

**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 in
Committee Room 1, Bourne Hill
Thursday 13 March 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

Councillors F D Bissington, P Leo, I D McLennan, Mrs. V M O'Sullivan,
Mrs. M M A Peach, L Randall

Councillor C G Mills also in attendance for agenda item 10 (West Grimstead Village Hall)

Apologies: Councillors W Moss and S G Sanders

County Councillors

Apologies: County Councillors J P Johnson and K C Wren

Parish Representatives

Richard Britton (Alderbury), W Dunn (Redlynch), R Hardy (Winterslow)
and A Westmoor (Landford)

MINUTES NOT REQUIRING COUNCIL APPROVAL

714. PUBLIC QUESTION/STATEMENT TIME

There were none forthcoming.

715. COUNCILLOR QUESTION/STATEMENT TIME

There were none forthcoming.

716. DECLARATIONS OF INTEREST

There were none.

717. MINUTES OF THE LAST MEETING

RESOLVED – that the minutes of the meeting held on 13 February 2003 be approved
as a correct record and signed by the Chairman.

718. CHAIRMAN'S ANNOUNCEMENTS

The Chairman advised those present that agenda item 7, South Wiltshire Credit Union, had been withdrawn from the agenda and subsequently would not be discussed.

719. WILTSHIRE AND SWINDON WASTE LOCAL PLAN

Sarah Hughes, Forward Planning Officer, made a verbal presentation to the Committee giving an overview of the previously circulated report.

Quentin Hedley, Chairman of the Whiteparish Preservation Group, read out a statement to the Committee.

RESOLVED – that the Committee note the report.

720. RURAL FLORAL ENHANCEMENT SCHEME 2003

Members considered the previously circulated report from Reg Williams, Parks Manager, together with a verbal addition from the Area Coordinator advising that Downton Parish Council have, since the drafting of the report, made an application for 20 barrels which would raise the cost of the applications in the Southern Area to £3,717 (as different to the amount quoted in the report of £2,537).

A discussion followed, out of which the following two points were made:

- As a proportion of the total SWAG budget for the Southern Area (which is yet to be formally published) this request is too large.
- The Southern Area is a rural area and hence, why is rural enhancement needed.

RESOLVED – that £2,000 be allocated from the 2003-04 SWAG budget towards the district wide Rural Floral Enhancement Scheme 2003.

721. WEST GRIMSTEAD VILLAGE HALL SWAG APPLICATION

Members considered the previously circulated report from Andrew Rose, Southern Area Coordinator.

District Councillor C Mills advised the Committee that he was Salisbury District Councils' representative on the Wiltshire County Village Hall Grant Panel and made the following points:

- Village Halls are often the very centre of any village life
- Village Halls are a necessity and not just a luxury
- The protocol for triggering funding for Village Hall grants has changed, and instead of Wiltshire County Council being the trigger, Salisbury District Council is now the authority responsible for triggering funds (in its area)

RESOLVED – that the report is noted by Members

722. S/2003/75 - CHANGE OF USE -CHANGE OF USE FROM GRANNY ANNEXE TO SELF CONTAINED RESIDENTIAL LETTING UNIT AT ANNEXE WHITE HOUSE GUNVILLE HILL WINTERSLOW SALISBURY SP5 1PU FOR MRS P M ROBINSON

Xanphy Murphy, granddaughter of a neighbour, spoke in objection to the above application

Mrs P M Robinson, the applicant, spoke in support of the above application

Roger Hardy of Winterslow Parish Council advised the Committee that the Parish Council supported the above application.

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

RESOLVED –

- (1) The above application be refused for the following reasons:
 1. The proposed change of use from a granny Annexe where, the use of the driveway for the parking of vehicles as proposed, is considered to be impracticable, would be likely to give rise to the on-street parking of additional vehicles attracted to the site and thereby interrupt the free flow of traffic to the danger of road users in an area close to a road junction and where visibility is restricted. As such the proposed development is considered to be contrary to Policy G1(iii)(iv) of the adopted Salisbury District Local Plan and policies G2 (i) & (ii) of the deposit draft Salisbury District Local Plan.
 2. By reason of the limited size of the dwelling created and close proximity to neighbouring properties, the proposal would constitute an undesirable sub division of an existing residential property and result in a cramped form of development which would be of an inappropriate density, out of sympathy and character with the immediate local environment. Furthermore, it would generate increased traffic movements to the detriment of the quiet enjoyment of neighbouring residents. As such it is considered that the proposed development is contrary to Policies G1(i), (ii) & (x) and H17 of the adopted Salisbury District Local Plan and Policies G2 (vi) & D2 of the deposit draft Salisbury District Local Plan.
 3. 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 recreational open space has not been made.
- (2) The applicant be informed that the reason given above relating to Policy R2 of the adopted Salisbury District Local Plan could be overcome if all the relevant parties can agree with a Section 106 Agreement, or, if appropriate by a condition, in accordance with the standard provision of recreational open space.

723. S/2002/1670 - CHANGE OF USE -OF LAND FOR THE SITING OF PORTABLE STORAGE UNITS TO PROVIDE SECURE STORAGE TO RENT AND CONSTRUCTION OF ACCESS AT LAND ADJOINING AGRICENTRE CASTLE GATE BUSINESS CENTRE OLD SARUM SALISBURY SP4 6QX FOR COUNTY SELF STORAGE

Mr C Ward, agent for the applicant, spoke in favour of the above application.

Councillor Bissington, representing Laverstock Parish Council, informed the Committee that the Parish Council was concerned over the issue of double layering of storage units

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

RESOLVED - that the above application be deferred to allow further investigation by Officers, and, for Members to undertake a site visit.

724. S/2002/2304 - FULL APPLICATION -NEW DWELLING WITHIN EXISTING RESIDENTIAL CURTILAGE AT PINELANDS SOUTHAMPTON ROAD LANDFORD SALISBURY SP5 2BE FOR MR C HAYWARD

Peter Foyles, agent for the applicant, spoke in support of the above application.

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

RESOLVED - that the above application be deferred to allow further investigation by Officers, and, for Members to undertake a site visit.

725. S/2002/1832 - PRIOR APPROVAL REQD - ERECTION OF BARN FOR STORAGE OF HAY AT DEAN LANE WHITEPARISH SALISBURY SP5 2RN FOR MR M HARTMANN

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

RESOLVED –

- (1). That the above application be approved subject to delegation to Officers to agree suitable colour for exterior sheeting.
- (2). That the applicant be informed that this permission has been taken in accordance with the following policies G1, C1, C2, C7, C10 and C20 of the Adopted Salisbury District Local Plan and G2, C1, C2, C6, C10 and C22 of the Replacement Salisbury District Local Plan.

726. 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

Colin Burt, agent for the applicant, spoke in support of the above application

W Dunn of Redlynch Parish Council, informed the Committee that the Parish Council supported the above application provided that a lower profile design is used.

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

RESOLVED –

- (1) Due to the fact this decision is a departure from policy, it be referred to the Planning and Regulatory Panel and that the said Panel be advised that the Southern Area Committee recommends approval of the above application, 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. This outline permission does not authorise the siting of the proposed development as shown on the illustrative plan[s] accompanying the application, and the siting shall be subject to further consideration as part of the submission for approval of the reserved matters.
 6. The finished floor level[s] of the proposed building[s] shall be in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development is commenced.
 7. The footprint of each dwelling shall not exceed 80 Square Metres
 8. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant].

9. 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.
10. Before any development is commenced on site a scheme, for surface water disposal and drainage from the site as a whole, including the ditch which passes through the site, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include detailed finished levels.
11. Any entrance gates should be hung to open away from the highway only and shall be set back a minimum distance of 4.5m from the carriageway edge.
12. The gradient of the access should not exceed 1 in 15 for the first 4.5m of its length.
13. The driveway between the edge of the carriageway and any gates should be properly consolidated and surfaced in accordance with details to be submitted and approved.
14. Provision should be made within the site for the disposal of surface water so as to prevent its discharge onto the public highway in accordance with details to be agreed.

(2) That the applicant be informed that:

1. This permission has been taken in accordance with the following policies G1, HA3 & R2 of the Adopted Salisbury District Local Plan and G2, HA1 & HA2 of the Replacement Salisbury District Local Plan.
2. The proposed site access will require the crossing and piping of a ditch and the Applicant should be advised to contact the Highway Authority's Area Highway Engineer at Wilton (telephone 01722 744440) for further information.
3. The proposed access is over land which is a public bridleway (BR21). The Applicant should ensure that all necessary rights in respect of vehicular access to the site can be secured.

727. S/2002/2342 - FULL APPLICATION -AGRICULTURAL GRAIN STORE AT TEMPLEMANS FARM LANGFORD LANE REDLYNCH SALISBURY SP5 2JS FOR MR G L HARWOOD (CLERK OF WORKS)

W Dunn of Redlynch Parish Council informed the Committee that the Parish Council supported the above application.

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

RESOLVED – that:

1. the above application be approved subject to the condition that the development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. the applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan (G1, C7).

728. 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 favour of the above application.

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

RESOLVED -

- (1) Due to the fact this decision is a departure from policy, it be referred to the Planning and Regulatory Panel and that the said Panel be advised that the Southern Area Committee recommends approval of the above application, subject to the following conditions:
 1. Approval of the details of the 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 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 precise position of the proposed dwellings shall be pegged out on site and agreed in writing with the Local Planning Authority before development is commenced and the buildings shall be positioned as so agreed

6. No building hereby permitted shall be occupied until all necessary works for the drainage of foul and surface water from that building have been completed in accordance with details to be submitted to and approved by the Local Planning Authority.
 7. 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
 8. The siting of the dwellings, and the position and design of the proposed access shall be carried out in accordance with the approved plans.
 9. Before development commences, a scheme for the provision of a footpath across the site frontage shall be submitted to and approved in writing by the Local Planning Authority. The footpath shall be carried out as agreed, and provided before the dwellings are occupied, or in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
- (2). That the applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan (G1, H20 and HA3) and policies G2 and HA2 of the Replacement Salisbury District Local Plan

729. 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

Richard Tear, agent for the applicant, spoke in support of the above application.

W Dunn of Redlynch Parish Council informed the Committee that the Parish Council had no comment on this application except to say that any redevelopment should not detract from the local scene.

Following a site visit earlier that day 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. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
 2. The materials and finishes of the external walls and roof of the proposed development hereby permitted shall match in colour and texture those of the existing building[s].
- (2). That the applicant be informed that this permission has been taken in accordance with the following policies G1 of the Adopted Salisbury District Local Plan and G2, D3 and HA2 of the Replacement Salisbury District Local Plan.

730. S/2002/2463 - FULL APPLICATION -CONSERVATORY AT REAR OF PROPERTY AT 18 GREEN LANE DOWNTON SALISBURY SP5 3SY FOR MRS E M PIDGLEY

Councillor Mrs M M A Peach, acting in her capacity as a member of Downton Parish Council informed the Committee that the Parish Council was disappointed with the proposed design.

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

RESOLVED –

1. That the above application be approved subject to the condition that the development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The applicant be informed that this permission has been taken in accordance with the following policies of the adopted Salisbury District Local Plan G1, C7, CN12.

731. SPECIAL DELEGATION PROCEDURE

The Committee noted the matters dealt with under the above procedure as set out at agenda item 12.

The meeting closed at 7.10 pm