

Minutes

Meeting of : Southern Area Committee
Meeting held in : Trafalgar School, Downton.
Date : Thursday 17 July, 2008
Commencing at : 4.30 pm

Present:

District Councillors:

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

Councillors R Britton, R J Clewer, C Devine, J P King, Ms J F Launchbury, D J Luther and I D McLennan

Apologies: Mrs C J M Morrison and W R Moss.

Parish Councillors: Parish Councillors Champion (Laverstock and Ford), Martin (Landford), Wrigley (Grimstead), and King, Boaks, Stewart (Whiteparish)

Officers: S Hawkins, S Llewellyn, S Rennie (Development Control), John Crawford (Legal Services) Tom Bray and Jade Hibberd (Democratic Services)

150. Public Questions /Statement Time:

There were none.

151. Councillor Questions/Statement Time:

There were none.

152. Minutes:

Resolved: That the minutes of the last meeting held on 19 June 2008 (previously circulated) be approved as a correct record and signed by the Chairman.

153. Declarations of Interest:

Councillor Clewer announced that as a member of Whiteparish Parish Council he was present at the discussion of planning application S/2008/0681 and confirmed that he did not speak or vote on the item at that stage. He remained in the room, spoke and voted thereon.



Awarded in:
Housing Services
Waste and Recycling Services



154. Chairman's Announcements:

Councillor Rycroft notified the committee that he had attended a site visit for the Bodenham Bypass. He also informed members that he had received a reply from Dr Robinson, Chief Executive of Wiltshire County Council regarding planning enforcement in the new unitary authority and circulated the response at the meeting.

155. S/2008/0681 – Application For Set Up Of Kennel & Double Garage In Association With Mixed Use Of The Site Which Includes The Dwelling & The Separate Material Use Of The Keeping Of Dogs. The Plot Old Blandford Road Salisbury SP2 8DA. For Mrs A Sutherland:

The committee considered a presentation from the Principal Planning Officer in conjunction with his previously circulated report, and information contained in the schedule of additional correspondence. Mr Farris, a member of the public, spoke in support of the application.

Resolved: that the above application be refused for the following reason(s):

Members resolved to refuse the application for the reasons specified in the Officer's report but with an amendment to the wording of the first reason for refusal:

1. The proposed development, by reason of the size, bulk and utilitarian/functional appearance of the kennel building, in conjunction with its location in the front garden area of the property, would result in a structure that is incongruous and inappropriate in the context of its surroundings and setting within a residential curtilage and would therefore detract from the character and appearance of the area. In addition, by reason of the proximity of the structure to the front and side boundaries of the site, in conjunction with its overall size of footprint and the proportion of the front garden area that it would occupy, would result in a cramped appearance that would be at odds with the generally spacious character of the surrounding area. As such, it is considered that the proposed development is contrary to 'saved' policies H19 and D3 of the Adopted Salisbury District Local Plan.
2. The use of the site for the keeping of dogs not incidental to the enjoyment of the dwelling and the erection of kennels and exercise runs associated with such a use is considered an inappropriate use for a domestic dwelling on the edge of a residential area, having regard to the undue noise and disturbance caused by the use and adverse effect on neighbouring nearby residential amenities, in conflict with 'saved' policy G2 (vi) of the Adopted Salisbury District Local Plan.

156. S/2008/0708 – Change Of Use Of Land To Site A Mobile Home For Use By A Gypsy Family. Tricky's Paddock Brickworth Road Whiteparish SP5 2QG. For Mr W Sherred:

Mr MacNalli, a local resident spoke in objection to the application.

Mr Bees of Wiltshire Racial Equality and Mr Sherred the agent spoke in support of the application.

Mr King of Whiteparish Parish Council stated that the Parish Council objected to the application. Following the receipt of these statements the committee considered the previously circulated report of the Principal Planning Officer, in conjunction with the late correspondence circulated at the meeting.

Resolved: that the above application be refused for the following reason(s):

This application seeks planning permission for the change of use of land and the siting of a mobile home for use by a single gypsy family. The site is located within the Special Landscape Area and open countryside as designated by the Adopted Replacement Salisbury District Local Plan (June 2003) and is unrelated to any established village/settlement boundary and is remote from public services and facilities.

It is considered, by reason of the open character of the site and surrounding land, that the proposed mobile home and associated structures/vehicles/paraphernalia would appear as unduly prominent and intrusive features in the landscape to the detriment of the character and appearance of the countryside and high quality landscape of the Special Landscape Area, the scenic qualities of which it is intended shall be conserved by restricting development to that essential to the rural economy or desirable for the enjoyment of its amenities.

Also, the proposed development by reason of the intensification of use of the existing access onto the A27 and resulting conflict between pedestrian and vehicular movements, at a location where visibility is restricted, where no footways exist, where the road is unlit and subject to the national speed limit of 60mph and which is remote from public services and facilities, would be a source of danger and inconvenience to occupiers of the proposed development and to other road users to the detriment of highway safety. Furthermore, the proposed development is likely to encourage additional vehicle trips and create further dependence on the private car for travel to, and from the site, contrary to the principles of achieving a sustainable pattern of development.

The Local Planning Authority has considered the national guidance contained in Circular 01/2006 "Planning for Gypsy and Traveller Caravan Sites" and the need for pitches/sites for gypsies and travellers within the District. However, for all of the above reasons, it is considered that the proposed development would be contrary to 'saved' Policies G1, G2, H34, C2 and C6 of the Adopted Replacement Salisbury District Local Plan (June 2003), Policies DP1, DP15 and C9 of the Wiltshire and Swindon Structure Plan (April 2006) and the aims of PPG13 "Transport".

157. Naming of the Southern Community Area:

Members unanimously agreed that the community area should be named "Southern Area".

Resolved: that the community area be named Southern Area.

158. Community Update:

Councillor McLennan informed members that Laverstock Post Office had closed despite efforts to support keeping it open.

Councillor Devine informed members that the document for Cabinet regarding the core strategy had no longer included plans for a new settlement at Firsdown.

Councillor Randall informed members he had attended the New Forest LDF update.

159. Exempt Information:

In view of the confidential or sensitive nature of the matters to be considered, the Southern Area Committee excluded the press and public from the meeting during consideration of agenda item 8 on the ground(s) that it (they) involved the likely disclosure of 'exempt information' as defined in Part 1 of Schedule 12A of the Local Government Act 1972, as amended by Local Government (Access to Information) Variation Order 2006 whether the public interest against disclosing the information outweighs the public interest in favour of disclosure as explained below:

Paragraph 2 namely: 'Information which is likely to reveal the identity of an individual'

Paragraph 5 namely: 'Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings'

Paragraph 7 namely: 'Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime'

Summary of Exempt Matter

Enforcement Update

*The meeting closed at 07:24 pm
Members of the public: 19*