

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 3 JULY 2014 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Richard Clewer, Cllr Brian Dalton, Cllr Christopher Devine (Vice-Chair), Cllr Jose Green, Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr Ian Tomes, Cllr Fred Westmoreland (Chairman) and Cllr Ian West

75 Apologies for Absence

Apologies for absence were received from Cllr Richard Britton.

76 Minutes

The minutes of the meeting held on 12 June 2014 were presented.

Resolved:

To approve as a correct record and sign the minutes.

77 Declarations of Interest

Cllr George Jeans declared a non-pecuniary interest and took no part in item 7c - 14/02315/FUL - Newlands, Boar Street, Mere, Warminster, BA12 6DD because the applicant was a relative. Cllr Jeans sat with the members of the public and did not speak or vote on the item.

78 Chairman's Announcements

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

79 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

80 Planning Appeals

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

81 Planning Applications

81a 13/00636/FUL - Brook Cottages, Gasper, Stourton, Warminster, BA12 6PY

Public Participation

Mr Nick Hall spoke in support of the application.

Mrs Sarah Hall (applicant) spoke in support of the application.

Mr Carpendale (agent) spoke in support of the application.

Parish Councillor Cristina Fearon (Gasper Parish Council) spoke in objection to the application.

Parish Councillor Harry Parker (Stourton Parish Council) spoke in support of the application.

The Planning Officer presented his report to the Committee which recommended that permission be **refused**.

Members of the Committee then had the opportunity to ask technical questions of the officer. The locations of bus stops in relation to the proposed site were requested.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr George Jeans, spoke in support of the application. Cllr Jeans first became aware of the project in 2010 but came to the meeting with an open mind and made his decision after considering the input of the Committee. Cllr Jeans stated that he supported the application subject to a section 106 agreement with a series of terms. These terms included rent being set at 80% of an open market tenancy rental, the tenanted housing remaining for perpetuity and the tenants being local or needing to work locally. Cllr Jeans continued by stating that the Local Member should have been consulted and kept informed. Cllr Jeans concluded by stating that the application may have failed to comply with some relevant policy; it nonetheless provides much needed discounted rented accommodation in this busy and affluent area.

Members debated the sustainability and unique nature of the application. It was stated that this development was well shielded and that the reduction in rent was an important factor. The need to provide affordable housing in Wiltshire was discussed and concern was raised to whether it was possible

to specify the allocation of the housing through the parish council. Legal advice was sought from the officers who were present and it was confirmed that it would be possible to stipulate in the s106 agreement that the parish council would be consulted regarding the allocation of the housing, although without a parish plan in place they would not be able to have the final decision . It was stated that this application was contrary to policy and that the s106 agreement was a matter of trust.

The potential future use of this development was debated. The availability of work at National Trust properties was also discussed. The possible alternative use of the land was also raised and the need for an 'accountable letting criteria' was raised. The need to use complementary materials was also discussed. Members continued by discussing the importance of the rural economy. The geographic isolation of surrounding villages was raised and also the necessity of a car when living in the area.

Sustainability was discussed and the need for a small amount of growth required in rural communities was raised. The need to encourage those who provided affordable housing was also discussed.

The need for a similar model that could be used elsewhere was raised.

Resolved:

To delegate to the Area Development Manager to approve planning permission subject to the signing of a legal agreement and appropriate conditions; such an agreement is to return to a future Committee for approval.

81b 13/06901/FUL - Hunts Cottage, Hindon Road, Dinton, SP3 5EQ

Public Participation

Mr Robin Buchanan (agent) spoke in support to the application. Parish Councillor Charles Smith (Dinton Parish Council) spoke in objection to the application.

The Planning Officer presented his report to the Committee which recommended delegation to the Area Development Manager to Approve subject to the signing of a section 106 agreement for off-site adult recreation in accordance with saved policy R2.

Members of the Committee then had the opportunity to ask technical questions of the officer. The ancillary use of the site within the planning history was raised.

An item of late correspondence was circulated at the meeting.

The need for a septic tank was raised and Members discussed the need to meet the shortage of housing in the area. The requirement for an informative in relation to the type of septic tank to be used was also discussed. Finally, the concerns of Wessex Water were considered by the Committee.

Resolved:

To approve planning permission subject to the following conditions and a section 106 agreement for off-site adult recreation in accordance with saved policy R2.

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 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.

3. No development shall commence on site until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The development hereby permitted shall not be first brought into use 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.

5. The development hereby permitted shall not be first brought into use until splays have been provided on both its sides of the access in accordance with details that shall have been agreed in writing by the LPA.

REASON: In the interests of highway safety.

6. Any gates shall be set back 4.5 metres from the edge of the carriageway, such gates to open inwards only, in perpetuity.

REASON: In the interests of highway safety.

7. Demolition of the stables will be undertaken outside of the period 1st April to 30th September unless they have been checked by an ecologist within 48 hours of demolition and been found not to support nesting birds. Three artificial swallows nests will be erected in the barn in accordance with the details provided in Appendix D of the Phase 1 Bat Report and Ecological Assessment (PV Ecology, October 2013).

REASON: In the interest of ecology

8. The development hereby approved shall be carried out in complete accordance with the following list of documents and plans:

Phase 1 Bat Report and Ecological Assessment, dated October 2013, received 16/12/13

Planning Statement, dated December 2013, received 16/12/13

Drawing Ref no: 0787/05 Rev F Proposed site Plan, dated Nov 2013, received 10/01/14

Drawing Ref no: 0787/03 Rev C Proposed Elevations, dated Nov 2013, received 16/12/13

Drawing Ref no: 0787/02 Rev C Proposed Plans (Floor and Roof) dated Nov 2013, received 16/12/13

Drawing Ref no: 0787/04 Rev A Location Plan, dated Nov 2013, received 10/01/14

Reason: In the interest of clarity

Public Participation

Mr Eric Mitchell spoke in support of the application.

Mr Michael Jeans (applicant) spoke in support of the application.

Parish Councillor Clive Hazzard (Mere) spoke in support of the application.

The Planning Officer presented his report to the Committee which recommended that the application be delegated to the Area Development Manager for **approval**.

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

Member discussed the location of the property.

An item of late correspondence was circulated at the meeting.

Resolved:

To delegate to the Area Development Manager to approve planning permission for approval subject to the signing of a unilateral undertaking, and with the conditions set out below:

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 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.

3. No development shall commence on site until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

Reason: In the interests of visual amenity and the character and appearance of the area.

4. No development shall commence on site until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied.

Reason: In the interests of visual amenity and the character and appearance of the area.

5. No part of the development hereby permitted shall be first brought into use until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

7. The vehicular access area shall remain ungated.

Reason : in the interests of highway safety.

8. The development hereby permitted shall not be occupied until the area between the nearside carriageway edge and a line drawn 1.0 metre parallel thereto over the whole site frontage has been cleared of any obstruction to visibility at and above a height of 1.0 metre above the nearside carriageway level. That area shall remain free of obstruction at all times thereafter.

Reason: In the interests of highway safety.

9. The development hereby approved shall not be first used until a detailed scheme of works to improve the vehicular access arrangements to the front of the property known as "Newlands", has been agreed in writing by the LPA and has been implemented in full.

Reason: In the interest of overall highway safety

10. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access area), incorporating sustainable drainage details, has been

submitted to and approved in writing by the local planning authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

Reason: To ensure that the development can be adequately drained.

11. No works shall commence on site until details of all new external window and door joinery have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the conservation area and the setting of adjacent listed buildings.

12. The rooflights hereby approved shall be of the 'conservation' type with a single vertical glazing bar and mounted flush with the roof slope.

Reason: In the interests of preserving the character and appearance of the conservation area and the setting of adjacent listed buildings.

13. The development hereby approved shall be carried out in complete accordance with the following list of documents plans and specifications:

Design & Access Statement, received 06/03/14

Location Plan, received 28/02/14

Plan ref No: MJ/2 Elevations, dated Feb 2014, received 28/02/14

Elevation plan for Car Port and Garage as proposed,

82 Urgent Items

There were no urgent items

(Duration of meeting: 6.00 - 7.40 pm)

The Officer who has produced these minutes is David Parkes, of Democratic Services, direct line (01225) 718220, e-mail david.parkes@wiltshire.gov.uk

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