

SOUTHERN AREA PLANNING

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON THURSDAY 8TH OCTOBER 2009 AT 6.00 PM, AT CITY HALL, SALISBURY

Present:

Councillor B Dalton, Councillor T Deane, Councillor C Devine, Councillor J Green, Councillor G Jeans, Councillor I McLennan, Councillor W Moss, Councillor J Smale, Councillor I West, Councillor F Westmoreland (Chairman), Councillor G Wright.

Apologies:

48. MINUTES

The minutes of the meeting held on 17th September were confirmed as a correct record and signed by the Chairman.

49. CHAIRMANS ANNOUNCEMENTS

The Chairman reported that the Council's Constitution prevented the committee from having a permanent item on the agenda for site visits. However, he was of the opinion that members would benefit from a visit to the site of the application in respect of 91 Castle Road, Salisbury.

Resolved

That a site visit be arranged at the appropriate time.

50. DECLARATIONS OF INTEREST

Councillor C Devine declared a prejudicial interest in item 9 on the agenda concerning section 106 agreement on land in the ownership of J C Dean Haulage and left the meeting during discussion and voting on this item.

51. PLANNING APPEALS

The committee received details of the following appeals:-

Decision

S/2008/0708 – Trickys Paddock, Brickworth Road, Whiteparish – Allowed – Committee decision.

S/2009/0028 – Drybrook Lodge, Cholderton – Allowed – Delegated decision.

S/2009/0029 – Withyslade Farm, Tisbury Row, Tisbury – Dismissed – Delegated decision.

S/2007/2226 – Tesco, London Road, Amesbury – Approved – Call-in decision.

S/2008/0572 – Asda, Solstice Park, Amesbury – Refused – Call-in decision.

Pending

S/2009/0072 – Camerton House, 87 East Gomeldon Road, Gomeldon – Delegated decision.

S/2009/0931 – Royal Mail Sorting Office, Fisherton Street, Salisbury – Delegated decision.

The Chairman reported that a consolidated report on appeal decisions would be presented to the committee.

52. S/2009/1098 – Land adjacent Rookwood Cottage, Tollard Royal, Salisbury SP5 5PW – Erection of 1 x 4 bed dwelling.

Resolved

That the application is **DEFERRED** to allow a site visit to be conducted prior to the next committee meeting as it is considered essential for the Councillors to view the site prior to making a decision.

53. S/2009/1220 – Land adjacent Tucking Stones, Tuckingmill, Tisbury, Salisbury, SP3 6JA – New dwelling with associated car parking and landscaping.

Public Participation:

- a) Mr A Allen (Agent) spoke in support of the application
- b) Mr J Lacey spoke in support of the application.
- c) Two further letters of objection were reported.
- d) A further letter from the agent was reported.
- e) It was reported that the Highway Authority had now withdrawn their previous objections to the proposal if changes were made to the access.

Resolved

That planning permission be **GRANTED** against officer recommendation for the scheme as submitted and against the advice of Wiltshire Council Highways, for the following reasons:

The proposed dwelling as submitted would be in accordance with the adopted policies G2, H22, D2, C5, R2 and TR11 and the guidance in PPS3. The development would not harm the character of the area or the highway system.

And 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. No development shall commence on site until details (including details of the stone coursing) 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.

POLICY- H22 Housing, D2 Design and C5 Area of Outstanding Natural Beauty

3. 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 those Orders with or without modification), no development within Part 1, Classes A, E and F shall take place on the dwellinghouse hereby permitted or within its curtilage.

REASON: In the interests of the amenity of the garden area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

POLICY-H22 Housing and C5 Area of Outstanding Natural Beauty

4. The development hereby permitted shall be constructed in accordance with Level 4 of the Code for Sustainable Homes.

Reason: In the interests of sustainable development

Policy G2 General Principles for Development.

5. No development shall commence on site until a Construction Method Statement, which shall include details of provision for on site wheel washing facilities for delivery and construction site vehicles has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

POLICY- G2 General Principles for Development

6. No construction work shall take place on Sundays or public holidays or outside the hours of 08.00am and 18.00pm weekdays or 08.00am to 13.00pm on Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason: In the interests of neighbouring amenities

Policy G2 General Principles for Development

7. The development hereby permitted shall not be occupied until the new vehicular and pedestrian access has been constructed in accordance with the approved plans and has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter and the existing tree and hedge planting shall be retained on the south east boundary in accordance with the approved plans.

REASON: In the interests of highway safety and the amenity of the environment.

POLICY- G2 General principles for development

INFORMATIVE

1. 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.

Plan Ref North and South Elevations with Amendment A. Date Received 14/9/09

Plan Ref Extg Site Section, West and East Elevations with Amendment A. Date Received 14/9/09

Site Location Plan and Floorplans with Amendment A. Date Received 14/9/09
Section Through Road, Block and Roof Plan with Amendment A. Date Received 14/9/09

54. S/2009/1156 – Adjacent to Vale Cottage, Duck Street, Steeple Langford, Salisbury, SP3 4NH – Construction of detached dwelling, formation of new access and construction of detached garage (revised details).

Public Participation:

- a) Mr Burrows (Agent) spoke in support of the application.
- b) Mr D Grover (Steeple Langford Parish Council) spoke in objection to the application.
- c) A further letter from the agent was reported.

Resolved

Following completion of a Section 106 legal agreement to secure a commuted sum towards the provision of public open space in accordance with policy R2 of the adopted Salisbury District Local Plan 2003, then planning permission be **GRANTED** for the following reasons:

The proposed development has been considered against the requirements of Local Plan policies. It is considered that the proposal respects the character and appearance of the conservation area, setting of the adjacent listed building, housing restraint area and Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. Subject to conditions, it is not considered that the development will result in an adverse impact upon the amenities and living environment enjoyed by existing and proposed residents and will not result in an adverse impact to highway safety. As such it is considered to be in accordance with the following policies G1, (Sustainable development); G2 (General Criteria); G5 (drainage infrastructure) C4 & C5 (Development within the AONB); D2 (Design); C12 (Protected species) CN3 & CN5 (listed buildings); CN8 (Conservation Area); R2 (Recreation Open Space) H19 (Development in Housing Restraint Area); PPS1 (Sustainable development); PPS3 (Housing); PPS9 (Biodiversity and Geological

Conservation); PPS25 (Development and Floodrisk); PPG15 (Planning and the Historic Environment)

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 section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2) Before development is commenced, samples of materials and finishes, to be used for the external walls and roofs of the proposed development (to include the stone, bricks, roof tiles, slates and colour of the stained boarding) shall be submitted to and approved in writing by the Local Planning Authority. In addition before development is commenced, the surface material of the driveway shall be approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the dwelling and driveway is appropriately detailed.

Policy: G1 (Sustainable development); G2 (General Criteria); C4 & C5 (Development within the AONB); D2 (Design); CN3 & CN5 (listed buildings); CN8 (Conservation Area); H19 (Development in Housing Restraint Area)

(3) No development including site clearance shall commence until an arboricultural method statement in relation to protecting the tulip tree during the development has been submitted to and approved in writing by the local planning authority. The statement must include details on the method of construction of the north west corner of the lounge (which encroaches into the 7.5m radius tree protection zone) and include details of the fencing around the remainder of 7.5m radius tree protection zone in accordance with BS 5837:2005 and include any other means needed to ensure that the tulip tree will not be harmed during the development. The statement must also include details of the method of construction of the retaining wall to the patio. The tulip tree must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act, so as to ensure that the amenity value of the most important trees growing within the site are adequately protected during the period of site clearance and construction.

Policy:- G2 (General Criteria); C4 & C5 (Development within the AONB);

CN8 (Conservation Area)

(4) The development shall be completed in accordance with the arboricultural method statement dated 23/6/2008 as amended by drawing number 02909/5 which shows the position of the retaining wall to the patio, the parking area to the east of the dwelling and the retention of the three silver birch trees to the east boundary.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act, so as to ensure that the amenity value of the most important trees growing within the site are adequately protected during the period of site clearance and construction.

Policy:- G2 (General Criteria); C4 & C5 (Development within the AONB); CN8 (Conservation Area)

(5) No delivery of plant, equipment or materials, demolition or construction work or other building activity shall take place on Sundays or public holidays or outside the hours of 08:00 and 18:00, weekdays and 08:00 and 13:00 on Saturdays.

Reason: Due to the proximity of existing residential uses

Policy: G2 (General Criteria)

(6) Before development commences, a scheme for the discharge of surface water from the buildings and all hard surfaces and driveways hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and shall be carried out as approved. The approved scheme shall include measures to limit surface water run-off.

Reason: To ensure that the development is provided with a satisfactory means of surface water disposal.

Policy:- G5 (drainage infrastructure)

(7) No development shall take place within the area of the application until the applicant or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation in relation to an archaeological watching brief to take place during the initial stages of construction, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To record any early settlement features that may exist in the area. Langford is first mentioned in documents of AD943 suggesting that the

settlement here dates from the Saxon period. The settlement certainly continues into the medieval period as All Saints Church displays Norman features. By the time of Andrew's and Drury's map of 1773 the village certainly extended into the area of the above proposal.

Policy: G2 (General Criteria); PPG15 (Planning and the Historic Environment)

(8) Any gates to close the access shall be set back a minimum distance of 4.5m from the carriageway edge and made to open inwards away from the highway only.

Reasons In the interests of highway safety

Policy:- G2 (General Criteria)

(9) Prior to the first occupation of the dwelling hereby approved, the driveways and turning areas shall be properly consolidated and surfaced in a permeable material (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before the commencement of development. The driveway and turning area shall be constructed in accordance with the approved material and maintained in that condition thereafter.

Reasons In the interests of highway safety and to ensure that the development is provided with a satisfactory means of drainage.

Policy:- G2 (General criteria)

(10) The gradient of the access shall not exceed 1 in 15 for a distance of 4.5m back from the carriageway edge.

Reasons In the interests of highway safety

Policy:- G2 (General criteria)

(11) Before development commences on the site, details of the disposal of surface water on the site so as to prevent its discharge onto the highway shall be submitted to and approved in writing by the Local Planning Authority, and the agreed details shall be implemented prior to the first occupation of the dwelling hereby approved.

Reason: In the interests of highway safety.

Policy:- G2 (General criteria)

(12) The rainwater goods on the development hereby permitted shall be of cast iron or aluminium. Details of the colour and profile of shall be submitted to and approved in writing prior to development commencing on site. Development shall be completed in accordance with the agreed details.

Reason: To ensure that the dwelling is appropriately detailed.

Policy: - CN3 & CN5 (listed buildings); CN8 (Conservation Area); H19 (Development in Housing Restraint Area)

(13) Notwithstanding the provisions of Classes A to E of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no alteration or extension to the dwelling, nor any extensions, enlargement or alterations to the roof (including the insertion of rooflights), nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: To enable the Local Planning Authority to retain control over the development in the interests of amenity.

Policy:- G2 (General Criteria); C4 & C5 (Development within the AONB); D2 (Design); CN3 & CN5 (listed buildings); CN8 (Conservation Area); H19 (Development in Housing Restraint Area)

(14) The development hereby approved shall be completed in accordance with the method statement (Ecological and Biodiversity Statements) detailing measures to limit the risks of pollution during construction works to the river system received by this office on the 6th August 2009, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent habitat loss, pollution and damage to the River Avon System Site of Special Scientific Interest and Special Area of Conservation during construction works, to ensure that the nature conservation interests of the SSSI/SAC are safeguarded.

Policy:- G1 (Sustainable development); C12 (Protected species)

(15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order with or without modification), there shall be no additional windows added to all elevations of the dwelling other than those hereby permitted.

Reason: To ensure that the Local Planning Authority retains control over any additional windows in the interests of residential amenity (to ensure adequate privacy for the occupants of neighbouring premises) and their visual impact in the conservation area.

Policy:- G2 (General Criteria); C4 & C5 (Development within the AONB); D2 (Design); CN3 & CN5 (listed buildings); CN8 (Conservation Area); H19 (Development in Housing Restraint Area)

(16) Before work on the stonework walls of the dwelling hereby approved commence, a sample stonework panel shall be constructed on the site (demonstrating the coursing and mortar) and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the dwelling is appropriately detailed.

Policy:- G2 (General Criteria); C4 & C5 (Development within the AONB); D2 (Design); CN3 & CN5 (listed buildings); CN8 (Conservation Area); H19 (Development in Housing Restraint Area)

(17) The development shall not commence until detailed drawings showing the elevation and horizontal and vertical sections of the main external door (at a scale of 1:10); section drawings through the corbelled eaves of the dwelling (at a scale of 1:5); the elevations, horizontal and vertical sections of the windows and dormer windows (at a scale of 1:5) of the dwelling and drawings of the porch canopy and timber supports (at a scale of 1:10), the rooflights hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: To ensure that the dwelling is appropriately detailed.

Policy:- G2 (General Criteria); C4 & C5 (Development within the AONB); D2 (Design); CN3 & CN5 (listed buildings); CN8 (Conservation Area); H19 (Development in Housing Restraint Area).

(18) Before development is commenced, full details of the chimney stack to include samples of the proposed bricks detailed drawings of the corbel detail (at a scale of 1:5) shall be submitted to, and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.

Reason: To ensure that the dwelling is appropriately detailed.

Policy:- G2 (General Criteria); C4 & C5 (Development within the AONB); D2 (Design); CN3 & CN5 (listed buildings); CN8 (Conservation Area); H19 (Development in Housing Restraint Area)

(19) Before the development hereby permitted is first occupied the second floor window in the south elevation shall be glazed with obscure glass only and the window shall be permanently maintained with obscure glazing at all times thereafter.

Reason: In the interests of residential amenity and privacy.

Policy: G2 (General criteria)

(20) The proposed finished floor levels shall accord with the levels provided on drawing 02909/6 received by the Local Planning Authority on 6th August 2009. The development shall be carried out in accordance with the approved levels details.

Reason: In the interests of visual amenity and to ensure the height of the building is no higher than that previously approved at this site. (S/2008/1149 refers).

Policy: G2 (General criteria); C4 & C5 (Development within the AONB); D2 (Design); CN3 & CN5 (Listed buildings); CN8 (Conservation Area); H19 (Development in Housing Restraint Area)

(21) No development shall commence on site until a Construction Method Statement, which shall include details of provision for on site wheel washing facilities for delivery and construction site vehicles has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

Policy: G2 (General Principles for Development)

INFORMATIVES: - POLICY

This decision has been in accordance with the following saved policies of the Salisbury District Local Plan:

G1 (1); G2 (General Criteria); G5 (drainage infrastructure); C4 & C5 (Development within the AONB); D2 (Design); C12 (Protected species); CN3 & CN5 (Listed Buildings); CN8 (Conservation Areas); R2 (recreational open space); CN21 & CN22 (Archaeology); H19 (Development in Housing Restraint Area).

INFORMATIVE:- S106 AGREEMENT

This permission shall be read in conjunction with the Section 106 Agreement, which is applicable to this application, in terms of its restrictions, regulations or provisions

INFORMATIVE: Wiltshire Fire and Rescue Service

The applicant should be made aware of the letter received from Wiltshire Fire and Rescue Service regarding advice on fire safety measures. This letter can be found on the file, which can be viewed at the planning office between the hours of 09:00 and 17:00 Monday to Friday.

INFORMATIVE:- Wessex Water

The development is located within a foul sewer area. It will be necessary for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal. This can be agreed at the detailed design stage.

With respect to water supply, there are water mains within the vicinity of the proposal. Again, connection can be agreed at the design stage.

It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.

The developer should also be aware of the importance of checking with Wessex Water to ascertain whether there may be any uncharted sewers or water mains within (2) the site. If any such apparatus exists, applicants should plot the exact position on the design site layout to assess the implications. Please note that the grant of planning permission does not where apparatus will be affected change Wessex Water's ability to seek agreement as to the carrying out of diversionary and or conditioned protection works at the applicant's expense or in default of such agreement the right to prevent the carrying out of any such development proposals as may affect its apparatus.

INFORMATIVE:- Trees in Conservation Areas

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

applied independently of planning permission, and the developer has legal obligations towards any protected species that may be present.

All species of bats and their roosts are legally protected. Bats may use trees with suitable holes, crevices or cavities for roosting at anytime of 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 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 tree works until young birds have left the nest or the nest has been abandoned.

**55.S/2009/0975 – Broken Bridges Nature Reserve, Newton Road, Salisbury
SP2 7QA – Change of use of meadowland from agricultural to informal
recreation with low intensity grazing.**

Public Participation:

- a) Mrs P Rouquette spoke in support of the application.

Resolved

that planning permission is **GRANTED** for the following reasons:

The proposed development would not significantly harm the landscape or ecological qualities of area, and would comprise a use that is compatible with the high flood risk of the watermeadows. Furthermore, the proposal would provide benefits to local residents and recreation users by maintaining and improving appropriate access to the countryside. The development would therefore accord with the aims and objectives of the development plan and other government guidance, having particular regard to saved Local Plan policies G1, G2, C2, C7, C11, C12, C13, C17, C18, R1C and the aims and objectives of PPS7, PPS9, PPG17 and PPS25.

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 Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2) No development shall commence until a scheme has been submitted to

and agreed in writing by the Local Planning Authority detailing how public access to the meadowland (i.e. the land other than the public footpath) will be managed. This shall include how public access will be maintained to the meadowland, or particular parts of it, over a typical annual period, unless there are overriding ecological or other natural constraints. Public access to the site shall be maintained in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To secure an appropriate balance between maintaining a recreational use of the site and preserving the ecological and natural interests of the meadowland.

Policy: R1C

3) The site shall be used primarily for informal public recreation with low intensity grazing as ancillary to the primary use.

Reason: To control the type of recreational activity in the interests of ecology and the character and appearance of the area.

Policy: R1C

Informatives:

1. 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.

Ref.....Location Map.....	Date Received07.07.09.....
Ref.....Site Map.....	Date Received07.07.09.....
Ref.....Planning Statement.....	Date Received07.07.09.....
Ref.....Kissing gate specifications	Date Received07.07.09.....

2. The applicant should be aware that all works (i.e. fencing) outlined within this application, that fall within 8 metres of the Main River Nadder will also require prior Flood Defence Consent (FDC) from the Environment Agency in accordance with Byelaws legislation. Any future works (i.e. tree planting or ditch clearance) not identified within this application may also require Flood Defence Consent if they fall within the extent of Flood Zone 3. Further guidance regarding Flood Defence Consent can be obtained from Development & Flood Risk Officer Daniel Griffin on 01258 483351.

3. Any new small sections of boardwalk required to provide/improve access across ditches may require the further planning consent of the Local Planning Authority. Further guidance on this can be obtained from the Planning Officer Charlie Bruce-White on 01722 434682.

56. S/2009/1096 – Land at Gurston Farm, Gurston Lane, Broad Chalke, Salisbury, SP5 5HR – Proposed rural workers dwelling with detached double garage, dog kennels and timber garden shed.

Public Participation:

- a) Mr E Dyke (Agent) spoke in support of the application.
- b) Mr R Hitchings (Applicant) spoke in support of the application.
- c) Mr M Powis (Broad Chalke Parish Council) spoke in support of the application.
- d) A further letter from the applicant was reported.
- e) A letter from the applicant's property consultant was reported.

Resolved

That planning permission be **GRANTED** against officer recommendation for the following reasons:

Subject to the applicant entering into a legal agreement with the Council to provide a contribution towards recreational open space in accordance with Policy R2 of the adopted local plan, the application is approved for the following reasons:

Members considered that the proposal accorded with the aims of PPS7 and H27 in that there was a functional need for a permanent dwelling to serve the holding and the gamekeeper/breeding activities, and that a rural location was more suitable for the keeping of a large number of working dogs. The proposal would also accord with the aims of policies G2, C2, C4, C5 and C21 and the aims of PPG13, in that the proposal would cause no significant harm to the amenity or the character of the surrounding countryside or highway safety.

And 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. No development shall commence on site until details of the external materials to be used for the walls and roof of the development 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 - D2 (Design) & C5 (Landscape Conservation)

3. 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 those Orders with or without modification), no development within Part 1, Classes A-H shall take place on the dwellinghouse hereby permitted or within the curtilage.

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 - G2 (General Criteria), D2 (Design) & C5 (Landscape Conservation)

4. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, on the holding known as Gurston Farm (as outlined by the blue line shown on the submitted site location plan, submitted to the local planning authority on 29.07.09 and described on that plan as Holding No. 45 190 0008), in agriculture or as a gamekeeper, or a widow or widower of such a person, and to any resident dependants.

REASON: To enable the development to be undertaken in an area where residential development for purposes other than the essential needs of agriculture or a similar type of rural enterprise is not normally permitted and this permission is only granted on the basis of an essential need for a new dwelling/residential accommodation in this location having been demonstrated.

POLICY - H27 (Housing for Rural Workers)

INFORMATIVE

1. 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.

Plan Ref 0496/01 Rev D. Date Received 29.07.09

Plan Ref 0496/02 Rev D. Date Received 29.07.09

Plan Ref 0496/03 Rev D. Date Received 29.07.09

Site location plan showing blue line. Date Received 29.07.09

57. Proposed request from Officers for extension of time to complete S106 legal agreement – Application S/08/1389, proposed discount foodstore, Unit 2 Bourne Retail Park, Hatches Lane, Salisbury.

Resolved

That option i) is followed, and that the time limit to complete the S106 legal agreement is extended to the end of December 2009.

58. Proposed request from Officers for extension of time to complete S106 legal agreement – Application S/08/0550, proposed discount foodstore, J C Dean Haulage Site, Hatches Lane, Salisbury.

Public Participation:

- a) Mr J Gratton (Lidl) addressed the committee.

Resolved

That option i) is followed, and that the time limit to complete the S106 agreement is extended to the end of December 2009.

Note: The committee requested a report from the Legal Department detailing progress on outstanding section 106 agreements.

PART 2

Items considered whilst the public were not entitled to be present

None.

Chairman
29 October 2009

Produced by Phillip Hamilton, Democratic Services, Direct Line 01225 718377
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