

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 18 APRIL 2013 AT THE GUILDHALL, MARKET PLACE, SALISBURY, WILTSHIRE, SP1 1JH.

Present:

Cllr Richard Britton, Cllr Brian Dalton, Cllr Christopher Devine, Cllr Jose Green (Vice Chairman), Cllr Mike Hewitt, Cllr Ian McLennan, Cllr Bill Moss (Substitute), Cllr Fred Westmoreland (Chairman) and Cllr Ian West

Also Present:

Cllr Richard Clewer

29 Apologies for Absence

Apologies were received from Cllrs George Jeans, John Smale and Graham Wright. Cllr Bill Moss substituted for Cllr Smale.

30 Minutes

The minutes of the meeting held on 7 March 2013 were presented.

Resolved:

To approve as a correct record and sign the minutes.

31 Declarations of Interest

Cllr Ian West declared a non-prejudicial interest in S/2012/0521/Full as he had a relative who is a resident in one of the homes managed by the Orders of St John Care Trust.

32 Chairman's Announcements

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

33 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

34 **Highways Act 1980 - Section 119 and Wildlife and Countryside Act 1981 - Section 53 The Wiltshire Council (West Tisbury No. 21) Public Path Diversion Order 2012 and Definitive Map and Statement Modification Order 2012**

Public Participation

Mr Roger Little spoke in support of the Order

Mrs Jean Watson spoke in support of the Order

Cllr Platt, on behalf of Tisbury Parish Council, spoke in objection to the Order.

The Rights of Way Officer introduced the report which asked the Committee to consider the objections to the public path diversion Order and recommend that the Order be forwarded to the Secretary of State for the Environment, Food and Rural Affairs for confirmation.

It was explained that the proposal to divert the bridleway would improve the privacy and security of the property that the bridleway currently passed alongside, also the proposed alternative route would remove the bridleway from the track presently used by vehicles. In addition it would benefit the public by locating the route away from properties and create a more open and enjoyable route with improved views of the countryside.

The Committee questioned the surfacing of the diverted path and considered the safety issues.

Resolved:

That "The Wiltshire Council (West Tisbury No. 21) Public Path Diversion Order 2012 and Definitive Map and Statement Modification Order 2012", be forwarded to the Secretary of State for determination, with a recommendation from Wiltshire Council that the order be confirmed without modification.

35 **Planning Appeals**

The committee received details of appeal decisions as detailed in the agenda.

36 **Planning Applications**

36a **S/2013/0056/Full - Stonehenge Campsite, Berwick St. James, Salisbury**

Public participation:

Mrs Douse spoke in objection to the application.
Mr J Coleman spoke in objection to the application
Mr M Gairdner spoke in objection to the application
Mr T Allen, agent, spoke in support of the application
Mrs E Lovelcok, warden, spoke in support of the application
Mr W Grant, land owner, spoke in support of the application

The Planning Officer introduced the report which recommended approval, subject to conditions. He explained that the report referred to Annex A of PPS7. PPS7 had, in fact, been replaced by the NPPF. However, in the absence of other guidance the tests it sets out relating to the need for accommodation at rural enterprises remained, taking into account all matters, an appropriate way to consider evidence to arrive at a decision.

He explained that this application was deferred at the last meeting for officers to investigate ways of controlling the type of caravan that may be stationed on the site.

Further legal advice had been obtained which had changed the position previously reported. Specifically, as the development was described as a “touring caravan site”, this was the use to which it was limited. It followed that a material change from this use to another use would require planning permission.

A material change would include replacing any of the touring caravans with mobile homes regardless of the nature of their occupation, this in view of their size and appearance, their permanence and their resulting impact on the character of the area which is materially different to that of a touring caravan. However, campervans and the two holiday pods as currently on site do not require planning permission, these having sufficiently similar impacts to a touring caravan to not materially alter the nature of the underlying permitted use which remains primarily a touring caravan site.

Therefore, in response to the Committee’s question, control over what type of caravan could be stationed was provided by the narrow description of the development – that is, a touring caravan site – and this encompassed touring caravan and campervans. A limited number of pods which are similar in terms of their size, occupation and impact to a touring caravan, as currently on site, would equally not be considered a material change of the use of the land but further pods may require planning. But, other types of caravan – such as, mobile homes or lodges – would present a material change to the use, and so could not be stationed on the site without further planning permission.

The current application was for a material change to the original planning permission in that it proposed change of use of the site to a touring caravan site but now with two pitches to be used to station a touring caravan or campervan or pod for longer term occupation by wardens. In view of the

explanation just given, in the event of planning permission being given the narrow description of the development would continue to limit the type of caravan to these types. Other caravan types such as mobile homes would not be permitted. The control was provided by the description and condition no. 2 of the report, and was explained in the informative at the end of the report.

Regarding the merits of this application, Policy T7 resists proposals for static holiday caravans and permanent holiday accommodation in the open countryside, but does not resist proposals for non-permanent holiday touring caravans or impermanent holiday accommodation. It follows that the overall proposal in this case for a touring caravan site is acceptable under Policy T7. The incidental wardens' accommodation now also proposed is not holiday accommodation but rather is accommodation associated with the touring caravan site enterprise. It follows that the tests for its acceptability are those set out in Annex A of PPS7. The Policy HC27 tests for rural workers accommodation are also material, notwithstanding that they relate to agricultural workers dwellings.

In particular, if an applicant can demonstrate a functional need for accommodation to support a rural enterprise and if the business is financially sound with every prospect of remaining so, then there is policy support. This is also subject to the accommodation satisfying other normal planning considerations such as safeguarding amenity.

The proposal was to allow two of the pitches in the caravan site to be used for the stationing of a campervan or caravan or pod by a senior warden all year round, and by an assistant warden between 19 March and 30 September which is the permitted camping season.

The officers were satisfied that there was a demonstrated functional need for these – specifically to have wardens on hand day and night to deal with customers and manage activities, and to provide security. The applicant had also demonstrated that the business was viable and able to sustain this employment.

In relation to other planning issues, the existing planning permission has established that having caravans in the caravan site is not detrimental to amenity, and in this context two more permanently sited caravans centred amongst the other transitional caravans would have no measurably harmful impact.

The Legal Officer advised the Committee in relation to whether the permission granted use of the land for touring caravans or caravans within the statutory sense of the word. She stated that the Council interpreted a permission drafted by the Secretary of State taking into account what it thought what was intended by the Inspector and what the Court would be likely to decide should the matter come before it. The drafting in this case was not clear and interpretation by its nature could be argued more than one way. In this matter the Council initially interpreted the permission as allowing caravans within the statutory meaning based upon various issues

and legal points. Subsequently the Council received correspondence from an interested party stating that it had obtained Counsel's opinion which stated the permission should be interpreted otherwise. The Council sought its own Counsel's opinion. Based upon the information now before it the Council reassessed the probability of successfully defending its interpretation before the Courts and balanced the risks to the Council. The fundamental point that the condition can not enlarge a permission as described means that the Council consider that the permission is interpreted as permitting use of the land for touring caravans, not caravans within the statutory meaning.

During the debate concerns such as functional need and impact on the countryside were discussed.

Resolved:

REFUSED against officer recommendation for the following reason:

- 1 Policy C2 of the South Wiltshire Core Strategy (which is "saved" policy of the Salisbury District Local Plan 2011) states that development in the countryside will be strictly limited and will not be permitted unless it would benefit the local economy and maintain or enhance the environment. Policy H23 (which is also a "saved" policy) states that undeveloped land outside a Housing Policy Boundary, Housing Restraint Area, Special Restraint Area or New Forest Housing Policy Area and not identified for development in the Local Plan will be considered to be countryside where the erection of new dwellings will be permitted only where provided for by policies H26 or H27 of the Local Plan. Policy H26 is an exceptions policy for affordable housing and so is not relevant to this case. Policy H27 relates to housing for rural workers. The policy sets out criteria against which such developments will be assessed, and although the policy specifically refers to accommodation for agricultural and forestry workers, the criteria is equally applicable to accommodation for other types of rural enterprise. The National Planning Policy Framework has replaced Annex A of Planning Policy Statement no. 7 (PPS7). However, in the void of other advice the tests Annex A set out relating to the need for workers' accommodation at rural enterprises also remain an appropriate way to consider evidence to arrive at a decision. In this particular case, and having regard to the Policy H27 criteria and Annex A tests, the local planning authority is not satisfied that the applicant has provided adequate evidence to demonstrate that there is a functional need for two wardens (that is, one full time warden for the entire year and one full time warden for the camping season only) to be permanently based in accommodation (that is, a touring caravan, campervan or "pod") at the site. Specifically, the local planning authority considers that the functional need stated by the applicant -

namely, to manage the administrative functions (including meeting and greeting all site visitors, marketing of the campsite, managing bookings, the website, and social network media, and accounts) and physical functions (including cleaning, maintenance and landscape management, and on-site management providing security, enforcing campsite rules and compliance with health and safety regulations) required to operate the site - does not require 24 hour or year round on-site presence of a live-in warden or wardens. There are other means of providing these services and functions without a permanent on-site presence.

The proposal is, therefore, contrary to policies C2 and H23 of the Salisbury District Local Plan 2011, contrary to the relevant criteria relating to functional need set out in Policy H27 of the Salisbury District Local Plan 2011, and contrary to the test relating to functional need set out in Annex A to PPS7. The proposal is also unacceptable in terms of the National Planning Policy Framework (paragraph 55).

In accordance with paragraph 187 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

Cllrs Devine, Hewitt and Westmoreland requested that their votes against the motion be recorded.

36b **S/2012/0521/Full - Old Sarum House, Portway, Old Sarum, Salisbury**

Public participation:

Mr P Holcroft spoke in support of the application

Ms Karen Jones spoke in support of the application

Mr A Marshall spoke in support of the application

The Planning Officer introduced the report which recommended approval, subject to conditions. Attention was drawn to the late correspondence.

During the debate members raised issues relating to the departure from the allocated employment use of the site and lack of detailed plans.

Resolved:

That planning permission be GRANTED for the following reasons:

The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely saved Salisbury District Local Plan policies G1, G2, D1, D2, D7, H2D, H24, E1B, CN11, CN20, CN21, CN22, CN23, R3, PS2, T11, T12 and T14, South Wiltshire Core Strategy policies CP5, CP19, CP20 & CP22, Wiltshire & Swindon Waste Core Strategy DPD WCS6 and the NPPF (particularly paragraphs 22 and 134).

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

- 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 Development shall be carried out in accordance with the following plans:

FS323-120-02	Submitted on 17/04/12
FS323/120-03A	Submitted on 17/04/12
FS323-120-04A	Submitted on 17/04/12
FS323-120-05A	Submitted on 17/04/12
FS323-120-06A	Submitted on 17/04/12
FS323-120-08	Submitted on 17/04/12
FS323-120-07	Submitted on 17/04/12
FS323-120-09	Submitted on 17/04/12
FS323-120-10	Submitted on 17/04/12
FS323-120-11	Submitted on 17/04/12
FS323-120-12	Submitted on 17/04/12
FS323-120-13	Submitted on 17/04/12
FS323-120-14	Submitted on 17/04/12
FS323-120-15	Submitted on 17/04/12
FS323-120-16	Submitted on 17/04/12
FS323-120-17	Submitted on 17/04/12

FS323-120-18	Submitted on 17/04/12
FS323-120-19	Submitted on 17/04/12
FS323-120-20	Submitted on 17/04/12
FS323-120-21	Submitted on 17/04/12
FS323-120-22	Submitted on 17/04/12

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.

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 including the setting of the heritage assets.

POLICY- G2 (General Development Guidance), D1 (General Design Guidance), G2 (General Design Guidance), C6 (Development within a Special Landscape Area), C7 (Development within the Landscape Setting of Salisbury & Wilton), CN8 (Development affecting a Conservation Area), CN9 (Development affecting a Conservation Area), CN11 (Development affecting a Conservation Area), CN20 (Development affecting a Scheduled Ancient Monument)

- 4 No development shall commence until a scheme for water efficiency has been submitted to, and approved in write 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: G2 (General Development Guidance)

- 5 No development shall commence on site until a construction management plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise and dust during the construction phase of the development and

shall specifically address the following:

- i. The movement of construction vehicles
- ii. Wheel washing and vehicle wash down facilities
- iii. The storage, transport and management of waste materials and building materials.
- iv. The recycling of waste materials
- v. The loading and unloading of plant and materials
- vi. The location and use of generators and temporary site accommodation

The development shall not be carried out otherwise than in accordance with the approved construction management plan without the prior written permission of the Local Planning Authority.

REASON: To prevent pollution of the water environment

POLICY: G2 (General Development Guidance)

- 6 Notwithstanding the layout shown on the approved site layout drawing FS323-120-13, no development shall commence until a swept path analysis to demonstrate access for a 10.8 metre refuse vehicle. Where the provision of these details may require adjustments to parking layout, any such adjustments shall also be shown on the revised layout drawing. The development shall be carried out in accordance with the approved revised site layout drawing.

REASON: To ensure sufficient turning provision throughout the site

POLICY - G2 (General Design Guidance)

- 7 No development shall commence until the detailed design of the surface water drainage scheme for the application site has been submitted to, and approved in writing by, the Local Planning Authority. The relevant scheme shall be based on sustainable drainage principles, have due consideration of the hydrological and hydro geological context of the site and be in accordance with the design criteria set out within the approved Flood Risk Assessment (reference 80139-FRA). It shall also include details of how it is to be maintained and managed after completion, and is to be implemented in accordance with the approved details, before the development is completed.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, and to ensure future maintenance of the surface water drainage scheme.

POLICY: G2 (General Development Guidance)

- 8 No development shall take place within the application site until a written programme of 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 in writing by the Local Planning Authority. The approved programme of archaeological work shall be carried out in accordance with the approved details.

REASON: To safeguard the identification and recording of features of archaeological interest.

POLICY - CN21 (Impact on Archaeology), CN22 (Impact on Archaeology), CN23 (Impact on Archaeology)

- 9 Development shall be carried out in accordance with the "Waste Minimisation Statement" submitted dated March 2012.

REASON: To ensure the minimisation of waste during construction

POLICY: WCS 6 (Waste Guidance)

- 10 Development shall be carried out in accordance with the Travel Plan (Appendix C) submitted on 10th April 2012.

REASON: In the interests of road safety and reducing vehicular traffic to the development.

POLICY- G2 (General Development Guidance)

- 11 No construction work shall take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

POLICY: G2 (General Design Guidance)

- 12 No deliveries shall be taken at or collections made from the development except between the hours of 08:00 and 20:00 Monday to Saturday and 08:00 and 18:00 on Sundays and public holidays.

REASON: To ensure the creation/retention of an environment free

from intrusive levels of noise and activity in the interests of the amenity of the area.

POLICY: G2 (General Development Guidance)

- 13 No development shall commence on site until a scheme of noise control measures has been submitted to and approved by the Local Planning Authority specifying the measures that will be taken for the purposes of preventing and controlling the emission of noise from externally mounted plant or equipment and ventilation systems. The approved scheme shall be implemented before the development is first brought into use and shall be maintained at all times thereafter in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

POLICY- G2

- 14 No development shall commence on site until a scheme for the discharge and control of fumes, gasses and odours from the ground floor kitchen and second floor laundry has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented before the development is first brought into use shall be maintained at all times thereafter in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

REASON: In order to safeguard the amenities of the area in which the development is located.

POLICY- G2 (General Development Guidance)

- 15 No development shall commence on site until a scheme specifying the measures that will be taken for the purposes of controlling and mitigating against noise and vibration caused by Equinox International Ltd has been submitted to and approved by the Local Planning Authority. The written scheme shall include construction details including the use of elastomeric bearings and sound masking systems and shall be in accordance with the submitted "Report On The Effects of Noise and Vibration on the Proposed Residential Care Development Portway, Old Sarum for the Order of St John Care Trust Addendum Number 3", Revision "C", dated 25 March 2013. The approved scheme shall be implemented before the development is first brought into use and shall be maintained at all times thereafter

unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

POLICY- G2 (General Development Guidance)

- 16 Notwithstanding the generality of condition 15 above, no development shall commence on site until a scheme of post-completion noise measurements has been submitted to and approved by the Local Planning Authority. The written scheme shall include details of the times over which the noise measurements will be undertaken, the locations from which the measurements will be taken, and the equipment and noise descriptors to be used for the purposes of measuring the residual levels of noise caused by the operation of Equinox International Ltd. The written scheme shall also describe how the post-completion noise measurements will be undertaken in the event that Equinox International Ltd do not co-operate with the developer in undertaking the post-completion noise measurements. Where the post-completion noise measurements identify that the levels of noise caused by the operation of Equinox International Ltd are in excess of those predicted in the "Report On The Effects of Noise and Vibration on the Proposed Residential Care Development Portway, Old Sarum for the Order of St John Care Trust Addendum Number 3", Revision "C", dated 25 March 2013 a written scheme of additional measures required to control and mitigate against the noise caused by the operation of Equinox International Ltd together with a timetable for the implementation of those measures shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

POLICY: G2 (General Development Guidance)

- 17 The development shall not be first brought into use until the post-completion noise measurements have been undertaken in accordance with the approved scheme pursuant to condition 16 and the written results submitted to the local planning authority and, where required by virtue of condition 16, the written scheme of additional measures required to control and mitigate against the noise caused by the operation of Equinox International Ltd has been submitted to and approved by the Local Planning Authority. The additional measures required to control and mitigate against the noise caused by the operation of Equinox International Ltd shall be

implemented in full in accordance with the approved scheme and timetable for implementation pursuant to condition 16. The approved scheme shall be maintained at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

POLICY: G2 (General Development Guidance)

18 INFOMATIVE - ENVIRONMENT AGENCY

With regard to condition four above, 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:
www.environment-agency.gov.uk/homeandleisure/drought/31755.aspx
www.savewatersavemoney.co.uk

19 INFORMATIVE - ENVIRONMENT AGENCY

The surface water soakaways may require the approval of the Local Authority's Building Control Department and should be constructed in accordance with the BRE Digest No 365 dated September 1991 or CIRIA Report 156 "Infiltration Drainage, Manual of Good Practice".

20 INFORMATIVE - ENVIRONMENT AGENCY

With regard to condition five above, safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

1. The use of plant and machinery, oils/chemicals and materials
2. The use and routing of heavy plant and vehicles
3. The location and form of work and storage areas and compounds
4. The control and removal of spoil and wastes

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at:
www.environment-

agency.gov.uk/business/topics/pollution/39083.aspx

21 INFORMATIVE - ARCHAEOLOGY

With regard to condition eight above the work should be conducted by a professionally recognised archaeological contractor in accordance with a written scheme of investigation agreed by this the County Archaeologist and there will be a financial implication for the applicant.

22 INFORMATIVE - WILTSHIRE FIRE & RESCUE SERVICE

The scale of the project and the complex approach to the fire safety will necessitate the need for joint consultation by the Building Regulations Authority, designer and Fire Authority.

Cllrs Dalton, Devine and McLennan asked for their votes against the motion to be recorded.

36c **S/2013/0020/Full - 37 York Road, Salisbury. SP2 7AT**

Public participation:

Mr J Smith spoke in objection to the application

Cllr Lindley representing, Salisbury City Council, spoke in objection to the application

Cllr Richard Clewer, local member, spoke in objection to the application on parking issues.

The Planning Officer introduced the report which recommended approval, subject to conditions.

The Committee were reminded that the application was deferred at the meeting on 7 March due to concerns raised by third parties about the parking permit schemes.

During the debate members discussed the issue of parking and it was

Resolved:

That planning permission be GRANTED subject to the applicant entering into a S106 agreement covering the following matters:

1. A financial contribution towards off-site recreation provision; and
2. A financial contribution towards off-site affordable housing provision,

... unless it is demonstrated to the satisfaction of the Area Development Manager that this would undermine the viability of the development;

Subject to the following reason for approval:

The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely Policies G2, H8, D3, TR14 and R2.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the social and environmental conditions of the area. 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 by the Planning and Compulsory Purchase Act 2004.

2. This development shall be in accordance with the following submitted drawings:

DRG No. 12096 2 (21/12/12) 21/12/2012

Block Plan 21/12/2012

Reason: For the avoidance of doubt

36d **S/2013/0279/Full - 12 Burford Avenue, Salisbury. SP2 8AG**

Public participation:

Mrs J Sage spoke in support of the application

The Planning Officer introduced the report which recommended approval, subject to conditions.

It was

Resolved:

That planning permission be GRANTED for the following reasons:

The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely Policies G2, D3, H16

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 by the Planning and Compulsory Purchase Act 2004.

2. 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), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the (south east) elevation or roofslope of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

POLICY- G2

3. This development shall be in accordance with the submitted drawing[s] sage20-01, sage20-02 deposited with the Local Planning Authority on 22/2/13, unless otherwise agreed in writing by the Local Planning Authority.

REASON: for the avoidance of doubt.

37 Urgent Items

There were no urgent items.

38 **Exclusion of the Press and Public**

Resolved:

To agree that in accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public from the meeting for the business specified in minute no. 39 because it is likely that if members of the public were present there would be disclosure to them of exempt information as defined in paragraph 1 of Part I of Schedule 12A to the Act and the public interest in withholding the information outweighs the public interest in disclosing the information to the public.

39 **The Old Coach House East Grimstead - update**

The Head of Legal Services introduced a report which updated the committee on enforcement at the site.

(Duration of meeting: 6.00 - 9.50 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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