

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 17 OCTOBER 2013 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Richard Britton, Cllr Richard Clewer, Cllr Christopher Devine (Vice-Chair), Cllr Peter Edge (Substitute), Cllr Jose Green, Cllr George Jeans, Cllr Ian McLennan, Cllr John Noeken, Cllr Ian Tomes, Cllr Fred Westmoreland (Chairman) and Cllr Ian West

Also Present:

Cllr Tony Deane, Cllr Mike Hewitt and Cllr Leo Randall

102 Apologies for Absence

Apologies were received from Councillor Brian Dalton, who was substituted for the meeting by Councillor Peter Edge.

103 Minutes

The minutes of the meeting held on **26 September 2013** were presented for consideration. It was,

Resolved:

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

104 Declarations of Interest

There were no declarations.

105 Chairman's Announcements

There were no announcements.

106 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

107 **Planning Appeals**

The update report on Planning Appeals was received.

108 **Planning Applications**

Attention was drawn to a series of late observations and report changes was circulated to the meeting, to be attached to the agenda on the council website.

109 **13/02724/FUL: Land opposite Woodford Mill, Middle Woodford, Salisbury, SP4 6NW**

Public Speaking

Mr James Humphery spoke in objection to the application.

Mrs Elizabeth Soar spoke in objection to the application.

Mr Richard Soar spoke in objection to the application.

Mr Guy Rash, applicant, spoke in support of the application.

The Planning officer introduced a report which recommended that permission be granted. Key issues were stated to include the principle of the proposed new access and farm track, justification for its creation and impact upon the character and appearance of the area. It was noted that a traffic survey had been conducted on behalf of the applicants, as detailed in the late observations. It was also confirmed that officers from Highways had raised no objections to the application.

Members of the Committee then had the opportunity to ask technical questions of the officer. Details were sought regarding who had carried out the traffic survey at the site, and it was stated to be PFA Consulting, a professional consultancy agency.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Local Member, Councillor Mike Hewitt, then spoke in objection to the application.

A debate followed, where the issue of highways safety, including the impact of surface water drainage across the road, was raised, along with a discussion on whether the proposed track was justified as an essential need given the existing access at the site.

At the end of discussion, it was,

Resolution:

To REFUSE the application for the following reason:

The development proposes a new vehicular access to serve an existing pheasant rearing shed and associated yard. The access would be sited on the outside of a bend where views of emerging vehicles would be partially

obscured to users of the highway, and the applicant has not satisfactorily demonstrated that surface water could be adequately dealt with so as to prevent its discharge onto the highway. Furthermore, it is not considered that the proposed access is essential or necessary development within the countryside, on the basis that the site has historically been accessed by alternative means which is still available for use by the applicant. Consequently the proposed access would be detrimental to highways safety and would not comprise essential development within the countryside, contrary to Local Plan policies G2(i) and C20 (as saved within the South Wiltshire Core Strategy).

110 13/00246/FUL: Croucheston Farm, The Cross, Bishopstone, Salisbury, Wiltshire, SP5 4BW

Public Participation

Mr John Foster spoke in objection to the application.

Mrs Patricia Solomon spoke in objection to the application.

Mr Ronnie Butler spoke in objection to the application.

Mr Mike Ash, on behalf of Bishopstone Parish Council, spoke in objection to the application.

The Planning Officer introduced a report which recommended approval be granted. The key issues were stated to include the impact on the surrounding area including the river systems and highways and ecology issues. It was noted that there was a dispute of land ownership over part of the site. A site visit had taken place with several members in the hours before the meeting.

Attention was drawn to the late observations circulated at the meeting, which had replaced the conditions as detailed in the agenda report.

Members of the Committee then had the opportunity to ask technical questions of the officer. In response to queries it was confirmed the purpose of the proposal was to recreate and manage a flood plains habitat, and that it was proposed to tarmac an existing track on the site.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Local Member, Councillor Jose Green, then spoke in objection to the application.

A discussion followed, where concerns were raised about the sustainability of the proposal regarding the spring being able to provide enough water for the site given the dispute over access to the sluice gate on the site, and the lack of likelihood that a licence for the amount of water required could be obtained from the Environment Agency. An increase in vehicular traffic from the tarmac track was also debated.

It was,

Resolved:

To REFUSE the application for the following reasons:

- 1. The application fails to demonstrate that a continuous and adequate flow of water necessary to sustain a wetland habitat can be achieved. An intermittent and inadequate flow would neither maintain nor enhance the natural environment leading to, in particular, ponding and stranding of fish and other aquatic wildlife. This is contrary to Policy G1 of the Salisbury District Local Plan (SDLP) (which is a 'saved' policy of the South Wiltshire Core Strategy) which requires priority to be given to ensuring new development conserves the natural environment in the interests of sustainability, Policy C12 of the SDLP which resists development which would affect species protected by law, and Policy C2 of the SDLP which resists development in the countryside unless it would benefit the local economy and maintain or enhance the environment. This is also contrary to paragraph 109 of the National Planning Policy Framework.**
- 2. The proposal, to resurface the existing farmyard access track with tarmac, would introduce an urban feature into this rural environment which would detract from its character and appearance. This is contrary to Policy G2 and C2 of the Salisbury District Local Plan (which are 'saved' policies in the South Wiltshire Core Strategy).**

111 **13/01391/FUL: Ridgeside, The Ridge Woodfalls, Salisbury, Wiltshire, SP5 2LD**

Public Participation

Mrs Laura James spoke in objection to the application.

Mr Stutchbury spoke in objection to the application.

Mr Harris spoke in objection to the application.

Mr Robin Henderson spoke in support of the application.

Cllr Ian Youdan, Woodfalls Parish Council, spoke in objection to the application.

The Area Development Manager introduced a report which recommended the application be delegated for approval subject to the completion of an s.106 Legal Agreement and suitable conditions. Key issues were stated to include the design of the proposed bungalows and impact on the wider area, the impact on residential amenity and highways issues. It was noted that highways officers had raised no objections to the application, and that a previous refusal on the site had been for three, two storey dwellings, and the application was for two bungalows.

Members of the Committee then had the opportunity to ask technical questions of the officer, where details of the layout and boundaries of the proposed dwellings was sought.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Local Member, Councillor Leo Randall, then spoke in objection to the application.

A debate followed, where the level of garden amenity for the proposed dwellings was raised, along with a discussion of the planned layout of the site. Access into the site was raised, as well as safety issues on the highway and impact of the development on the character of the wider area.

At the conclusion of debate, it was,

Resolved:

To REFUSE the application for the following reasons:

- 1. The proposed development would be located on, and involve the severance of, an existing garden area serving a large dwelling in an area characterised by properties set within large gardens. The proposed dwellings would be located within close proximity to other existing dwellings and would result in the creation of a vehicular access between two existing dwellings.**

The proposal, by reason of its design and layout, would result in a cramped development which would not be in-keeping with the spacious character of established surrounding development (in particular, the south-eastern proposed dwelling). Furthermore, by reason of the cramped layout, the proposal would not provide adequate amenity space for the occupiers of the dwellings commensurate with established surrounding development (in particular, the south-eastern dwelling). Additionally, the proposed vehicle parking and turning arrangements within the site would be cramped and contrived, and so be likely to lead to conflict and/or nuisance for occupiers of the proposed dwellings.

This is contrary to Policies G2 and H16 of the Salisbury District Local Plan (which are 'saved' policies in the South Wiltshire Core Strategy) and the NPPF, particularly paragraphs 17, 53 and 56.

- 2. The proposed access to the site, by reason of its physical characteristics (specifically, its limited width and its gated design) and by reason of the inevitable intensity in its use (serving three dwellings), is considered to be hazardous for both its users and other users of the public highway. This is in view of the conflict which would result when vehicles either pause before the electric gate has opened or meet another vehicle head to head at the access, requiring the entering vehicle on the highway to either pause on the highway or**

reverse on to the highway. Such a manoeuvre is considered to be hazardous to both the entering vehicle and other users of the highway, and as such would be detrimental to highway safety.

This is contrary to Policy G2 of the Salisbury District Local Plan (which is a 'saved' policy in the South Wiltshire Core Strategy).

3. The proposed residential development is considered to be contrary to Policy R2 of the Salisbury District Local Plan (which is a 'saved' policy in the South Wiltshire Core Strategy) and Policy CP3 of the South Wiltshire Core Strategy in that it does not make provision for contributions towards recreational open space/facilities and affordable housing which are essential infrastructure made necessary by the development.

Councillor Jose Green requested her abstention from the motion be recorded.

112 **13/03203/VAR: Brickyard Corner House, Donhead St. Andrew, Shaftesbury, SP7 9ER**

Public Participation

Mr Tolmie-Thompson, applicant, spoke in support of the application.

Cllr Malcolm Cullimore, Chairman of Donhead St Andrew Parish Council, spoke in support of the application.

The Area Development Manager introduced a report which recommended permission be refused. The key issues were stated to include the principle of development, the design and scale of the proposals and impact upon neighbour amenity.

Members of the Committee then had the opportunity to ask technical questions of the officer.

Members of the public then had the opportunity to present their views to the public, as detailed above.

The Local Member, Councillor Tony Deane, then spoke in support of the application.

A discussion followed, where the impact from the proposal if screened by hedges was assessed, and the design including the proposed dormer windows was raised.

After debate, it was,

Resolved:

To GRANT planning permission subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of 26th June 2012.

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 bat roost and associated access points within the roof space of the garage hereby permitted shall be maintained in perpetuity. The roof space of the garage shall be designated as a bat roost and shall not at any time be occupied as or converted to habitable accommodation.

REASON: In the interest of preserving protected species.

- 3) The development hereby permitted shall not be first occupied until the first five metres of the splayed access, measured from the edge of the carriageway, has been consolidated and surfaces (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 4) The gradient of the access shall not at any point be steeper than 1 in 15 for a distance of 6.5 metres from its junction with the public highway.

REASON: In the interests of highway safety.

- 5) Any gates to close the access shall be set back a minimum distance of 6.5m from the carriageway edge.

REASON: In the interests of highway safety.

- 6) No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays.

REASON: In the interest of public amenity.

- 7) No burning of waste shall take place on the site during the demolition or construction phase of the development.

REASON: In the interest of public amenity.

- 8) A new bat roost will be constructed in accordance with the recommendations for mitigation in section 5.0 and Appendix iii of the Bat Update Report (David Leach Ecological Surveys, June 2012) and all bat mitigation features will be maintained solely for use by bats for the lifetime of the development. The house shall not be occupied until a record has been submitted to and approved by the council to confirm that the aforementioned mitigation has been implemented to the satisfaction of a professional bat ecologist.

REASON: In the interest of preserving protected species.

- 9) The existing dwelling known as Brickyard Corner House shall be demolished and all of the demolition materials and debris resulting there from shall be removed from the site within 3 months of the date of first occupation of the new dwelling house hereby approved.

REASON: The application site lies within the countryside where both Local and National policies restrict the creation of new dwellings unless the need is sufficiently proven in policy terms.

- 10) The development hereby permitted shall be carried out in accordance with the following approved plans:

DRG No. 130108-01 (March 13)	28/03/2013
DRG No. 130108-10 Rev A (March 13)	28/03/2013
DRG No. 130108-12 Rev C (June 13)	16/09/2013
DRG No. 130108-13 Rev C (July 13)	30/07/2013

REASON: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVE: The permission should be read in conjunction with the Discharge of Condition Application letter dated 26/04/2013 which discharged conditions 2, 3, 4 and 12 of the original planning application S/2012/0223/FULL.

113 13/03027/FUL: 18c Firs Road, Firsdown, Salisbury, Wiltshire, SP5 1SQ

Public Participation

Mrs Joan Curtis spoke in objection to the application.

Mr O Guttridge spoke in objection to the application.

Cllr Brian Edgeley, Firsdown Parish Council, spoke in objection to the application.

The Area Development Manager presented a report which recommended permission be granted. The key issues were stated to include the scale of the proposal to raise the roof and create additional rooms in the roofspace, visual impact and the relationship to adjoining properties from the development.

Members of the Committee then had the opportunity to ask technical questions of the officer. It was stated in response to queries that the only windows in the bathroom in the proposal were roof lights only.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Local Member, Councillor Chris Devine, then spoke in objection to the application.

A debate followed where the extensive local development on the site was

raised, as well as noting the multiple refusals and unsuccessful appeals for two storey dwellings on the site prior to being granted permission for a bungalow.

After discussion, it was,

Resolved:

To REFUSE planning permission for the following reason:

The proposal, by reason of the increase in size of the dwelling and the resulting intensification in its use as a larger house, would result in an over-development of the site, to the detriment of the character and amenities of the area. Furthermore, the additional bulk created by the increase in size would result in an overbearing impact on neighbouring properties. This is contrary to Policies D3 and G2 of the Salisbury District Local Plan (which are 'saved' policies of the South Wiltshire Core Strategy).

114 13/01417/FUL: Gilston, Mount Pleasant, Stoford, Salisbury, Wiltshire, SP2 OPP

After confirming at the beginning of the meeting that no-one in attendance had wished to speak to the application, the Chairman announced that the application had been included on the agenda as the applicant was an officer of Wiltshire Council, but that after further assessment it was determined that the applicant's position did not meet the requirements of an appropriate 'Senior Officer' in the constitution that required the application to be called to Committee for determination.

The application was therefore withdrawn from the agenda.

115 Urgent Items

It was agreed site visits would be arranged for the following applications when they appeared before the Committee:

13/00699/FUL: Land north of Deptford Farm, Wylde, Warminster, Wiltshire
13/04369/SCO: Bake Farm, Coombe Bisset.

(Duration of meeting: 6.00 - 8.50 pm)

The Officer who has produced these minutes is Kieran Elliott of Democratic Services, direct line (01225) 718504, e-mail kieran.elliott@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115