

## SOUTHERN AREA PLANNING COMMITTEE

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**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING  
HELD ON 23 AUGUST 2012 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE  
LANE, SALISBURY, SP2 7TU.**

**Present:**

Cllr Richard Britton, Cllr Christopher Devine, Cllr Jose Green (Vice Chairman),  
Cllr Mike Hewitt, Cllr George Jeans, Cllr David Jenkins (Substitute),  
Cllr Ian McLennan, Cllr John Smale, Cllr Ian West and Cllr Fred Westmoreland  
(Chairman)

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**52 Apologies for Absence**

Apologies were received from Cllrs Brian Dalton and Paul Sample. Cllr David Jenkins substituted for Cllr Dalton

**53 Minutes**

The minutes of the meeting held on 12 July 2012 were presented

**Resolved:**

**To approve as a correct record and sign the minutes.**

**54 Declarations of Interest**

There were no declarations of interest

**55 Chairman's Announcements**

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

**56 Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

## 57 **Planning Appeals**

The committee received details of the following appeal decisions, it was noted that there was an error in the report and S/2011/0914: should have read Committee instead of Delegated

S/2011/1395 – The Lime Yards, Crockford Corner, West Grimstead – Committee - Dismissed

S/2011/1354 - 3 Landford Manor, Stock Lane, Landford – Delegated – Part Dismissed/Allowed

S/2011/1344 - 3 Landford Manor, Stock Lane, Landford - Delegated – Part Dismissed/Allowed

S/2011/0914 - The Heather, Southampton Road, Alderbury- Committee - Allowed

S/2011/0524 - Land at Sheepwash, Mead End, Bowerchalke – Delegated - Allowed

S/2012/0214 – 58 Cheverell Avenue, Salisbury – Delegated – Dismissed

And forthcoming appeals as follows:

S/2011/0355 - 8 Flitcroft, Amesbury

## 58 **Planning Applications**

### 58a **S/2012/0628/Full - Meadow View Cottages, Winterbourne Earls, Salisbury**

#### **Public participation:**

Mr Nigel Lilley, agent, spoke in support of the application

Mr Philip Harvey, applicant, spoke in support of the application

Mr Eric Baker, Chairman of Winterbourne Parish Council, spoke in support of the application

The Planning Officer introduced the report and drew the committee's attention to the revised recommendations for refusal in the late correspondence. It was explained that this was an explanation for an amended house type with an overall height increase to allow for clay tiles instead of slate.

A debate ensued during which issues regarding whether or not there was a change in the overall footprint of the house, it was confirmed by the Planning Officer that this was not the case.

**Resolved:**

**To approve with conditions**

It is considered that subject to conditions the proposal would not cause any significant demonstrable harm to interests of acknowledged importance, in this case, the character and appearance of the conservation area, the setting of the listed building opposite, the landscape, residential amenity, highway safety, archaeology, or flooding. The development is in accordance with the following relevant policies of the Salisbury District Local Plan (which are also 'saved' policies in the adopted South Wiltshire Core Strategy), and guidance within the NPPF (paragraphs 61, 64, and 135):

G1 (Sustainable development)

G2 (General)

D2 (Design)

C2 (Development in the countryside)

C6 (Special Landscape Area)

C11 (Areas of High Ecological Value)

C12 (Protected species)

CN5 (Setting of listed buildings)

CN8 (Development in conservation areas)

CN9 (Demolition of buildings in conservation areas)

CN11 (Views into and out of conservation areas)

CN21 (Archaeology)

H30 (Replacement dwellings)

(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 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 (Sustainable development)

(3) No development shall commence on site until details and samples of the materials and finishes 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 (Sustainable development)

G2 (General)

D2 (Design)

CN5 (Setting of listed buildings)

CN8 (Development in conservation areas)

CN11 (Views into and out of conservation areas)

C2 (Development in the countryside)

C6 (Development in special landscape areas)

H30 (Replacement dwellings)

(4) The finished floor levels of the completed development should be set no lower than 300mm above adjacent ground levels.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

Policy: PPS25 (Development and Flood Risk)

(5) The development hereby permitted shall not be first occupied 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: G2 (General)

(6) 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 to, or extensions or enlargements of 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 enlargements.

Policy: G1 (Sustainable development)

G2 (General)

D2 (Design)

CN5 (Setting of listed buildings)

CN8 (Development in conservation areas)

CN11 (Views into and out of conservation areas)

C6 (Development in special landscape areas)

C2 (Development in the countryside)

H30 (Replacement dwellings)

(7) The garage/office building hereby permitted shall be used only for private and domestic purposes incidental to the enjoyment of the associated single residential dwelling.

Reason: In order that the Local Planning Authority may retain planning control over the use of the premises.

Policy: G1 (Sustainable development)

G2 (General)

C2 (Development in the countryside)

CN8 (Development in conservation areas)

CN11 (Views into and out of conservation areas)

C6 (Development in special landscape areas)

(8) This development shall be in accordance with the following drawings:

Reason: For the avoidance of doubt and in the interests of proper planning

Drawing No Hwe/p/102 Plans as Proposed, dated April 2012, received by this office 26/04/2012

Drawing No Hwe/p/03A Garage & Office, dated April 2012, received by this office 26/04/2012

Drawing No Hwe/p/05 Site Location Plan, dated Dec 2011, received by this office 26/04/2012

Reason: For the avoidance of doubt and in the interests of proper planning

INFORMATIVE:- Wessex Water

New water supply and waste water connections will be required from Wessex Water to serve this proposed development. Application forms and guidance information is available from

[www.wessexwater.co.uk/developerservices](http://www.wessexwater.co.uk/developerservices) Further information can be obtained from Wessex Water's New Connections Team 01225 526222 for water supply and 01225 526 333 for waste water.

Separate systems of drainage will be required to serve the proposed development.

No surface water connections will be permitted to the foul water system.

On 1st October 2011, in accordance with the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011, Wessex Water became responsible for the ownership and maintenance of thousands of kilometres of formerly private sewers and lateral drains (section 105a sewers).

At the date of transfer many of these sewers are unrecorded on public sewer maps. These sewers can be located within property boundaries at the rear or side of any premises in addition to the existing public sewers shown on our record plans. They will commonly be affected by development proposals and Wessex Water normally advise applicants to survey and plot these sewers on plans submitted for Planning or Building Regulations purposes.

More information relating to this transfer is available from [www.wessexwater.co.uk](http://www.wessexwater.co.uk). It is important to undertake a full survey of the site and surrounding land to determine the local drainage arrangements and to contact the sewer protection team on 01225 526 333 at an early stage if a section 105a sewer may be affected.

INFORMATIVE:- Environment Agency  
Flood Risk

Further clarification can be obtained from Gary Cleaver (Environment Agency Development & Flood Risk Engineer) 01258 483 434.

#### Water Efficiency

It is important that water efficiency measures are incorporated into the scheme. This conserves water and allows cost savings for future occupants.

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>

#### Pollution Prevention During Construction

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site.

Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes.

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines, which can be found at:

<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>

#### Sustainable Construction

Sustainable design and construction should be implemented across the proposed development. This is important in limiting the effects of and adapting to climate change. Running costs for occupants can also be significantly reduced.

The Code for Sustainable Homes should be complied with, achieving the highest level possible. For details on compliance with the Code the applicant is advised to visit:

<http://www.communities.gov.uk/publications/planningandbuilding/codesustainabilitystandards>

#### INFORMATIVE: Wiltshire Fire & Rescue

The applicant should be made aware of the letter received from Wiltshire Fire & Rescue Service regarding advice on fire safety measures. This letter can be found on the application file which can be viewed on the council's website against the relevant application record.

#### INFORMATIVE:- Protected Species

Certain species are protected under Part 1 of the Wildlife and Countryside Act 1981 and others are protected under the Habitats Regulations. Some are protected under their own legislation. The protected species legislation applies independently of planning permission and the developer has legal obligations

towards any protected species that may be present. Planning permission for development does not provide a defence against prosecution under protected species legislation.

All species of bats and their roosts are legally protected. Bats may use trees with suitable holes, crevices or cavities for roosting at any time of the year but they are usually difficult to detect. If you think tree works may affect a bat roost, you should seek advice from a bat expert who will be able to advise you on how to avoid harming bats. If bats are discovered during tree works, you should stop work immediately and consult Natural England at their Devizes office 01380 725 344.

All birds are legally protected and their nests and eggs are protected during the breeding season. For most species this is between 1st March and 31st August but it may occur outside this period. If there is a likelihood breeding birds are present, you must delay works until young birds have left the nest or the nest has been abandoned.

**INFORMATIVE:- Condition 3 Materials**

Please note that the Planning Office does not have the facility to receive material samples. Please deliver material samples to site, with a notification to the planning office where they are to be found.

**58b S/2012/0883/Full - 137 Netherhampton Road, Salisbury**

**Resolved:**

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

**59 Land at Avonview, Rambling Rose, Hillbilly Acre and Sunhill, Southampton Road, Clarendon.**

The Team Leader (Enforcement) introduced the report and drew attention to the late correspondence which contained details of alleged breaches of planning control on the site. He explained that the site known as Hillbilly Acre had been split into its constituent parts and details of alleged breaches at each part were given in the late correspondence.

He also explained that the officer findings and recommendations had been passed to the legal department who were advising on next steps.

**Resolved:**

**To note the report and request that a progress report be brought to each meeting of the committee until the matter is resolved.**

60 **Urgent Items**

There were no urgent items

(Duration of meeting: 6.00 - 6.40 pm)

The Officer who has produced these minutes is Pam Denton, of Democratic Services,  
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