

Minutes

Meeting of : Southern Area Committee
Meeting held in : Alamein Suite, City Hall, Salisbury
Date : Thursday 27 March 2008
Commencing at : 4.30 pm

Present:

District Councillors:

Councillor B M Rycroft – Chairman
Councillor L Randall – Vice-Chairman

Councillors R Britton, R Clewer, J Launchbury, D Luther, I McLennan, C Morrison,
W Moss, C Devine and J King

Apologies: Councillor K Wren

Parish Councillors: Parish Councillors Hitchin (Britford), Wrigley (Grimstead), Martin (Landford),
Stapley (Odstock) and Pointing (Odstock).

Officers: J Wallace, S Llewellyn (Development Services), G Newell (Legal and Property
Services), J Gately, V Albano (Forward Planning) and T Bray (Democratic Services)

109. Public Questions /Statement Time:

There were none.

110. Councillor Questions/Statement Time:

There were none.

111. Minutes:

Resolved – The minutes of the last ordinary meeting held on 28 February (previously
circulated) be approved as a correct record and signed by the Chairman.

112. Declarations of Interest:

Councillor Devine declared a personal and prejudicial interest in agenda item 10 (planning
application S/2008/0166) due to his affiliation with the applicant. He did not speak or vote and left
the meeting for the duration of the application.



Awarded in:
Housing Services
Waste and Recycling Services



113. Chairman's Announcements:

The Chairman informed the Committee that the Southern Area Committee would be receiving an update in the coming months from Wiltshire Police regarding policing issues in the Southern Area.

114. Consultation on the LDF Core Strategy Preferred Options:

The Committee considered the previously circulated report of the Planning Officer. Mr R Martin and Mr Ponsonby, members of the public, addressed the Committee regarding the consultation. Members comments from the meeting were noted and would be forwarded to Forward Planning as part of the consultation. It should be noted that these comments were individual comments and were not voted on so they are not necessarily the view of the whole committee.

- Members raised concern over the scenarios contained in Preferred Option 8 as they propose the building of a new settlement of 2,500 homes to support the Porton Down scientific community. This development would be located in the parish of Winterslow or at Firsdown and it was considered that it would have a significant impact on the Southern Area.
- Members expressed their concern that this consultation creates animosity between different settlements and areas in the district where development is and is not being proposed. Some members noted that incremental growth, adding new developments to existing villages, would not necessarily be favourable for a large number of villages in the Southern Area and in fact a new settlement could be preferred.
- It was felt that the pre-consultation results, notably the Our Place consultation, are not reflected in this document.
- Members queried the projected headline figures for the number of houses needed to be built in the district. 12,400 houses over 20 years was considered to be excessive, especially taking into consideration economic factors such as supply of jobs, relatively low wages and potential economic downturn. Members requested that the Cabinet reject the projected number of houses for the district.
- Members stated that the document should consider the environmental impact of the development proposals more rigorously. Members felt that there should be greater emphasis on sustainable development and rural regeneration.
- Members requested that they have the opportunity to see the revised document before it is submitted to the Minister.
- Members highlighted that there was very limited reference to the New Forest National Park and that the Council has a duty to consider the National Park in all its decisions.
- Furthermore, concern was raised regarding the short time period of the consultation bearing in mind the magnitude and importance of the document.

Resolved – that the above be noted.

115. Boundary Review Consultation: Suggested Ward Boundaries for the Southern Area

At the meeting on the 31st January 2008, Southern Area Committee resolved that a task group meeting be set up to consider the Boundary Review in the Southern Area (minute 97). The Committee considered the previously circulated suggestions of the task group.

Resolved –

1. That the following ward arrangement for the Southern Area be submitted to Wiltshire County Council as part of the Boundary Review consultation:

1. Laverstock and Old Sarum and Ford - **4105**
2. Winterslow, West Dean, Clarendon, Pitton, Farley and Firsdown - **3050**
3. Redlynch, Landford and Nomansland - **3739**
4. Alderbury, Whiteparish, Whaddon and Grimstead - **3413**
5. Downton and Ebble - **3682**

2. That the Committee writes to Wiltshire County Council to outline its concerns regarding the Boundary Review specifically relating to the Southern Area's involvement with the New Forest National Park Authority. The letter sent to Wiltshire County Council is attached to these minutes at appendix 1.

116. Community Update:

Parish Councillor Martin of Landford Parish Council informed the Committee on the progress of their parish plan and that they have had a successful period of consultation throughout the parish.

Councillor McLennan updated the Committee on Laverstock Post Office, stating that it was due to be closed on April 5th and the following day all post office furniture was due to be withdrawn from the shop. He informed the Committee that he had requested an appeal and they need to prove the financial viability of the Post Office at this location.

Councillor Morrison raised the issue of the closure of Lover Post Office and welcomed support from Wiltshire County Council, who were due to debate the recent closures and look at ways that they could offer some support to the areas affected by the closures.

117. S/2007/2578 – Erection Of Five Detached Houses As Enabling Development With Access Off Stock Lane at Landford Manor Stock Lane Landford Salisbury for Robin Reay:

The committee considered a presentation from the Senior Planning Officer in conjunction with her previously circulated report and information contained in the schedule of additional correspondence. Mr G Beck, the agent, and Mrs A Osman, a local resident, spoke in support of the application. Parish Councillor Martin (Landford Parish Council) informed the Committee that the Parish Council did not oppose the application.

Resolved: That the above application be approved for the following reasons:

1. The scheme is of an acceptable design that is sympathetic to the setting of the Listed Building and the surrounding countryside as a replacement enabling development to that previously approved by planning permission S/2004/0737; and
2. Adequate financial information has been submitted to justify the scheme as a replacement enabling development to that previously approved by planning permission S/2004/0737.

And subject to the determination of the application to be delegated to the Head of Development Services to check with the Council's Legal Officer's whether a supplementary legal agreement is required to that completed in respect of the original planning permission (S/2004/0737) and if so, subject to all relevant parties entering into a supplemental Section 106 legal agreement to tie the scheme as enabling development to fund the restoration of the Grade II* listed manor house.

And subject to the imposition of conditions relating to:

- 3 year commencement of development
- Samples of materials to include joinery details
- Large scale details of windows and surrounds, rooflights, chimneys, doors and surrounds, porch canopies, eaves treatments and guttering
- Large scale details of any flues/vents
- Removal of residential permitted development relating to no extensions, no additional windows, no additional rooflights, solar panels, satellite dishes, nor the erection of any structures within the curtilage
- Details of boundary treatments
- Landscape scheme
- Details of finished levels of the site and the dwellings
- Restriction on the hours of construction
- Contamination
- No external lighting
- And any further conditions as considered necessary and appropriate to be delegated to the Head of Development Services to impose.

118. S/2008/0109 – Erection Of Five Houses (1 X Detached And Terrace Of 4) Including Off Street Parking Drive at Former Site Of The Apple Tree Inn, Downton Hill, Morgans Vale, Redlynch, Salisbury for Mr Anthony Stocken:

The committee considered a presentation from the Senior Planning Officer in conjunction with her previously circulated report, a site visit held earlier in the day and information contained in the schedule of additional correspondence. Mrs Palace and Mr Counsel, local residents, spoke in objection to the proposal. Mr A Stocken, the agent, spoke in support of the application.

Resolved: That the above application be refused for the following reasons.

1. The proposal would result in the loss of a facility which was central to the economic and social life of the settlement of Morgans Vale and in the absence of any information the Local Planning Authority remains to be convinced that the previous public house use or the re-establishment of that facility would no longer be viable. On that basis, the proposal is therefore considered to be contrary to policies G1 and PS3 of the adopted Salisbury District Local Plan.

2. The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the Adopted Replacement Salisbury District Local Plan, as appropriate provision towards public recreational open space has not been made.

R2 Informative

1. It should be noted that the reason given above relating to Policy R2 of the Adopted Replacement Salisbury District Local Plan could be overcome if all the relevant parties agree to enter into a Section 106 legal agreement, or if appropriate by condition, in accordance with the standard requirement for recreational public open space.

119. S/2008/0166 – Outline Permission For Demolition Of Existing Cottages And Erection Of 2 Detached Dwellings With Garages At Nos. 1 And 2 Drove Farm Cottages, East Grimstead, Salisbury For John A Goldfinch:

The committee considered a presentation from the Senior Planning Officer in conjunction with her previously circulated report, a site visit held earlier in the day and information contained in the schedule of additional correspondence. Mr Stacey, a local resident, spoke in objection to the proposal. Mr Shepherd, the agent, spoke in support of the application. Parish Councillor Wrigley (Grimstead) informed the Committee that the Parish Council opposed the application.

Resolved: That the above application be approved for the following reasons:

This application for the replacement of two dwellings within the Housing Restraint Area of Winterslow and the continued use of the existing vehicular access is considered to be in accordance with the Salisbury District Local Plan policies.

And subject to the following conditions

1. Approval of the details of the scale, layout and appearance of the building[s] thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced. (A01A)

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995. (0001)

2. Plans and particulars of the reserved matters referred to in condition 01 above, relating to the scale, layout and appearance of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995. (0001)

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. (A03A)

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995. (0001)

4. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved. A04B

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995. (0001)

5. No development, including demolition, shall commence until a detailed scheme to improve the existing access lane/track has been submitted to, and approved in writing by, the Local Planning Authority. The scheme to improve the access track/lane shall subsequently be constructed in accordance with the approved details prior to the first occupation of the dwellings hereby approved.

Reason: In the interests of highway safety.

6. Prior to the first occupation of the dwellings hereby approved, the access driveways shall be properly consolidated and surfaced (not loose stone or gravel), details of which shall have been submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of development.

Reason: In the interests of highway safety.

7. Prior to the commencement of development, including demolition, details of a scheme for the creation of improved visibility for the access driveways shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall incorporate visibility splays of 2m x 17m from each vehicular access point and throughout each splay there shall be no obstruction to visibility above a height of 900mm above the adjacent road/track level. The scheme to improve the visibility from the access driveways shall subsequently be constructed in accordance with the approved details prior to the first occupation of the dwellings hereby approved.

Reason: In the interests of highway safety.

8. Prior to the first occupation of the dwellings hereby approved, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway (including the public right of way), details of which shall have been submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of development. Development shall subsequently be carried out in accordance with the approved details.

Reason: In the interests of highway safety.

9. No demolition and construction works shall take place and no deliveries shall be taken at or despatched from the site other than between the hours of 0800 to 1800 on Mondays to Fridays and 0800 to 1300 on Saturdays and at no time on Sundays, Bank and Public Holidays.

Reason: To avoid the risk of disturbance to neighbouring dwellings/the amenities of the locality during unsocial hours.

10. No development, including demolition, shall be commenced until a scheme of water efficiency measures has been submitted to, and approved in writing by, the Local

Planning Authority. The scheme shall subsequently be implemented in accordance with the agreed details.

Reason: In the interests of sustainable development. Salisbury District Council's Supplementary Planning Guidance on "Achieving Sustainable Development" promotes the prudent use of natural resources. It is necessary to minimise the local demand for water to protect future supplies.

11. No development, including demolition, shall be commenced until details of provision for recreational open space in accordance with the saved policy R2 of the Salisbury District Local Plan have been submitted to, and approved in writing by, the Local Planning Authority.

Reason: In order to comply with Policy R2 of the Salisbury District Local Plan.

12. Notwithstanding the provisions of Classes A to G 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 extensions to the dwelling(s) 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. (V15A)

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

13. During construction works, all plant, machinery, and building materials shall be contained within the application site.

Reason: In order to limit the impact on the narrow access lane in the interests of the amenities of the neighbours and highway safety.

14. There shall be no external lighting of the track, the site or buildings without the prior approval, in writing, of the Local Planning Authority.

Reason: To avoid undue light spillage which would have an adverse impact upon a protected species.

15. No development, including demolition, shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the Local Planning Authority. The development shall subsequently be carried out in accordance with the approved details and the boundary treatment completed prior to the first occupation of the dwellings hereby approved.

Reason: To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

16. No development, including demolition, shall be commenced until a scheme for the full implementation of the Recommendations of the Reports regarding Protected Species prepared by ID Wildlife dated April 2006 and the 'Further Bat Surveys by 4Woods Ecology dated October 2007 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of the conservation of a protected species.

17. The footprint of the dwelling on plot 1 shall be no greater than 66.5 square metres, the footprint of the dwelling on plot 2 shall be no greater than 62 square metres; and the footprint of the garage on each plot shall be no greater than 16.5 square metres, as indicated on the submitted plan (drawing number 2232/05) and the height of the two dwellings hereby approved shall not exceed that of the existing pair of semi-detached dwellings on the site.

Reason: In order to control the scale of development within the Housing Restraint Area and to provide adequate amenity space around the dwelling in the interests of the character of the area.

INFORMATIVE: 1 Policy

In accordance with the following saved policies of the Replacement Adopted Salisbury District Local Plan

| Saved Policy | Purpose |
|--------------|--------------------------------------|
| G2 | General criteria for development |
| D2 | Design criteria for new dwellings |
| C12 | Protected Species |
| H19 | Housing Restraint Area, |
| TR11 | Off street parking |
| R2 | Contribution to Open Space provision |

INFORMATIVE: 2 Highways

The access lane/track forms part of a registered footpath, No. 5 in the Parish of Grimstead, but is poor condition. The track/lane should therefore be improved to a standard similar to that of a shared private drive, which includes the use of a surface course of dense bitumen macadam or similar treatment. The improvement work shall also include a scheme to satisfactorily drain the surface so that no water enters the public highway.

INFORMATIVE 3 Bats Protected Species

Under the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats etc.) Regulations 1994, all bats are legally protected. It is an offence to disturb or harm any bats. It is also an offence to disturb, obstruct, or damage any bat roost even if no bats are present at the time. Natural England is the statutory body with responsibility for all protected species, and grant the licenses needed to legally carry out works affecting them .

INFORMATIVE 4 Southern Water

A formal application for connection to the public sewage system is required in order to service this development. To initiate a sewage capacity check to identify the appropriate connection point for the development please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester SO23 9EH (tel no. 01962 858 600)or www.southernwater.co.uk

INFORMATIVE 5 Wessex Water Infrastructure

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 an agreement, the right to prevent the carrying out of any such development proposals as may affect its apparatus.

*The meeting closed at 7.52 pm
Members of the public: 42*