

## Minutes

Thursday 3 July 2003 at 4.30pm  
East Grimstead Reading Room,  
Grimstead Road, East Grimstead, 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 B M Rycroft – Acting Chairman

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

**Apologies:** Councillor R Britton and W Moss

#### **County Councillors**

**Apologies:** County Councillors J P Johnson and K C Wren

#### **Parish Representatives**

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

### **MINUTES NOT REQUIRING COUNCIL APPROVAL**

Because of the absence of Councillor Moss, the role of Chairman was performed by Councillor Rycroft. Also, Councillor Mrs Bissington was nominated by the Committee to act as Vice-Chairman for the duration of this meeting.

#### **18. PUBLIC QUESTION/STATEMENT TIME:**

There were none forthcoming.

#### **19. COUNCILLOR QUESTION/STATEMENT TIME:**

There were none forthcoming.

#### **20. DECLARATIONS OF INTEREST:**

Councillor Leo announced that in respect of Agenda Item 9, plans list item 7 (S/2003/0906) he would not be declaring an interest even though he did do so when the Downton Flood Alleviation Scheme application was first brought to Committee. The reason he is not now declaring an interest is that none of the 3 individual areas being discussed today affect him.

## 21. MINUTES OF THE LAST MEETING:

**RESOLVED** – that the minutes of the previous meeting, held on 5th June 2003 and the minutes of the special meeting, held on 19<sup>th</sup> May 2003 (both previously circulated), be approved as correct records and signed by the Chairman.

## 22. CHAIRMAN'S ANNOUNCEMENTS:

The Chairman made 2 announcements:

1. That under Agenda Item 10 – Urgent Matters – Councillors would be asked to appoint a replacement representative to the New Forest Consultative Panel.
2. The Chairman congratulated Councillor McLennan on reaching his 25<sup>th</sup> Wedding Anniversary. The whole of the Committee supported this.

## 23. SWAG – FIRST TRANCHE APPLICATIONS 2003-04:

The Committee considered the recommendations of the SWAG Review Panel meeting held on 18th June.

**RESOLVED** - that

- (1) approval be given to the recommendations of the SWAG Review Panel as set below:
- (2) the re-allocation of funding for the Rural Floral Enhancement Scheme (as approved by the Southern Area Committee at its meeting of 13<sup>th</sup> March 2003) be transferred from the SWAG budget to the Discretionary Fund.

Ref. no.	Application	Panel Recommendations
SAC/ T3/ 02- 03/88	<b>DOWNTON JUDO SCHOOL</b> <b>(Deferred from Tranche 3 2002-2003 budget)</b> To purchase Judo mats to assist with start up of school	<b>Approve</b> - £1,000 <u>subject to:</u>  If the club/members are working with children they must be fully qualified, have attended a Child Protection Workshop and the School should be working towards compiling a child protection policy.
92	<b>KING GEORGE'S HALL, WEST DEAN</b> To update the complete electrical system in the Village Hall.	<b>Approve</b> - £2,000 from the Discretionary Fund
93	<b>REDLYNCH VILLAGE HALL</b> As part of an improvement plan to bring the hall up to modern standards	<b>Approve</b> - £2,000
94	<u>Minor Grant Application</u>  <b>WEST DEAN PARISH COUNCIL</b> To construct and install a solid oak notice board in village.	<b>Approve</b> - £250

Ref. no.	Application	Panel Recommendations
95	<b>COOMBE BISSETT AND HOMINGTON VILLAGE HALL</b> The sanding, sealing and refinishing of the hall's wooden floor and stage, repainting of Badmington courts, purchase of electric floor polisher and pads.	<b>Refuse</b>  However, the applicant is invited to re-apply to the next tranche and to provide details of fund-raising efforts (other than SWAG).
96	<b>ALDERBURY VILLAGE HALL MANAGEMENT COMMITTEE</b> Refurbishment of drains.	<b>Approve - £2,500</b>
97	<b>BRIAN WHITEHEAD SPORTS ASSOCIATION SOCIAL CLUB</b> Renewal and enhancing structure and replacing with concrete	<b>Approve - £2,000</b> towards blockwork in order to assist security precautions.
98	<b>FARLEY CORONATION PLAYING FIELD</b> To install a tarmac base around an existing "playwall"	<b>Defer</b>  To be considered in next tranche as this application is not considered a priority under current funding availability.

Therefore, the funds remaining for 2003/04 are:

SWAG - £13,840

Discretionary Fund - £3,500

#### 24. ENFORCEMENT ACTION: LANDFORD COMMON FARM

John Martin, of Landford Parish Council, advised the Committee that the Parish Council supported the recommendations of the officer.

Following this statement the Committee considered the previously circulated report written on behalf of the head of Development Services relating to enforcement action at Landford Common Farm, off New Road, Landford, together with a schedule of late correspondence.

**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 for the reason that the following works have been undertaken without planning permission:

1. The change of use of agricultural land to use of for the parking and storage of HGV motor vehicles and their trailers unrelated to the agricultural use of the land.
2. The change of use of land for the parking and storage of motor vehicles unrelated to the agricultural use of the land.

3. The change of use of agricultural land to the use of land for the storage of containers and/or operational development consisting of the stationing of containers on the land, used for purposes not associated with the agriculture.
4. The construction of a hardstanding and earth bunds associated with the above uses.

Requiring the following steps to be taken: -

1. To permanently remove all motor vehicles and trailers from the land (marked red on the attached plan).
2. To permanently cease using the land (marked red on the attached plan) for the parking and storage of HGV motor Vehicles and trailers.
3. To permanently remove all the containers from the land (marked red on the attached plan).
4. To cease using the land (marked red on the attached plan) for the storage / stationing of containers.
5. To remove the earth bunding, hardstanding and resulting materials from the site and restore the site to its original condition before the breach took place by re-seeding with grass seed in first planting season after completion of removal of containers, motor vehicles, trailers and hardstanding.

(**NOTE:** Prior to the Committee considering the planning applications in the agenda, Richard Hughes, Planning Officer, advised the members that as of 30<sup>th</sup> June 2003, Salisbury District Council had a new Adopted Local Plan. As all the planning reports contained in the Agenda were written prior to the adoption of the new plan, they contained references, and more importantly, specific policy numbers, to the previous Adopted Local Plan. Therefore, it was stressed that members should now, when considering planning applications, do so with reference only to the June 2003 Adopted Local Plan).

**25. S/2003/0915 - FULL APPLICATION – REPLACEMENT FURNITURE WORKSHOP WITH ASSOCIATED RESIDENTIAL USE AT FURNITURE WORKSHOPS BACK DROVE WEST WINTERSLOW SALISBURY FOR MR N NORTHEAST:**

Nigel Lilley, 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** – that the above application be deferred to allow Members to conduct a site visit.

**26. S/2003/0973 – OUTLINE APPLICATION – OUTLINE PLANNING PERMISSION FOR SINGLE DETACHED RESIDENTIAL DWELLING AND GARAGE UTILISING EXISTING ACCESS AT EDELWEISS (ADJACENT) SCHOOL ROAD NOMANSLAND SALISBURY FOR G BASSETT ESQ**

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

John Coundley, of Redlynch Parish Council, advised the Committee that the Parish Council supported the above application.

Following these statements, 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 refused for the following reasons:-

1. The proposal, due to the bulk and scale of the proposed dwelling and the subsequent cramped form of development, is considered to amount to over-development of the plot, which would be out of keeping with the pattern of local residential development which is generally spacious. Additionally, the proposal is considered to result in a reverse type of tandem development and would therefore have an adverse impact on the amenities of adjacent dwellings. Therefore the proposal is contrary to policies G2, HA2, R2 and C6 of the Salisbury District Local Plan.
2. That the applicant be informed that this refusal has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan G2, HA2, C6 and R2.

**27. S/2003/0987 – TREES WITH TPO – REMOVE HORSECHESTNUT TREE AT KESTRELS MORGANS VALE ROAD REDLYNCH FOR MR J SMITH:**

John Coundley, of Redlynch Parish Council, advised the Committee that the Parish Council objected to the above 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) The application be refused for the following reason:-

The Horse Chestnut tree identified as T4 of TPO258 was retained and protected on this site prior to development because it is considered to be healthy and of significant amenity value viewed from a public point of access. Its proposed removal is considered to be detrimental to the integrity of the Tree Preservation Order and the amenity of the local area, contrary to policy G2 of the adopted Salisbury District Local Plan.

- (2) That the applicant be informed that this refusal has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G2.

**28. S/2003/0530 - FULL APPLICATION – DEMOLITION OF EXISTING EXTENSION CONSTRUCTION OF NEW HOUSE AT 37 RIVERBOURNE ROAD SALISBURY FOR MR J GISBY**

Mr Haynes, a neighbour and speaking on behalf of other neighbours, spoke in objection to the above application.

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

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

Following these statements and further to a site visit held earlier that afternoon, the Committee considered the report of the Head of Development Services (previously circulated) together with a schedule of late correspondence:

**RESOLVED –**

- (1) That subject to any persons concerned entering into a section 106 agreement under the provisions of the Town and Country Planning Act 1990 (as amended) to pay a commuted sum under policy R2 of the Salisbury District Local Plan within one month,

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. 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/dormer windows/rooflights [other than those expressly authorised by this permission] shall be constructed in the south-east elevation.
4. 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.
5. Development shall be in accordance with the Method Statement relating to the impact of the development on the River Bourne received on 2<sup>nd</sup> June 2003.
6. 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 ground raising, building works or other structures shall be placed or erected within the site boundary.

7. There shall be no storage of any materials including soil within that part of the site liable to flood. The extent of the flood area is to be considered for this purpose as the maximum flood extent during the Winter 2002 events.

(2) That the applicant be informed that

1. This permission has been taken in accordance with Policies G2, D2, H16 and R2 of the Salisbury District Local Plan.
2. If the applicant does not comply with (1) above the application is delegated to the Head of Development Services to refuse the proposal on non-compliance with Policy R2.
3. Consultation with the Environment Agency should take place prior to works commencing to ascertain how best to comply with conditions 6 and 7 above.

**29. S/2003/0860 - FULL APPLICATION – IMPROVEMENT TO VEHICULAR ACCESS RETROSPECTIVE AT LAND ADJACENT GARAGE ON A30 LONDON ROAD FIGSBURY SALISBURY FOR MR ANDREWS:**

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. Within one month of the date of this permission, a scheme shall have been submitted to and approved by the Local Planning Authority for the consolidation and surfacing of the area between the entrance gate and the carriageway.
2. Within two months of the date of this permission, the area between the entrance gate and the carriageway shall have been consolidated and surfaced in its entirety in accordance with the approved scheme pursuant to condition 1.

(2). The applicant be informed that:

1. This planning permission relates solely to the access and track. It does not grant permission in respect of the manege shown on drawing no. A1/1. The formation of a manege is development requiring separate planning permission as it involves a material change in the use of the land from agriculture to equestrian purposes.
2. This permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan (G2, C2, C6, C20).

**30. S/2003/0890 - FULL APPLICATION – RETROSPECTIVE – CHANGE TO RIDGE HEIGHT TO DOUBLE GARAGE AT BOHEMIA COTTAGE BOHEMIA REDLYNCH SALISBURY FOR MR & MRS BUTT:**

Mr J Butt, the applicant, spoke in support of the above application.

John Coundley, of Redlynch Parish Council, advised the Committee that the Parish Council objected to the above application.

Following these statements, 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 condition:-
  1. No windows shall be inserted in the western elevation of the development.
- (2). The applicant be informed that this permission has been taken in accordance with the following policies: Salisbury District Local Plan HA1, HA2, C6

**31. S/2003/0906 - FULL APPLICATION – ALTERATIONS TO APPROVED FLOOD DEFENCE SCHEME (PLANNING PERMISSION S/02/2207 AT VARIOUS SITES : DOWNTON SALISBURY FOR ENVIRONMENT AGENCY:**

Mr Read, a resident of The Borough, Downton, spoke in objection to the application relating to land north of The Borough (Northern Borough Defences).

Judy Brown, a local resident, spoke in objection to the application relating to land north of The Borough (Northern Borough Defences).

Roger Yeates, a local resident, spoke in objection to the above application relating to the land adjacent to the Tannery (Mill Race Defences).

Following these statements 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 officers to consult with the applicant on the necessity of a Disabled Access at land north of The Borough.

**32. S/2003/0959 – CHANGE OF USE – OF OUTBUILDINGS AT BRICKWORTH FARMHOUSE FROM OFFICES TO A DAY CARE NURSERY FOR 44 CHILDREN AT BRICKWORTH FARM HOUSE WHITEPARISH SALISBURY FOR MR & MRS JACKSON:**

Richard Steel, a local resident and owner of The Granary, spoke in objection to the above 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 above application be deferred for the following reasons:

1. More accurate and detailed plans are required showing an accurate red line, alterations to the buildings and parking/turning areas.



2. A detailed Travel Plan be supplied to officers containing information on the operation and sustainability of the proposal to utilise mini-buses as a mode of transport for children using the nursery.
3. Advice be sought from an independent Highway Consultant on the suitability of the access onto and from the A36 from and to the nursery.
4. Information be sought by officers on the regulations governing such nurseries.

**33. S/2002/1418 - FULL APPLICATION – 5 DWELLINGS AND GARAGES AT THROGMORTON HALL PORTWAY OLD SARUM SALISBURY FOR W I M S (UK) LTD:**

Mr Robert Allison, a resident of Throgmorton Hall representing a number of other residents, spoke in objection to the above application.

Mr Nicholas Haywood, agent to the applicant, spoke in support of the application.

R Thomas, of Laverstock Parish Council, informed the Committee that the Parish Council, contrary to what was written in the planning officers' report, did not support the above application but had no comment except to say they held some concerns relating to a gate on Green Lane and the state of the road on green lane itself.

Following these statements and further to 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. This application site forms a small part of a much larger area of land to the west of The Portway which has been allocated within the adopted Salisbury District Local Plan for a mixed use development, including residential development and ancillary services and facilities. However, until such development is undertaken, the area surrounding the site remains predominantly rural in character, and contains a small number of residential properties which lack any adequate community facilities or services, and which are located in a isolated location to the north of Salisbury city.

Therefore, notwithstanding the allocation of the land, it is considered that the granting of this proposal for 5 dwellings at this time would amount to piecemeal development and would consequently result in residential development which would be located in an unsustainable location divorced from facilities or services. The proposal would therefore be contrary to policy DP1 of the adopted Wiltshire Structure Plan, and policy G1 of the adopted Salisbury District Local Plan, and the guidance provided PPG3 (Housing) & PPG13 (Transport).

2. It is considered that the proposal would have an adverse impact on highway safety, due to the inability of the site to provide sufficient frontage to the north-east to enable an access to be satisfactorily laid out incorporating the necessary visibility splays which are essential to highway safety. The proposal would therefore be contrary to policy G2 (I) & (II) of the adopted 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 public recreational open space has not been made.
- (2) That the applicant be informed that the reason given above relating to Policy R2 of the adopted 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 requirement of public recreational open space.

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

The Committee heard a brief explanation by Councillor Anderson as to why, after further consideration and consultation with the Council's Monitoring Officer, he no longer felt able to carry out the role as representative of the Southern Area Committee on the New Forest Consultative Panel.

**RESOLVED** - that Councillor Leo be elected to represent the Southern Area Committee on the New Forest Consultative Panel for the period 2003 – 2007.

The meeting closed at 7.47 pm