

**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
Morgans Vale and Woodfalls Village Hall
Thursday 10 April 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, W Moss, Mrs. M M A Peach,
L Randall and S G Sanders

Portfolio Holder Councillor John Cole-Morgan was also in attendance for agenda item 9.
Councillor M Fowler was also in attendance for a part of the meeting.

Apologies: Councillor Mrs. V M O'Sullivan

County Councillors

Apologies: County Councillors J P Johnson and K C Wren

Parish Representatives

John Bundy (Redlynch), Mrs Jan Farris (Coombe Bissett), Trevor King (Whiteparish),
A Westmoor (Landford) and Tom Wriggley (Grimstead)

MINUTES NOT REQUIRING COUNCIL APPROVAL

732. PUBLIC QUESTION/STATEMENT TIME

There were none forthcoming.

733. COUNCILLOR QUESTION/STATEMENT TIME

Councillor Mrs Peach took this opportunity to thank Councillor Coundley for his Chairmanship of the Committee over the last 4 years.

Councillor McLennan reiterated this as the minority group representative.

734. DECLARATIONS OF INTEREST

Councillor Moss declared a personal and prejudicial interest in planning items 4 (S/2003/0463), 5 (S/2003/0464) and 6 (S/2002/1670) and left the meeting during consideration thereof for all 3 items.

Trevor King, Chairman of Whiteparish Parish Council, declared a personal and prejudicial interest in planning items 12 (S/2003/0229) and 13 (S/2003/0230) and left the meeting during consideration thereof for both items.

735. MINUTES OF THE LAST MEETING

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

736. CHAIRMAN'S ANNOUNCEMENTS

There were none

737. RELEASE OF "R2" FINANCIAL CONTRIBUTION IN COOMBE BISSETT

The Committee considered the previously circulated report of, and received a brief presentation from, John Meeker, Principal Planning Officer.

RESOLVED - that £1,500 of "R2" contributions be released by the Southern Area Committee to Coombe Bissett and Homington Cricket Club as assistance towards their pavillion project, subject to the receipt of invoices of works undertaken.

738. STRATEGY FOR THE NEW FOREST – NEW FOREST PLEDGE

The Committee considered the previously circulated report of Sarah Hughes, the Planning Officer, Forward Planning.

RESOLVED - that the Southern Area Committee sign up to the New Forest pledge.

739. CREATING MORE AFFORDABLE HOUSING IN SOUTH WILTSHIRE – MAKING IT HAPPEN AND DELIVERING THE ACTIONS

The Committee considered the previously circulated report and heard a verbal presentation from Councillor Leo, John Meeker, Principal Planning Officer with assistance from Debbie Dixon, Policy Director and Kate Entwistle, Housing Strategy Development Manager.

The main points to come out of the presentation were as follows:

- This presentation and report is going to be heard at all 4 Area Committee's
- Hopefully, after the 1st May 2003 election, new Members can be brought up to speed on this policy by existing Members who are re-elected.
- In formulating this policy there have been a lot of discussions undertaken, especially involving developers.
- Affordable housing must not only be affordable at the time it is built, but also in future years to come.
- One problem encountered is that affordable housing tends to be of a good quality, and for this reason, has a tendency to rise quite sharply in value and price over time. Therefore, it is important these are not placed on the open market but kept by housing associations as affordable homes. The reason these properties are of a higher quality than private homes is because housing associations think long term to minimise costs and so use products that last a long time and do not need replacing.
- This policy is very ambitious, but there is a definite need in the area for affordable homes

- In future years, it will be local authority Planning Departments that will deliver this policy.
- As of next year, the funds Salisbury District Council will have available to build affordable houses directly will start to fall, thus it is important to have housing associations undertaking the building projects.
- Area Committee Members need to understand the policy so that they can know what to look for when considering planning applications. Therefore, members have a very challenging role ahead as initially, many of the decisions will be appealed in order to test the policy.
- At present, a site (in a rural area) with more than 14 houses is subject to affordable housing policy, thus many schemes are put in for the exact number of 14 to avoid this. In future, Members may wish to add a greater degree of affordable housing into such planning schemes.
- Initially, Salisbury District Council will look at its own land holdings to see if any sites are suitable for affordable housing.
- There will be Supplementary Planning Guidance and additional guides to try and make the policy clear.
- In the Southern Area, there has been identified a shortfall in affordable housing of 163 units.
- Members must be aware of which sites are coming up for consideration and will need to judge if these are going to be suitable.
- It is important to involve Parish Councils. Indeed, there have been moves to encourage Parish's to develop Parish Plans to allow data at ward level to become available. At present, data for affordable housing need does not go as far as parish level. There is also a grant available from Salisbury District Council to assist in this. If the grant is over £500, the Area Committee will need to agree it.
- It is important to create the right level of incentives to encourage people to move into smaller properties thus freeing up larger dwellings for families.

RESOLVED - that the working party involved in this project be thanked for their hard work and that a presentation should be made to each individual Parish Council.

740. ENFORCEMENT ACTION FOR UNAUTHORISED INSERTION OF UPVC WINDOWS AT 2 CHARLTON GRANGE, HIGH ROAD, CHARLTON ALL SAINTS SP5 4HD.

Mrs Dover, the property owner, spoke in favour of retaining the windows.

The Committee considered the previously circulated report of the Principal Conservation Officer and the Principal Planning Officer (Enforcement).

RESOLVED - that no enforcement action will be taken.

741. APPLICATION FOR A CERTIFICATE OF LAWFUL DEVELOPMENT AT PRETORIA, WITT ROAD, WINTERSLOW

The Committee considered the previously circulated report of the Principal Planning Officer (Enforcement).

RESOLVED - that the report be noted.

742. NON-COMPLIANCE WITH AGRICULTURAL OCCUPANCY CONDITION AT SWINGLETREES BUNGALOW, CLOVER FARM, WHITEPARISH

Trevor King, Chairman of Whiteparish Parish Council, supported the use of enforcement action as recommended in the officers report.

The Committee considered the previously circulated report of the Principal Planning Officer (Enforcement).

RESOLVED – that the Head of Legal and Property Services be authorised to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) and serve it upon the appropriate person(s).

Alleging the following breach of planning control:

The non-compliance with condition number 2 imposed upon planning permission reference S/86/1759 dated 12th February 1987 namely the occupation of the bungalow by a person not employed or last employed locally in agriculture or forestry.

Requiring the following steps to be taken:

The occupation of the dwelling in breach of condition 2 above shall only enure for the benefit of the current occupiers (Mr. and Mrs. J. Williams) only and not for the benefit of the land. Once their occupation of the dwelling ceases the dwelling shall not be occupied other than by a person or persons who comply with the requirements of condition number 2 imposed upon planning permission reference S/86/1759.

Reason for serving the Notice

The breach of condition began within the last ten years, and;

The current occupier of the bungalow the subject of this Notice, does not comply with the requirements of condition number 2 imposed upon planning permission reference S/86/1759 dated 12th February 1987 as he is not currently employed or was last employed in agriculture or forestry in the locality. It has not been sufficiently demonstrated that there is no longer a need for such a dwelling on the holding or in the surrounding area and the unrestricted occupation of the dwelling would continue to deny its availability to those who comply with the condition and are in need of such accommodation is therefore in conflict with Policy H29 of the Adopted Salisbury District Local Plan. However in order that any interference in the Human Rights of the occupiers is proportionate, the breach of condition is not required to cease for the duration of their occupation of the dwelling.

743. PLANNING APPLICATION S/2003/228 - FULL APPLICATION - CHANGE OF USE AND ERECTION OF BUILDING FOR OFFICE USE AT LIVERY ROAD (LAND AT) WEST WINTERSLOW SALISBURY SP5 1RH FOR N J ROWE INSURANCE SERVICES

Mr Rowe, the applicant, spoke in support of the above application.

Councillor Moss (speaking on behalf of Winterslow 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) together with a schedule of late correspondence circulated at the meeting:

RESOLVED – that

- (1) for the reason of maintaining employment in this rural area 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 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. Before the use hereby permitted first comes into use, the vehicular access and visibility splays shall be enhanced as shown on the approved plans.
 4. The premises shall be used for Class B1 (a) and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
 5. The use hereby permitted shall not take place except between the hours of:

8am to 6pm on Mondays to Fridays
8am to 1pm on Saturdays, and,
no operation on Sundays and Public holidays
- (2) The applicant be informed that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

744. PLANNING APPLICATION S/2003/268 - FULL APPLICATION -TWO STOREY EXTENSION AT CRUACHAN CHAPEL LANE REDLYNCH SALISBURY SP5 2HN FOR MR & MRS MARSH

Mrs Marsh, the applicant, spoke in favour of 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 circulated at the meeting:

RESOLVED - that

- (1) for the reason that construction would not obscure light sufficiently to warrant refusal of the above application, 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 to be used in the construction of the external surfaces of the extensions(s) hereby permitted shall match those used in the existing building.
 3. There shall be no other windows on the eastern elevation of the extension hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.
 4. The proposed first floor window in the eastern elevation of the extension hereby approved shall be glazed with obscure glass to the satisfaction of the Local Planning Authority and shall be maintained in this condition thereafter.
- (2) The applicant be informed that:
 1. this permission has been taken in accordance with the following policies G1, HA3 of the Adopted Salisbury District Local Plan and G2, D3, HA3 of the Replacement Salisbury District Local Plan.
 2. PARTY WALL ACT – it is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required from the adjoining landowner or any other person, or which may be required under any other enactment or obligation.

745. PLANNING APPLICATION 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

Jan Farris, of Coombe Bissett Parish Council, informed the Committee that the Parish Council objected to the above application.

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

RESOLVED - that the above application be refused because the demolition of the fire-damaged remains of this Grade II listed building is seriously detrimental to the character of the listed building and having regard to the absence of any special justification for its removal is contrary to policy CN5 of the 1996 Adopted Salisbury District Local Plan and policies CN1 and CN3 of the 1998 Deposit Salisbury District Local Plan.

746. PLANNING APPLICATION S/2003/463 - FULL APPLICATION - TWO STOREY EXTENSION TO REAR OF HOUSE AT LARKFORD HOUSE CHURCH HILL LOVER SALISBURY SP5 2PL FOR MR & MRS T C BAKER

Mr Baker, the applicant, spoke in favour of the above application.

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

RESOLVED - that

- (1) for the reason that this application is for an extension to a previously approved extension, Members did not feel it would have a significant effect on the neighbouring property to warrant refusal, 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 to be used in the construction of the external surfaces of the extension(s) hereby permitted shall match those used in the existing building.
 3. There shall be no windows on the western elevation of the extension hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.
 4. This development shall be in accordance with the amended drawing deposited with the Local Planning Authority on 3rd April 2003, unless agreed in writing by the Local Planning Authority.
- (2) The applicant be informed that:
 1. this permission has been taken in accordance with the following policies G1, HA2 of the Adopted Salisbury District Local Plan and G2, D3 and HA2 of the Replacement Salisbury District Local Plan.
 2. PARTY WALL ACT – it is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required from the adjoining landowner or any other person, or which may be required under any other enactment or obligation.

747. PLANNING APPLICATION S/2003/464 - CHANGE OF USE -RETROSPECTIVE APPROVAL FOR CHANGE OF USE FROM AGRICULTURAL TO GARDEN THE DEMOLITION OF OUT BUILDINGS AND THE ERECTION OF GARAGE AND STORE AT LARKFORD HOUSE CHURCH HILL LOVER SALISBURY SP5 2PL FOR MR & MRS T C BAKER

Mr Baker, the applicant, spoke in favour of the above application.

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

RESOLVED - that the above application be refused because the site lies in the New Forest Heritage Area and a Special Landscape Area, beyond the built up area of the village and adjacent to countryside. The site is over large in relation to the existing and adjoining properties and proposed change of use would constitute a residential intrusion into the otherwise unspoilt rural landscape beyond the village which would be seriously detrimental to the character and appearance of the locality and the surrounding countryside in general. Furthermore the proposed outbuilding by reason of its poor design and materials would appear as an alien and incongruous feature in its immediate surroundings, adding to the harm to the character and appearance of the area identified above. All of the above would be contrary to policies G1, C2, C7 and HA2 of the 1996 Adopted Salisbury District Local Plan and policies D3, C2, C6 and HA1 of the 1998 Salisbury District Local Plan.

748. PLANNING APPLICATION 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

Lesley Maynard, Managing Director of Old Sarum Airfield, spoke in objection of the above application.

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

Councillor Bissington, on behalf of Laverstock and Ford 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) together with a schedule of late correspondence:

RESOLVED – that

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

1. The proposal, by reasons of its bulk, mass and height in this rural urban fringe area adjoining the Old Sarum Airfield would be severely detrimental to the visual amenities of the locality and detract from the established character of the area through the introduction of an alien form of development with a functional and poor quality of design contrary to Policy G1(i) and E16 of the Adopted Salisbury District Local Plan, and Policy G2,E17 and D1 of the Replacement Salisbury District Local Plan (including proposed modifications).

2. The proposal, by reasons of its bulk, mass and height in this rural urban fringe area adjoining Old Sarum Airfield would be severely detrimental to public amenity. The proposal would therefore be contrary to policy G1 (x) of the adopted Salisbury District Local Plan 1996, and the Policy G (vi) of the replacement Salisbury District Local Plan.

749. PLANNING APPLICATION S/2002/1802 - O/L APPLICATION -EXTENSION OF EXISTING PUBLIC HOUSE / HOTEL TO PROVIDE STORAGE WASHING FACILITIES A RECEPTION AREA AND ADDITIONAL BEDROOMS AT WOODFALLS INN THE RIDGE REDLYNCH SALISBURY SP5 2LN FOR MR J CAMPBELL

P Heyes, a local resident living directly opposite the site, spoke in objection to the above application.

Mr Klahn, a friend of the applicant and father of the agent, spoke in support of the application. John Bundy 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) for the reason that this business provides a needed local facility and sufficient parking facilities for the hotel already exists, 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 development shall accord fully with the drawings which have been submitted in amplification of the outline application.
 3. 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.
- (2) The applicant be informed that with regards to the above permission and conditions, the applicant/developer should note that Article 3 (2) of the Town and Country Planning General Development Procedures Order 1995 was invoked during the application. As a result, detailed elevational and other plans were subsequently submitted as part of the application. As a consequence, the Local Planning Authority hereby grants consent for the scheme as shown in the submitted drawings, and therefore the development should be carried out in full accordance with the approved drawings.

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

Peter Foyle, agent for the applicant, spoke in favour of the above application.

Alan Westmoor of Landford 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 – Due to the fact that 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. 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. A Section 106 legal agreement to restrict the occupation to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.
4. That the applicant and any other relevant parties undertake, under Section 106 of the principal act to pay a commuted sum under policy R2 of the Salisbury District Local Plan within one month, If the applicant does not comply with (3 + 4) above then the application is delegated to the Head of Development Services to refuse the proposal on non-compliance with Policy R2.

751. PLANNING APPLICATION S/2003/129 - O/L APPLICATION -OUTLINE PLANNING FOR ONE DETACHED DWELLING ALTERATION AND CONSTRUCTION OF ACCESS AT ORCHARD VIEW (LAND ADJACENT TO) CHAPEL LANE NOMANSLAND SALISBURY SP5 2DA FOR MR & MRS R LEE

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

RESOLVED - that

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

1. Due to the restricted site area, and loss of existing curtilage to the property known as Orchard View, the proposal would result in the creation of a cramped and over restricted development to the detriment of the spacious character of the locality which is designated as part of the New Forest Heritage Area in the Adopted Local Plan. The development would therefore be contrary to the aims and requirements of planning policies G1 (i) and HA3 of the Adopted Salisbury District Local Plan and policies HA2 and G2 (i) of the Replacement 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 Salisbury District Local Plan because appropriate provision towards public recreational space has not been made.
- (2) That the applicant be informed that it should be noted that the reason given above relating to Policy R2 of the adopted Local Plan could be overcome if all relevant parties can agree with a Section 106 Agreement, or, if appropriate, by a condition in accordance with the standard requirement of public recreational open space.

752. PLANNING APPLICATION S/2003/135 - FULL APPLICATION -DEMOLITION OF GARAGE CONSTRUCTION OF GARAGE WITH FIRST FLOOR OVER CONSTRUCTION OF EXTENSION TO NORTH WEST ON TWO FLOORS AND ASSOCIATED WORKS AT REDVERS HOUSE GUNVILLE ROAD WINTERSLOW SALISBURY SP5 1PP FOR MR & MRS S JOHNS

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):

RESOLVED – that

- (1) the above application be approved subject to the following conditions:
 1. The development for which permission is hereby granted must be commenced not later than the expiration of 5 years beginning with 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.
- (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).

753. PLANNING APPLICATION S/2003/201 - FULL APPLICATION - NEW DOUBLE GARAGE ATTACHED TO EXISTING DOUBLE GARAGE AND EXISTING GARAGE CONVERTED TO GAMES/EXERCISE ROOM INCLUDING INSERTION OF DORMER WINDOWS AT LABURNUM COTTAGE EAST GRIMSTEAD SALISBURY SP5 3RT FOR MR & MRS D FLEET

Mrs Fleet, the applicant, spoke in favour of the above application.

Tom Wriggley of Grimstead 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 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 extension hereby permitted shall be used solely as ancillary accommodation to the existing dwelling (known as Laburnum Cottage, and shall not be occupied, sold, leased, rented or otherwise disposed of as a separate dwelling unit.
- (3) The materials to be used in the construction of the external surfaces of the extension(s) hereby permitted shall match those used in the existing building, unless otherwise agreed in writing by the Local Planning Authority.

754. PLANNING APPLICATION S/2003/229 - O/L APPLICATION -ERECTION OF SINGLE STOREY DWELLING GARAGE AND VEHICULAR ACCESS AT LAND AT THE LAURELS BETWEEN THE BOLTONS & KNAPMANS FIELD EAST GRIMSTEAD SALISBURY SP5 3RS FOR MR G R KNAPMAN

Mrs Fleet, a local resident, spoke in objection to the above application.

Mr Knapman, the applicant, spoke in support of the above application.

Tom Wriggley of Grimstead Parish Council, informed the committee that the Parish Council supported the above application but added that they would prefer not to see the hedge removed.

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

RESOLVED – that

- (1) 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 details submitted pursuant to condition 1 above shall show, inter alia, a dwelling of single storey height, with the eaves approximately level with the ground floor window heads and no windows installed above eaves level.
6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.
7. A recessed entrance having a minimum width of 3metres shall be constructed 4.5m back from the carriageway edge and its sides shall be splayed outwards at an angle of 45 degrees towards the carriageway edge. The area between the entrance and the edge of carriageway shall be properly consolidated and surfaced (not loose stone or gravel) for which details shall previously have been submitted to and approved in writing by the Local Planning Authority.
8. Any entrance gates erected shall be hung to open away from the highway only and shall be set back a minimum distance of 4.5 metres from the carriageway edge Reason 0052 In the interests of highway safety.
9. The gradient of the proposed access shall not at any point be steeper than 1 in 15 for a distance of 4.5 metres as measured from its junction with the public highway
10. 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.
11. Before development commences, a scheme for the discharge of surface water from the building(s) hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.
12. The development hereby permitted shall not be occupied until a properly consolidated and surfaced turning space for vehicles has been constructed to the satisfaction of the Local Planning Authority within the site in accordance with details which shall have been previously submitted to and approved in writing by the Local Planning Authority. The turning space shall be maintained for that purpose and that area shall not thereafter be used for any purpose other than the turning of vehicles.
13. 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.

(2) The applicant be informed that:

1. Policy - G1, H20 of Salisbury District Local Plan and G2, D2 and H18 of Replacement Salisbury District Local Plan
2. R2 - You are advised to contact the Local Planning Authority prior to any submission of details so that compliance with Policy R2 can be discussed.
3. The applicant is advised to contact the Local Planning Authority prior to any submission of details pursuant to this outline planning permission. The proposed single storey dwelling should respect the traditional and rural character of the area, in its design and materials and should be reasonably small scale. The development should seek to avoid the loss of trees and hedges on the site, particularly the loss of the hedge on the road side which is an important element of the character of the area. Furthermore any single storey dwelling should seek to avoid the overlooking/overshadowing of adjacent properties.

(3) The Southern Area Committee wishes it to be minuted that they have concern regarding any loss of hedgerow.

755. PLANNING APPLICATION S/2003/230 - O/L APPLICATION -ERECTION OF ONE DWELLING GARAGE AND VEHICULAR ACCESS AT LAND AT BUGMORE LANE EAST GRIMSTEAD SALISBURY SP5 3SA FOR MR G R KNAPMAN.

Mr Knapman, the applicant, spoke in favour of the above application.

Tom Wriggley of Grimstead 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) that the above application be refused for the following reasons:

1. The proposed development would be detrimental to the character of the Housing Restraint Area in that there would be an adverse impact on the character of the settlement due to a loss of a significant open area of land which contributes to the character of the area, contrary to policy H20 of the Salisbury District Local Plan and H18 of the Replacement 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 Salisbury District Local Plan because appropriate provision towards public recreational open space has not been made.

(2) The applicant be informed that the reason given above relating to Policy R2 of the adopted Local Plan could be overcome if all relevant parties can agree with

a Section 106 Agreement, or, if appropriate by a condition, in accordance with the standard requirement of public recreational open space.

756. PLANNING APPLICATION S/2002/2365 - FULL APPLICATION -SINGLE DWELLING HOUSE AT WHITEHORNS (LAND AT REAR OF) NORTH LANE NOMANSLAND SALISBURY SP5 2BU FOR MRS J OAKLEY

Mrs Oakley, 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 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 proposed self contained accommodation contained within the single planning unit of the dwelling hereby approved shall be used for incidental or ancillary purposes only and not be occupied, let or sold as a separate dwelling unit.
- (3) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- (4) The minimum cill heights of all the first floor windows of the dwelling hereby approved shall not be below 1.65m as indicated on plan RTA 38a received 27/2/03
- (5) This development shall be in accordance with the amended drawing[s] ref: 527-26a, 527-25a, 527-12a, 527-20a, RTA 38a deposited with the Local Planning Authority on 21/2/03 and 27/02/03 , unless otherwise agreed in writing by the Local Planning Authority.
- (6) Notwithstanding the provisions of Classes A-E of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), there shall be no extensions to the dwelling nor the erection of any structures within the curtilage without the prior consent of the Local Planning Authority.

Supplemental to the above resolution

Following the resolution of the Southern Area Committee to approve the application, it was realised that the requirement for the applicant to enter into a Section 106 Agreement relating to Policy R2 had not been included as part of the report to Committee.

Consequently, the report was put before the Special Delegated meeting, where officers resolved to approve the application, subject to the applicant and all relevant parties entering into a Section 106 Agreement relating to the provision of public open space in accordance with Policy R2.

757. MATTERS, IF ANY, THAT THE CHAIRMAN DECIDES SHOULD BE CONSIDERED AS A MATTER OF URGENCY

Councillor Rycroft, the Vice Chairman, took this opportunity to say thank you to Councillor Coundley for his Chairmanship and leadership of the Southern Area Committee over the last 4 years and for the assistance given to him, and other Members elected in 1999 during their initial period on the Southern Area Committee.

The meeting closed at 9.22 pm