy. The proposal would also be contrary to Policy CP22 (Green Infrastructure and Habitat Networks) of the South Wiltshire Core Strategy and the policies in the National Planning Policy Framework.

50.c S/2012/0468/Full - Cholderton Charlies, Amesbury Road, Cholderton, Salisbury

Mr David Randall spoke in objection to the application.

Mr Tony Allen, agent, spoke in support of the application.

Mr Crawford Stoddard, on behalf of Cholderton Parish Meeting, spoke in objection to the application.

The Planning Officer introduced the report, which was recommended for approval.

A debate ensued during which issues such as the fact that various temporary permissions had been granted to the site and some had not been renewed at the appropriate time, the balance between encouraging tourism and protecting the environment, the total amount of staff accommodation to be available on site were raised.

With the inclusion of additional conditions regarding the removal of the existing log cabins and the ground to be reverted to agricultural use, it was

Resolved:

Planning permission be GRANTED for the following reason:

The removal of the two dilapidated Log Cabins together with the proposed temporary retention and location on the site of the mobile homes for staff accommodation, are considered to represent a significant visual improvement resulting in no demonstrable harm to the immediate site, neighbours and the wider surrounding countryside. As such the proposal is considered to be in general accordance with the aims and objectives of saved policies G1, C2 and T2 of the adopted Salisbury District Local Plan which are contained within Appendix C of the adopted South Wiltshire Core Strategy, and with the Local Planning Policy Framework (LPPF) parts: 3 Supporting a Prosperous Rural Economy.

Subject to the following conditions:

1 The occupation of the mobile homes shall be limited to a person solely or mainly employed in the business occupying the site.

REASON: The site lies within an area where planning permission would not normally be granted for development unrelated to the essential needs of the established business.

POLICY – G1 – General principles for development, C2 – Development in the Countryside, T2 – Tourist attractions in the countryside.

2. The mobile homes hereby permitted and any ancillary works or structures shall be removed and the land restored to its former condition on or before the 30th June 2014 in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

REASON: Permission has been granted on a temporary basis to establish whether there is a functional need for permanent on site residential accommodation in relation to the agricultural tourism enterprise on the site.

POLICY – G1 – General principles for development, C2 – Development in the Countryside, T2 – Tourist attractions in the countryside.

3. 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.

Drawing ref.no. APL/01 Site Location Plan
Drawing ref.no. CFc/p01a Site Plan as Proposed
Drawing ref.no. CFc/p/10 Block Plan as Proposed
Planning Design and Access Statement

REASON: For the avoidance of doubt.

4. The two existing Log Cabins adjacent to the northern boundary with Amesbury Road shall be removed from the site and the land restored to its former condition and Use within 6 months of the date of this decision.

Reason: The log cabins are located on agricultural land without having first been justified in relation to any agricultural business and their location away from the main cluster of buildings has resulted in a visually incongruous development in the open countryside and the Special Landscape Area.

51 **Urgent Items**

There were no urgent items

(Duration of meeting: 6.30 - 8.35 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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