

**THESE MINUTES SHOULD BE KEPT FOR USE BY DISTRICT COUNCILLORS  
AT THE NEXT COUNCIL MEETING**

**SALISBURY DISTRICT COUNCIL**

Minutes of the Meeting of the **SOUTHERN AREA COMMITTEE** held at the  
Downton Secondary School, Breamore Road, Downton, Salisbury, on  
Thursday 13 February 2003 commencing at 4.30 pm

**P R E S E N T**

**District Councillors**

Councillor J Coundley – Chairman  
Councillor B M Rycroft – Vice Chairman (in the Chair for part of minute 701 (application 84))

Councillors F D Bissington, P Leo, I D McLennan, W R Moss, Mrs. V M O'Sullivan,  
Mrs. M M A Peach, L Randall and S G Sanders

Apologies: R Hardy (Winterslow Parish Council)

**County Councillors**

Apologies: County Councillors J P Johnson and K C Wren

**Parish Representatives**

Richard Britton (Alderbury), Barbara Carter (Downton), W Dunn, Ms J Farris (Coombe Bissett),  
M Hitchins (Britford) and Mrs D Hunt (Redlynch)

**MINUTES NOT REQUIRING COUNCIL APPROVAL**

**695. PUBLIC QUESTION/STATEMENT TIME**

There were none forthcoming.

**696. COUNCILLOR QUESTION/STATEMENT TIME**

Councillor McLennan advised the Committee that at the Cabinet meeting on 5<sup>th</sup> February 2003, amendments and changes to the Local Plan were discussed. One of the items was relating to Duck Lane, Laverstock. The Cabinet was requested to exclude this site from the Local plan due to a change in Council policy. However, the Cabinet did not accept this request. Councillor McLennan will making further representation on this matter.

**697. DECLARATIONS OF INTEREST**

Both Councillors Coundley and Sanders declared a prejudicial interest in agenda item 8 (Recommendations of the SWAG Review Panel) application number 84 (Redlynch Parish Council). Both Members withdrew from the meeting during consideration thereof.

Councillor Mrs Peach declared a prejudicial interest in agenda item 8 (Recommendations of the SWAG Review Panel) application 87 (Downton Parish Council) and withdrew from the meeting during consideration thereof.

Councillor Leo declared a personal interest in agenda item 9 (Planning Applications) application S/2002/2207 and withdrew from the meeting during consideration thereof.

#### **698. MINUTES OF THE LAST MEETING**

**RESOLVED** – that the minutes of the meeting held on 16 January 2003 be approved as a correct record and signed by the Chairman.

#### **699. CHAIRMAN'S ANNOUNCEMENTS**

There were none.

#### **700. WEST GRIMSTEAD VILLAGE HALL GRANT APPLICATION**

Bundy Riley, the Environment Community Development Officer, introduced her previously circulated report, which the Committee considered.

**RESOLVED** – that the application be deferred for further consideration.

#### **701. RECOMMENDATIONS OF SWAG REVIEW PANEL**

The Committee considered the previously circulated recommendations of the SWAG Review Panel that met on 29 January 2003.

**RESOLVED** – that the recommendations of the SWAG Review Panel be approved.

#### **702. S/2002/343 - L/BLDG DEMOLITION - DEMOLITION OF REMAINDER OF FIRE DAMAGED DWELLING (RETROSPECTIVE) AT THE FOOTES HOMINGTON ROAD COOMBE BISSETT SALISBURY SP5 4LY FOR MRS J ARCHER**

The Committee considered the report of the Head of Development Services (previously circulated):

**RESOLVED** – that the application be deferred until a future meeting of the Southern Area Committee to allow officers to make further investigation.

#### **703. S/2002/2298 - FULL APPLICATION - ERECTION OF CHALET BUNGALOW AND SINGLE DETACHED GARAGE AT PIPERS - LAND ADJACENT PEAR TREE DRIVE LANDFORD SALISBURY SP5 2AY FOR MR & MRS V LOVELESS**

Robert Amor, agent for the applicant, spoke in support of the application.

(note: W Dunn of Redlynch Parish Council informed the Committee that he supported the above application. The Chairman reminded him that he was there to represent the views of the Parish Council and not to give personal opinions. It was noted that the Parish Council had made no comment on the application.)

Following a site visit earlier that day, the Committee considered the report of the Head of Development Services (previously circulated) together with a schedule of late correspondence:

**RESOLVED** –

(1). That the above application be refused for the following reasons:

1. The size and shape of the plot which is in a very prominent position would not allow for development of a standard compatible with the existing surrounding development and the proposed development would therefore have an adverse affect on the character of the area and as such would not be in accordance with Policy HA2 of the adopted SDLP and HA1 of the replacement SDLP and Policy C7 of the Wiltshire Structure Plan 2011.
  2. The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the adopted Salisbury District Local Plan because appropriate provision towards public recreational open space has not been made.
- (2). The applicant be informed that this refusal has been taken in accordance with the following policies G1, HA2 & HA3 of the Adopted Salisbury District Local Plan and G2, HA1 & HA2 of the Replacement.

**704. S/2002/393 - FULL APPLICATION - FORMATION AND LAYING OUT OF CAR PARK TO PROVIDE PARK AND RIDE FACILITY ERECTION OF ANCILLARY BUILDINGS AND STRUCTURES FORMATION OF NEW ACCESS TO A338 ASSOCIATED ENGINEERING OPERATIONS AT DOWNTON ROAD (LAND ADJACENT) SALISBURY SP2 8AU FOR SDC/WILTSHIRE COUNTY COUNCIL**

Malcolm Hitchins of Britford Parish Council, informed the Committee that the Parish Council objected to the above application.

Following a site visit earlier that day, the Committee considered the report of the Head of Development Services (previously circulated):

**RESOLVED –**

- (1) That the Planning Regulatory Panel be informed that this is an application that the Southern Area Committee is minded to approve subject to the following conditions.
  1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
  2. Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall [s] and roof [s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
  3. The development shall be carried out in strict accordance with the drawing [s] 40790/OA/02, SL 1272/08, 10 and 11A hereby approved, or with such other details as may subsequently be submitted to and approved in writing by the Local Planning Authority.
  4. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on

the land, and details of any to be retained, together with measures for their protection in the course of development. Such a scheme should take account of a possible Harnham Relief Road and screen the site from future public views if the Relief Road is built.

5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.
6. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.
7. No development shall take place until a schedule of landscape maintenance for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.
8. If within a period of 5 years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, [or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective,] another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
9. Before any development is commenced on the site, including site works of any description, all the existing trees to be retained shall be protected by a fence, of a type and in a position to be approved by the Local Planning Authority, erected around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (50mm) or more shall be left unsevered (See British Standard BS 5837:1991, entitled 'Trees in relation to Construction').
10. Any external lighting shall be installed and operated in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.

11. No development shall commence until full details of the CCTV equipment to be installed including the siting of the cameras, the poles on which they are mounted and the finished colour of the equipment, have been submitted to and approved by the Local Planning Authority.
12. Before the development hereby permitted is commenced a scheme indicating a provision to be made for disabled people to gain access to the facilities building shall have been submitted to and approved by the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use.
13. The use hereby permitted for the Park and Ride site shall not take place except between the hours of 0700-2200 Mondays-Saturdays unless otherwise agreed in writing with the Local Planning Authority.
14. Construction of the new access to the site from the A338 shall not be commenced until plans showing its detailed design including drainage, signage and lighting have been submitted to and approved by the Local Planning Authority.
15. Before the commencement of the use hereby permitted, the new access to the site from the A338 including the associated pedestrian facilities, signage, drainage and lighting and all other highway works or improvements specified on the approved plans, shall have been completed to the satisfaction of the Local Planning Authority.
16. No development shall take place within the site area until the applicant, or their successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.
17. The development hereby permitted shall not be brought into use until all necessary works for the drainage of foul and surface water from the site, including measures for surface water run-off limitation, have been completed in accordance with details to be submitted to and approved by the Local Planning Authority.
18. The site shall be used as a Park and Ride facility in accordance with the approved alternative transportation strategy of Salisbury District Council and for no other purpose, including any purpose in any class of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any equivalent in any statutory document revoking or re-enacting that Order with or without modification.
19. Notwithstanding the provisions of Class B of Schedule 2, Part 4 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 temporary uses of the site of any kind for any period, unless it is first agreed on writing with the Local Planning Authority.

20. No development shall commence until a detailed scheme for the provision of cycle parking has been submitted to and approved by the Local Planning Authority. The operation of the development hereby permitted shall not be commenced until parking for bicycles has been provided in accordance with the details so approved.
21. No development shall commence until a detailed method statement has been submitted to and approved by the Local Planning Authority which deals with the effects of noise and disturbance arising from the construction phase of the development, including the types of construction methods and their duration, vehicular movements to and from the site including those relating to plant, equipment and materials together with the hours of working. Construction work shall not be carried out other than in accordance with the details contained in the approved method statement.
22. Before the development hereby permitted commences a scheme shall be agreed with the Local Planning Authority which specifies the provision to be made for the control of noise emanating from the site.
23. No development shall take place until a scheme for the widening of the footpath, adjacent to the A338 on the opposite side of the road to the site, has been submitted to and agreed in writing by the Local Planning Authority. Such a scheme as is agreed shall be completed and available for use prior to the opening of the site to the public.

(2) The applicant be informed that:

1. this permission has been taken in accordance with the following policies of the adopted Salisbury District Local Plan – G1, C1, C2, C8, C9, C10, C13, C19, CN25-CN27 and the adopted Wiltshire Structure Plan – T3, DP1, C1, C12, HE2, HE6.
2. Separate consent will be required from the Council for the felling and surgery works to trees along the Downton Road frontage of the site, as these trees are the subject of a group Tree Preservation Order.
3. the Environment agency have recommended that the surface water drainage scheme required pursuant to condition 15 shall incorporate sustainable drainage measures. If feasible, the parking and circulation roads should have a porous surface. Drainage via interceptors to an infiltration basin is the best option, followed by interceptors and a point soakaway. Drainage via interceptors and attenuation to a surface water sewer is the least favourable option.

Whichever regulation method is adopted, the applicant will need to consider the management arrangements to ensure satisfactory long-term maintenance and renewal.

The foul drainage must be kept separate from the clean surface and roof water and connected to the public drainage system.

In the interests of nature conservation, the Agency also recommends:

- Rainwater harvesting for watering of landscaped areas to promote water efficiency.
- Planting of locally indigenous tree species.
- Lighting restrictions (e.g. lights to be switched off after a certain time) to prevent urbanisation of the area.

(3) That this application be reported to the next available meeting of the Council's Planning Regulatory Panel on 17<sup>th</sup> March 2003.

(4) Details pursuant to Condition 10 above should be reported back to the Southern Area Committee.

**705. S/2002/2069 - O/L APPLICATION - ERECTION OF 2 DWELLINGS AND GARAGES AND NEW JOINT VEHICULAR ACCESS AT HAWTHORN COTTAGE ( LAND ADJACENT) HARTHILL DROVE REDLYNCH SALISBURY SP5 2HR FOR MR E PRAGNELL**

Gerry Davies, a planning consultant appointed by a neighbour, spoke in objection to the above application.

Colin Burt, a Chartered Surveyor acting on behalf of the applicant, spoke in support of the application.

Mrs D Hunt of Redlynch Parish Council informed the Committee that the Parish Council supported the above application, but only for low profile structures.

The Committee considered the report of the Head of Development Services (previously circulated):

**RESOLVED –** that the application be deferred to allow officers to investigate policy HA2 in respect of Affordable Housing.

**706. S/2002/2187 - O/L APPLICATION - TO DEMOLISH COMPLETELY THE EXISTING INDUSTRIAL WORKSHOPS (B2) AND TO REMOVE EXISTING MOBILE HOME AND TO CONSTRUCT A SINGLE RESIDENTIAL DWELLING WITH GARAGE AT CHETWYND (ADJACENT TO) ROCKBOURNE ROAD COOMBE BISSETT SALISBURY SP5 4LP FOR MR & MRS T RYALLS**

Mr Gilbert, agent for the applicant, spoke in support of the above application.

J Farris of Coombe Bissett Parish Council informed the Committee that the Parish Council had no further comments from those contained in the planning report.

The Committee considered the report of the Head of Development Services (previously circulated):

**RESOLVED –**

(1). That the above application be approved subject to the following conditions:

1. Approval of the details of the siting, design and external appearance of the building[s], the means of access 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.

2. Plans and particulars of the reserved matters referred to in condition 01 above, relating to the siting, design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
  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.
  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, whichever is the later.
  5. The dwelling hereby approved shall be single storey height (bungalow) only
  6. No development shall take place until details of provision for recreational open space in accordance with policy R2 of the Salisbury District Local Plan have been submitted to and agreed in writing by the Local Planning Authority.
  7. Before any other development takes place, all buildings and structures on the site, (including the mobile caravan) shall be removed from the site in accordance with a scheme for demolition and removal works to be submitted to and approved in writing by the Local Planning Authority before development commences.
  8. No development shall commence until a scheme indicating the provisions for the water supply to the dwelling has been submitted to and approved in writing by the Local Planning Authority. The water supply shall be provided before the dwelling is occupied.
- (2). The applicant be informed that:
1. This permission has been taken in compliance with the following policies of the adopted Salisbury District Local Plan; G1 C7 H23
  2. The applicant proposes use of non-mains (private) drainage facilities. However, if the site is located within an area that is served by a public sewer, according to Circular 3/99, connection should be made to the public sewer in preference to private drainage options, unless the applicant can provide good reason why such a connection is not feasible. The advice of Circular 3/99 has, in respect, been supported by the Planning Inspectorate.

If a new septic tank/treatment plant is the only feasible option for the disposal of foul water, or if there is any increase in effluent volume into an existing system, a Discharge Consent will be required. This should



be obtained from the Environment Agency before any discharge occurs and should be obtained before any development commences.

For information, this process can take up to four months to complete and no guarantee can be given regarding the eventual outcome of any application until all investigations associated with the determination have been completed and an evaluation of the proposal has been made. The applicant is advised to contact the Regulatory Water Quality Team at this office for further details on Consents to Discharge.

**707. S/2002/2207 - FULL APPLICATION - PROVISION OF A NEW FLOOD DEFENCE SCHEME CONSISTING OF FLOOD BANKS, FLOOD WALLS, WATER COURSE IMPROVEMENTS, DRAINAGE IMPROVEMENTS INCLUDING PUMPING STATION AND ASSOCIATED WORKS AT VARIOUS LOCATIONS GRID REF SU175215 DOWNTON SALISBURY SP5 3NA FOR ENVIRONMENT AGENCY/SALISBURY DC**

Mr Yeates, owner of an affected property, spoke in objection to the above application  
Mr Read, owner of an affected property, spoke in objection to the above application.  
Toby Wilson, on behalf of the Environment Agency, spoke in support of the application.  
Barbara Carter of Downton Parish Council informed the Committee that the Parish Council supported the above application.

Following a site visit earlier that day, the Committee considered the report of the Head of Development Services (previously circulated), together with a schedule of late correspondence:

**RESOLVED –**

- (1). That the above application be approved subject to the following conditions:
  1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
  2. Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
  3. Before any development is commenced on the site, including site works of any description, all the existing trees to be retained shall be protected by a fence, of a type and in a position to be approved by the Local Planning Authority, erected around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (50mm) or more shall be left unsevered (See British Standard BS 5837:1991, entitled 'Trees in relation to Construction'.

4. Before development commences, details of all new planting, including location and species, and times of planting shall be submitted to and approved in writing by the Local Planning Authority.
  5. No development shall take place within the area indicated 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 which has been submitted by the applicant and approved in writing by the Local Planning Authority.
  6. Before development commences, a Method Statement outlining the details of the construction process, including times of working, a Transport Management Plan including routes of construction traffic through the village, and mitigation measures to limit the impact of construction on adjacent neighbours, shall be submitted to and approved in writing by the Local Planning Authority. The scheme so agreed shall be carried out in accordance with the agreed details.
  7. Before development commences, a Method Statement outlining details of the construction process and any likely contamination, and mitigation measures to limit the impact of the works on the flora and fauna shall be submitted to and approved in writing by the Local Planning Authority. The scheme so agreed shall be carried out in accordance with the agreed details.
  8. Before development commences, an Environmental Action Plan, outlining how the findings of the Environmental Statement are to be addressed, including the long term maintenance of the proposed works, shall be submitted to and approved in writing by the Local Planning Authority. The scheme so agreed shall be carried out in accordance with the agreed details.
  9. No development shall commence until details of various fencing and railing works, including colour/staining details, shall be submitted to and approved in writing by the Local Planning Authority. Such painting/staining shall be carried out as agreed, within 12 months of the erection of the railings/fencing.
  10. No development shall commence until full details of the materials to be used for the pumping stations shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as agreed.
- (2). The applicant be informed that:
1. This permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan G1 C7 CN12 C12 C17 C18
  2. Whilst WCC Highways do not object to the scheme, the County should be kept informed of all the works, where highways/rights of way etc are involved or affected. In particular, Tony Higgins and Nick Cowen should be kept informed on a day to day basis with respect to

footpath works on (01722) 744440. The proposed footbridge detailed on approved drawing KJ/DOWN/237 will require modification to the definitive map, and to enable the footbridge to carry the public footpath, a footpath diversion order will have to be made.

With regards Bridges and structures, David Weston, the principal bridge engineer can be contacted on 01225 713387. Furthermore, as footpaths will need to be adjusted, please contact Graham Axtell on 01722 744440.

3. With regards to the above permission, it has come to the attention of the Local Planning Authority that some of the residents feel that they have not been adequately consulted with regards to the work intended within residential gardens. Consequently, the Local Planning Authority would be grateful if the applicants would ensure that adequate consultation is undertaken before works commence.

**708. S/2002/2343 - FULL APPLICATION - RETROSPECTIVE FOR EXTENSION TO CLUB HOUSE AND ALTERATION TO THE AIRFIELD AT HANGER 3 OLD SARUM FLYING CLUB PORTWAY SALISBURY SP4 6BJ FOR OLD SARUM FLYING CLUB**

The Committee considered the report of the Head of Development Services (previously circulated):

**RESOLVED –** that the application be deferred to allow further investigation by officers.

**709. S/2002/2344 - LISTED BLDG (WKS) - RETROSPECTIVE FOR EXTENSION TO FORM RECEPTION ADVERTISEMENTS WOOD CLADDING TO ADMIN AT HANGAR 3 OLD SARUM FLYING CLUB PORTWAY SALISBURY SP4 6BJ**

The Committee considered the report of the Head of Development Services (previously circulated):

**RESOLVED –** that the application be deferred to allow further investigation by officers.

**710. S/2002/2345 - ADVERT APPLICATION - FLAT SIGN FIXED TO SLIDING HANGER DOOR (RETROSPECTIVE) AT HANGAR 3 OLD SARUM FLYING CLUB PORTWAY SALISBURY SP4 6BJ FOR OLD SARUM FLYING CLUB**

The Committee considered the report of the Head of Development Services (previously circulated):

**RESOLVED -** that the above application be approved.

**711. S/2002/2347 - O/L APPLICATION - CONSTRUCTION OF TWO DETACHED DWELLINGS AND ALTERATIONS TO ACCESS AT FURZECROFT (LAND ADJACENT) NEW ROAD LANDFORD SALISBURY SP5 2AZ FOR MESSRS AYMES**

Mr Burrows, agent for the applicant, spoke in support of the application.

The Committee considered the report of the Head of Development Services (previously circulated) together with a schedule of late correspondence:

**RESOLVED –** that the application be deferred to allow officers to investigate policy HA2 in respect of Affordable Housing.

**712. S/2002/2395 - FULL APPLICATION - EXTENSIONS AND ALTERATIONS TO EXISTING DWELLING AT THE WHITE COTTAGE SOUTH LANE NOMANSLAND SALISBURY SP5 2BZ FOR F J BARRETT ESQ**

The Committee considered the report of the Head of Development Services (previously circulated):

**RESOLVED –** that the application be deferred to allow further consideration by officers.

**713. S/2002/2352 - RETAINING WALL AND RELANDSCAPING TO EXCAVATION AT THE FOOTES HOMINGTON ROAD COOMBE BISSETT SALISBURY SP5 4LY FOR MAJOR AND MRS BEN ARCHER**

The Committee consideration of the Head of Development Services (previously circulated):

**RESOLVED –** that the application be deferred to allow delegation to officers after receiving amended plans.

The meeting closed at 8.20 pm