

Minutes

Thursday 5th June 2003 at 4.30pm
Downton School, Breamore Road,
Downton, Salisbury

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

P R E S E N T

District Councillors

Councillor W Moss – Chairman
Councillor B M Rycroft – Vice Chairman

Councillors G Anderson, F D Bissington, Mrs P Bissington, R Britton, P Leo,
I D McLennan, Mrs. M M A Peach and L Randall

Apologies: Councillor C Devine

County Councillors

Apologies: County Councillors J P Johnson and K C Wren

Parish Representatives

John Coundley (Redlynch), R Thomas and J Gross (Laverstock)

MINUTES NOT REQUIRING COUNCIL APPROVAL

4. PUBLIC QUESTION/STATEMENT TIME

There were none forthcoming.

5. COUNCILLOR QUESTION/STATEMENT TIME

There were none forthcoming.

6. DECLARATIONS OF INTEREST

Councillor Leo declared a personal and prejudicial interest in Agenda Item 9 planning application S/2003/0799 and left the meeting during consideration thereof.

Councillor Randall declared a personal and prejudicial interest in Agenda Item 9 planning application S/2003/0549 and left the meeting during consideration thereof.

7. MINUTES OF THE LAST MEETING

RESOLVED – that the minutes of the meeting held on 10 April 2003 be approved as a correct record and signed by the Chairman.

8. CHAIRMAN'S ANNOUNCEMENTS

The Chairman read out a statement to Members. The statement was as below:

"I feel it would be informative if I updated Members in relation to the matter of The Footes, Coombe Bissett.

Members will be aware that the Public Inquiry in relation to this site will take place on the 12th and 13th June.

Under the Council's Special Delegation Procedure operating in May it was resolved, after consultation with Councillors Peach, Rycroft and myself, and in consideration of changes in circumstances which had occurred since enforcement action was authorised, to withdraw the listed building enforcement notice and an enforcement notice served in relation to storage of materials at the site.

The forthcoming inquiry will therefore deal with the two refusals of planning permission relating to a scheme for a new dwelling on the site and an enforcement notice relating to a vehicular accesses and a track on the site."

The Chairman stated that any questions relating to this matter could only be taken in exempt business at the end of the meeting. However, no request was made to do this.

9. APPOINTMENT OF MEMBERS TO OUTSIDE BODIES

The Committee considered the report by the Members Support and Information Officer.

When discussion on the New Forest Committee took place, the report by the Forward Planning Officer was considered, along with a verbal presentation. This was accompanied by a verbal presentation by John Coundley, former Salisbury District Councillor and former Chairman of the Southern Area Committee who had been, up until 1st May 2003, the representative on the New Forest Committee. A draft copy of the Annual Report of the New Forest Committee was also circulated.

RESOLVED - that the following appointments be made to the Brian Whitehead Sports Association, New Forest Committee, New Forest Consultative Panel and the Whiteparish Landfill Site Liaison group. Those appointments were as follows:

Outside Body	Member(s) Appointed
Brian Whitehead Sports Association	Councillor P Leo
New Forest Committee	Councillor L Randall
New Forest Consultative Panel	Councillor G Anderson
Whiteparish Landfill Site Liaison Group	Councillors L Randall and R Britton

10. MEMBERSHIP OF THE SWAG REVIEW PANEL

RESOLVED - that Councillors F Bissington, L Randall and B Rycroft be appointed to the SWAG Review Panel for the Southern Area Committee and that Councillor C Devine be appointed as Deputy Panel Member.

11. S/2003/799 - FULL APPLICATION -NEW FAMILY HOUSE INCORPORATING GRANNY ACCOMMODATION AND CONSTRUCTION OF NEW ACCESS AT LAND NEXT TO MEADOWSIDE GRAVEL CLOSE DOWNTON SALISBURY SP5 3JQ FOR MR & MRS STEDMAN PIDGLEY

Tim Reeve, agent for the applicant, spoke in support of the application.

Following this statement, the committee considered the report of the Head of Development Services (Previously circulated), together with a schedule of late correspondence:

RESOLVED -

- (1). Due to a reason of improvement in design and provided 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 of the date of this permission, then 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. Prior to the commencement of development, details of the brick bond, parapet copings, window cills, depth of window reveals and brick arches shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, shall be undertaken in accordance with the approved details.
 4. 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 extensions are occupied. Development shall be carried out in accordance with the approved details.
 5. Before development commences, a Method Statement outlining how the adjacent river system is to be protected during development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.
 6. There must be no new buildings, structures (including gates, walls and fences) or raised ground levels within 8 metres of the top of any bank of watercourses, inside or along the boundary of the site, unless agreed otherwise in writing by the Local Planning Authority.
 7. There shall be no permanent or temporary storage of any materials including soil with that part of the site liable to flood as shown as lying below 36.25m AOD.
 8. Finished floor levels of the dwelling shall be set at least 600mm above the 1 in 100 year flood level of 36.25m above Ordnance Datum. The floor level of the garage shall be set at or above 36.55m AOD.
- (2). The applicant be informed that:
1. The surface water soakaways may require the approval of the Local Authority's Building Control department and should be constructed in accordance with BRE Digest No. 365 dated September 1991 or CIRIA Report 156 "Infiltration Drainage, Manual of Good Practice".

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the River Avon, designated a 'main river'.

2. With regards to condition 5 above, the supplied Method Statement should be similar to that submitted as part of the previous approval S/02/1426.

12. S/2003/500 - FULL APPLICATION -DEMOLITION OF EXISTING PREFABRICATED BUNGALOW CONSTRUCTION OF TWO DETACHED DWELLINGS AND ALTERATIONS TO VEHICULAR ACCESS AT FENITON FIRS ROAD ALDERBURY SALISBURY SP5 3BD FOR MR & MRS TAYLOR

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

District Councillor R Britton, representing Alderbury Parish Council, advised the Committee that the Parish Council objected to the application. Following this, Councillor Britton took no further part in the discussion or voting.

Following these statements, the Committee considered the report of the Head of Development Services (previously circulated):

RESOLVED –

- (1). Subject to the applicant and any other relevant parties undertaking, under Section 106 of the principal act, to pay a commuted sum under policy R2 of the Salisbury District Local Plan within one month, then this authority is minded to grant planning permission to 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. Notwithstanding the provisions of Class[es] A to E of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling(s) nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.
 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no windows/rooftlights [other than those expressly authorised by this permission] shall be constructed.

5. Notwithstanding the provisions of 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 addition or alteration to the roof of the dwelling hereby permitted unless agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.
6. No development shall take place until details of the treatment of the site boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Any tree screening, hedges, walls or fences thus approved shall be planted/erected prior to the occupation of the building
7. This development shall be in accordance with the amended drawing[s] ref: 09102 1 RevB, and 09102 2 Rev B deposited with the Local Planning Authority on 6 March 2003, and section 5, of the Implications and Recommendations of the Slow Worm Assessment by Chalkhill Environmental Consultants, unless otherwise agreed in writing by the Local Planning Authority.

(2). The applicant be informed that:

1. this permission has been taken in accordance with the policies G1, H16, and R2 of Salisbury District Local Plan and G2, D2, H15 and R2 of Replacement Salisbury District Local Plan
2. With reference to Condition 7 above, this refers to the recommendations of the Slow Worm Assessment by Chalkhill Environmental Consultants in section 5 item 3 i.e.
'During the development of the site an ecologist experienced in dealing with slow worms should be present just prior to and during the clearance of the garden (including the sheds) so that a pre-clearance and disruptive (slow worm) search can be carried out. Any slow worms rescued could, with the owner's permission, be released in the neighbouring garden.'

13. S/2003/530 - FULL APPLICATION -DEMOLITION OF EXISTING EXTENSION CONSTRUCTION OF NEW HOUSE AT 37 RIVERBOURNE ROAD SALISBURY SP1 1NU FOR MR A STOCKEN

Ray Thomas, of Laverstock Parish Council, advised the Committee that the Parish Council objected to the application.

Following this statement 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 in order for officers to provide further information to the Committee regarding tree cutting on this site and confirmation of the situation with regards to flooding of the land from the Environment Agency.

14. S/2003/646 - FULL APPLICATION -REMOVE STABLES EXTEND BUNGALOW AT GROUND AND FIRST FLOOR LEVEL AND ALTERATION TO EXISTING ACCESS AT CHERRY TREE COTTAGE EAST GRIMSTEAD SALISBURY SP5 3RY FOR MR & MRS M LOTEN

Nigel Lilley, agent for the applicant, spoke in support of the application.

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

RESOLVED -

(1). That the 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. Notwithstanding the provisions of Classes A to E of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no alterations nor extensions to the dwelling(s) other than those hereby permitted nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.
3. Before any development is commenced on the site, including site works of any description, all the existing boundary hedge which is 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 the hedge. 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 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. The garage[s] shown on the approved drawing(s) shall not be converted into a habitable room without the permission in writing of the Local Planning Authority.

(2). The applicant be informed that this permission has been taken in accordance with policies G1, H20 of the Adopted Salisbury District Local Plan and policies G2, D2 & H18 of the Replacement Salisbury District Local Plan.

15. S/2003/701 - O/L APPLICATION -DEMOLITION OF DILAPIDATED COACHWORKS CONSTRUCTION OF CHALET BUNGALOW AND CHANGE OF USE OF REMAINING LAND AS EXTENSION TO 'SHAMBA' CURTILAGE AT SHAMBA (REAR OF) EAST GRIMSTEAD SALISBURY SP5 3RY FOR MRS J BEAUCHAMP

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

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

RESOLVED –

- (1). That the 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 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. This outline permission does not authorise the siting of the proposed development as shown on the illustrative plan accompanying the application and the siting shall be subject to further consideration as part of the submission for approval of the reserved matters.
 4. 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.
 5. 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.
 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) and in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.
 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. Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority.
 9. The above scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk [to the public/buildings/environment] when the site is developed.
 10. Development shall not commence until the measures approved in the scheme have been implemented.

11. The access should be laid out with any gates to close the access being set back a minimum distance of 4.5m from the carriageway edge and made to open inwards only.
12. The sides of the access should be splayed outwards at an angle of 45 degrees towards the carriageway edge from 4.5m back and this area should be properly consolidated and surfaced (not loose stone or gravel) in accordance with details to be agreed.

- (2). The applicant be informed that this permission has been taken in accordance with policies G1, H16, H20, E2 and R2 of the Salisbury District Local Plan and policies and G2, D2, H15, H18, E16 and R2 of the Replacement Salisbury District Local Plan.

16. S/2003/716 - FULL APPLICATION -APPLICATION TO PERMANENTLY AMEND CONDITION 4 ON APPROVAL S/2000/81 TO EXTEND OPENING HOURS TO MON-SAT 16.30-23.00 AND SUN 16.30-22.00 AT CLASSIC AROMA CHINESE TAKEAWAY 18 CHURCH ROAD LAVERSTOCK SALISBURY SP1 1QX FOR MR LO

Mr Gross, of Laverstock Parish Council, advised the Committee that the Parish Council objected to the application.

Following this statement, 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 refused on the grounds that the continued extension of the hours of the take-away, beyond that currently operated by the adjoining convenience store would have an unacceptable impact on the amenities of neighbours in the immediate locality, due to the general noise and disturbance created by customers during unsociable hours contrary to Salisbury District Local Plan policies G1.

17. S/2003/549 - FULL APPLICATION -ERECTION OF STALLION BREEDING AND STORE BARN AND RETROSPECTIVE CHANGE OF USE OF LAND AND BUILDINGS TO EQUESTRIAN USE AT WHITEHOUSE FARM WEST GRIMSTEAD SALISBURY SP5 3RJ FOR MRS C A WIGMORE

Mrs C A Wigmore, applicant, spoke in support of the application

Following this statement and a site visit held 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 the 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 barn hereby permitted shall be stained/painted in a colour to be agreed in writing with the Local Planning Authority. The colour so agreed shall thereafter be retained in perpetuity unless the Local Planning Authority gives written approval to any variation.
- (3). The building hereby approved shall be used solely for stallion breeding and ancillary storage, and shall not be sold or let separately from White House Farm.

The meeting closed at 6.40 pm