

Minutes

Thursday 22 January 2004 at 4.30pm
City Hall, Malthouse Lane,
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 R Moss - Chairman

Councillor B M Rycroft – Vice-Chairman

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

Apologies: None

Also in attendance: Councillor J Cole-Morgan (for agenda item 9)

County Councillors

Apologies: County Councillors J P Johnson and K C Wren

Parish Representatives

R Amor (Grimstead), Mrs B Carter (Downton), J Coundley (Redlynch)
and K Gross (Laverstock and Ford)

Officers Present

Jane Ferguson (Legal and Property Services), Stephen Hawkins (Development Services),
Richard Hughes (Development Services), Andrew Rose (Democratic Services), Natasha Styles
(Forward Planning & Transportation) and Amber Skyring (Community Initiatives).

MINUTES NOT REQUIRING COUNCIL APPROVAL

138. PUBLIC QUESTION/STATEMENT TIME:

There were none forthcoming.

139. COUNCILLOR QUESTION/STATEMENT TIME:

Councillor L Randall made the following statement:

Members should be advised that an application has been placed for a recycling centre at Sherfield English, which, although located in the county of Hampshire, is right on the border with Wiltshire.

There are several aspects of the application that cause concern to Councillor Randall – principally the fact there will be approximately 280 lorry movements each day (as proposed in the application) and the catchment area for this site extends to the Southern Area and the city of Salisbury itself.

This aspect leads to 2 major issues that need to be addressed:

1. the proximity principle – the site should be located within the locality of where its operations will take place
2. the routing of lorries through Whiteparish, Brickworth and Redlynch, often using narrow roads unsuitable for such vehicles.

Councillor Randall believes the site is in the wrong place.

Due to these concerns, Councillor Randall feels that there should be an extension to the time available for comments to be given in respect of this application, and that he would request that this matter is delegated to officers to write a formal letter of objection to the application and also to notify Wiltshire County Council (as they may be unaware of this application).

140. DECLARATIONS OF INTEREST:

Councillor Britton declared 2 personal and prejudicial interests:

1. Agenda Item 8, item 1 (ref. 105) as Councillor Britton is Chairman of the Parish Council (the applicant).
2. Agenda Item 12, plans list item 6 (S/2003/2363) as he is a friend of the applicant.

Councillor McLennan declared a personal and prejudicial interest in agenda item 8, item 8 (ref. 112) as he is a member of the sports club.

141. MINUTES OF THE LAST MEETING:

RESOLVED – that the minutes of the previous meeting, held on 16 December 2003 (previously circulated), be approved as a correct record and signed by the Chairman.

142. CHAIRMAN'S ANNOUNCEMENTS:

There were none.

143. COMMUNITY PLANNING – APPOINTMENT OF COMMUNITY PLANNING CHAMPION(S)

The Committee considered the appointment of Community Planning Champions to lead the work in this area and bring items to this Committee when items of interest or importance arise.

RESOLVED – that all Councillors on the Southern Area Committee will take on the role of Community Planning Champion for their respective ward and, when an item of interest or importance arises, bring that to the Committee for discussion.

144. RECOMMENDATIONS OF SWAG REVIEW PANEL

The Committee considered the previously circulated recommendations of the SWAG Review Panel that met on 7 January 2004.

RESOLVED – that the recommendations of the SWAG Review Panel be approved as set out below:

Ref. no.	Application	Panel Recommendations
105	Grimstead Parish Council De-silting of West Grimstead Village Pond.	Approve - £375
106	Landford Village Hall Extend village hall to provide inside storage. <u>This is for matched funding for Landfill Tax Credit</u>	Approve - £2,280 <u>subject to</u> the applicant receiving the Landfill Tax Credit. If no funding is secured from Landfill Tax Credit then the SWAG grant of £2,280 be returned to Salisbury District Council.
107	St. Andrews Residential Home Purchase of billiard/snooker table	Approve - £120
108	Salisbury and District Model Engineering Society Clearance of a site and purchase of track	Approve - £500 towards project start up costs.
109	Landford Public Footpath Committee Provision of footpath.	Refuse – as there is no need for this project demonstrated in the application and insufficient costings information has been provided.
110	Landford Methodist Toddlers Purchase of 4 toddler size tables	Approve - £425 <u>subject to</u> the group instating a Child Protection Policy (advice can be obtained from the relevant technical officer). The group is also recommended to amend the name of its group to avoid possible confusion regarding the required religious beliefs of group members and users (although this is not a condition).
111	Landford Parish Council Inspection by camera or other means to determine if water culvert blocked.	Refuse – the costs quoted appear unquantified. The applicant is advised to refer to the Salisbury District Flood Steering Group for further advice and/or assistance.
112	Laverstock & Ford Football Club To provide floodlights to main pitch	Approve - £5,000 , to be broken down as follows: £2,860 to be funded from SWAG £2,140 to be funded from the Discretionary Fund

Breakdown of funds

SAC SWAG allocation 2003/04	£21,590
Less Tranche 1 funding – agreed at meeting 03/07/03	£7,750
Less Tranche 2 funding – agreed at meeting of 25/09/03	£7,280
Less Tranche 3 funding – agreed at meeting of 22/01/04	£6,560
SAC Discretionary Budget allocation 2002/03	£ 7,500
Less Rural Floral Enhancement Scheme 2003 – agreed at meeting of 13/03/03	£2,000
Less King George's Hall, West Dean – agreed at meeting of 03/07/03	£2,000
Less Laverstock and Ford Football Club – agreed at meeting of 22/01/04	£2,140
Discretionary funds available for allocation prior to May 2004	£1,360

Members also agreed that, because there is £1,360 remaining in the Discretionary Fund, should Members feel that they wish to contribute to, or increase the funding previously agreed, towards an application from the 2003/04 SWAG then they should submit that information to the Area Co-ordinator by 9th February 2004. At the meeting on 19th February, all requests can be discussed and, if thought suitable, given funding from what remains in the Discretionary Fund.

145. AREA GRANTS REVIEW:

The Committee considered the previously circulated report from the Principal Community Development Officer, as well as Community and Housing Portfolio Holder for Salisbury District Council, Councillor John Cole-Morgan. The main points raised by both were as follows:

Funding Advisor

- When the Council for Voluntary Service (CVS) took on a funding advisor there was evidence of a huge increase of funding into a local area
- Salisbury District Council needs to look at ways of stopping the dependency culture whereby outside organisations look to us as their first resort for funding, and in many cases, the only resort.
- At present, we do not give very detailed advice to applicants for funding; this could be improved through the use of a funding advisor.
- A funding advisor will make people and groups much more aware of other (than the council) sources of funding streams as well as to give added value by helping groups to build their capacity and by signposting them to other agencies and organisations.
- The post will be of direct assistance to small organisations in local areas.

Centralised SWAG Review Panel

- The representatives for each area on the central panel would be the sponsors or advocates of the applications in the area which they represent.
- SWAG funding would still (as at present) be split on a per capita basis.
- Any recommendations made by the centralised review panel would still, as at present, come to the relevant area committee for a final decision.
- Currently, there is a disparity between the different area committees as to what criteria they use for determining applications. A central panel would remove this inconsistency between areas and ensure that decisions are all in line with the council's core priorities. This inconsistency is in breach of the "compact" the Cabinet signed in July of 2003 with the County Council and other Wiltshire district councils.
- The present system is wasteful in terms of both officer and Member time.
- It is very difficult for officers who attend the SWAG Review Panel's to block off time to attend all those taking place.

Central Cultural Pot

- This would be appropriate for applications which have a district wide implication (such as the Rio + 10 event and the Sarum Chamber Orchestra).
- No central pot is currently available.
- Would like to see about 10% of SWAG budget from each area put into the central pot.
- The proposal means that, should the central pot not have spent all its funds by the time consideration is to be given to SWAG Tranche 3, the funds remaining would be diverted to the SWAG Review Panel to spend (based upon a per capita distribution between the areas).

Grant Award Ceiling

- Willing to be flexible on this issue
- The belief is that the more grants that can be made [of a lower amount] allows a greater yield of goodwill which will benefit a greater number of people in the communities.

Following the presentation, Members of the Committee were invited to make comments and/or ask questions. The main points raised/question asked were as follows:

- Would like to challenge the assertion that current funding is outside of the council's core priorities.
- The criteria that has been laid down to determine grants is always followed. There is a question of interpretation, but the criteria are not breached.
- Would like to take issue with the idea the criteria laid down are not being adhered to. The word criteria is another way of saying guidelines and the Southern Area Committee works very clearly within the set guidelines.
- The removal of about 45% of the SWAG budget to fund a central pot and a funding advisor is just not acceptable.
- With regard to a centralised Review Panel; if there are 8 Councillors on this panel (2 from each Area Committee), when dealing with any given application, 6 of the Councillors will be disinterested.
- Area Committees are about communicating directly with the local people who have put the Councillors into office, hence SWAG review should be undertaken by the relevant Area Committee.
- Uncomfortable with applications being able to be refused by Members from other areas.
- Reluctant to have a centralised SWAG Review Panel and challenge the idea that this would reduce officers time because there would still be the same number of applications received (so would just mean that the meetings that are held are simply longer in duration).
- There are many other ways that officer time could be saved without the need for a centralised panel – such as a reduction in the number tranches or by organising all of the Review panel meetings to be held on the same day.
- Councillors are elected to act on behalf of the local area they represent, and this involves spending the funds they have access to on that local area. The allocation of funding at a local level is in the democratic gift of Area Committees.
- If there is a centralised review panel, it would not be accountable to the local people.
- A funding advisor is yet another post that needs to be funded in the council at a time when we should be trying to make savings due to financial need.
- If the idea of a fundraising post is so good and would lead to a much increased level of funding obtained, why not fill the role but put it onto a self-funding contract without any funding having to come from the council.
- Any fundraiser would need to be set strict targets on levels of funding acquired and sought as well as having a firm contract of employment which would incorporate the imposition of those targets.
- Research and case studies do show that having a fund raiser in post more than pay their way. An example is Kent County Council. In Wiltshire County Council, an officer has been brought in to fulfill this very role.
- We should take more advantage of the fundraising officer at Wiltshire County Council.
- Should the fundraising role fail to be successful, would like to see the funding that was diverted to fund that role returned to the Area Committee's SWAG budget.
- No problem with having a central pot for district wide grant grants.
- The idea of a central pot is a good idea, but surely this would require yet another committee to be set up to administer it, which is not a good use of resources.

Following these statements, Councillor Cole-Morgan and Amber Skyring had an opportunity to reply. Their comments were as follows:

- None of the proposals affect the Area Committees Discretionary Funds.

- It is wrong for SWAG money to be spent outside of the aims and priorities set down by this council. Expenditure outside of these priorities can always be funded from the Discretionary Fund.
- The fundraising post would initially be for 2 years and would be incentivised.
- The fundraiser could also give valuable advice to those applicants who have had their applications turned down.
- The post would raise funds many more times greater than their salary and the extra money would be put back into the communities.
- The Central Review Panel is just that, a Review Panel. The final decision will, as now, lay with the Area Committees.
- At present, the officer time per application is £130 whereas the officer time for a Community Grant application is just £80.

The Committee then considered each of the four issues in turn and made the following resolutions:

RESOLVED - The Southern Area Committee approves of the need for a specialist fundraising post, but, this should not be funded from the SWAG budget or any other funding allocated to Area Committees.

RESOLVED - The Southern Area Committee is opposed to the removal of Area Committee SWAG Review Panels and the creation of a centralised SWAG Review Panel.

RESOLVED - The Southern Area Committee is supportive of the need for a central fund to provide grants to applications with a district wide implication, and for this to be deducted from the Area Committees individual SWAG budget in accordance with the revised amounts presented.

RESOLVED - The Southern Area Committee is opposed to any changes to the maximum grant limit that is currently in place.

146. PROPOSAL FOR THE DELIVERY OF DEVELOPMENT CONTROL IN A NEW FOREST NATIONAL PARK:

The Committee considered the previously circulated report, as well as a presentation, from the Forward Planning Officer. The main points made during the presentation were:

- The areas that the New Forest covers within the Southern Area are the parishes of Whiteparish, Redlynch and Landford.
- The New Forest Committee has established a Technical Officers Working Group from the authorities which are effected by the proposed National Park. The group has made the following recommendations:
 1. That all 'major planning applications' and significant 'materials and waste' applications should be determined by the NPA (National Park Authority)
 2. That the overwhelming majority of the remaining applications should be determined by the existing local authorities, provided they are in accordance with National Park planning policies; and;
 3. That the NPA could 'call-in' cases if they believed that any particular local authority decisions might compromise National Park aims or objectives.

Following this presentation, John Coundley, of Redlynch Parish Council (and former New Forest Committee member), made some comments expressing concern over the issue of who will be responsible for mineral extraction and waste matters.

Committee Members were then invited to comment. Those comments were as follows:

- Development control is one issue where the Southern Area Committee has responsibility and control.
- The new park will be an appointed body.
- We need to establish what service level agreement there will be with the NPA and to make sure any service level agreement is not allowed to deteriorate or lapse over time.
- There needs to be democratic representation in respect of the NPA, and the Southern Area Committee must have representation.
- It should be the Southern Area Committee that is allowed to determine planning applications.
- There must be regular reports back to this Committee as there needs to be a mechanism in place to advise the electorate of what is happening.
- The alternative to the recommendations is control by the NPA with no role for Salisbury District Council.
- How will the major applications be determined?
The officer replied that the Southern Area Committee will be asked to comment as a consultee, but can only make recommendations.
- The recommendations would mean the end user (i.e. those submitting planning applications) would probably not notice any difference.
- The Parish Council's do not want to have to deal with 2 Local Plans.

RESOLVED – that

- (1) the principle of Salisbury District Council retaining the service provision of development control, that falls within the proposed New Forest National Park and supports the recommended scheme of delegation agreed by the Technical Officer Working Group and the advice of the Countryside Agency be endorsed;
- (2) detailed technical work be undertaken by the Technical Officer Working Group and the Joint Member Steering Group, if principles are agreed by the majority of authorities involved, be agreed.
- (3) the views of the Southern Area Committee be recommended to Cabinet for endorsement.

147. LAND AT NEWTON LANE WHITEPARISH:

Mr Musselwaite, owner of the land in question, spoke to object to enforcement action.

Following this statement the Committee considered the previously circulated report from the Principal Planning Officer (Enforcement).

RESOLVED – that the Head of Legal and Property Services be authorised to issue an Enforcement Notice under the Town and Country Planning Act 1990 (as amended) and serve it on the appropriate persons:

Alleging the following breaches of planning control:
Without planning permission:

Operational development consisting of the deposit of rubble, spoil and soil and formation of an access, track, hardstanding and earth bunds on agricultural land and erection of timber fencing, all of which are not essential to any agricultural use of the land;

Requiring the following steps to be taken:

- (i) Remove the track, hardstanding and earth bunds and resulting rubble, spoil and soil from the site and reinstate the land to its former contours and profile matching that of the adjacent land prior to the deposit of the material;
- (ii) Reduce the timber fencing adjacent to the new access to one metre in height;
- (iii) Remove the access, including the tarmac apron, splays and kerbing and track and associated materials from the site and reinstate the bank along Newton Lane to its former profile to match that adjoining on both sides;
- (iv) After step (iii), plant the bank along Newton Lane to its appearance immediately prior to formation of the unauthorized access (for the avoidance of doubt, the bank shall be covered with topsoil and planted with trees to match the adjoining banks in terms of planting distance and species).

Reasons for serving the Notice:

The site lies in open countryside within a Special Landscape Area, where development is strictly limited and is not permitted unless it would benefit the rural economy and maintain or enhance the environment. The development is not essential for agriculture and having regard to the loss of established natural features together with the alterations to the prevailing landform of the site, the formal, engineered profile and appearance of the access, track and hardstanding and earth bunds, the materials used in construction of the majority thereof and the design and materials of the fencing, all of which pay no regard to the rural context of the site, the development appears unduly alien and incongruous in the otherwise attractive rural scene, seriously detracting from the rural character and appearance of the site and surrounding countryside. To permit the development to remain would therefore be contrary to policies G2, C2, C6 and C21 of the adopted Replacement Salisbury District Local Plan.

Time period for compliance:

- (i) Three months.
- (ii) Three months.
- (iii) Four months.
- (iv) Six months, or before the end of the next planting season, whichever date is sooner

148. S/2003/1959 – FULL APPLICATION – REPLACEMENT DWELLING (DEMOLISHING EXISTING) AT EAST LODGE ROMSEY ROAD WHITEPARISH FOR MR & MRS BIGNALL:

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 –

- (1) that subject to the receipt of a protected species survey which indicates suitable mitigation measures and satisfies English Nature, then the above application be delegated to officers to approve subject to the following conditions:
 - 1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

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.

Reason: To secure a harmonious form of development.

3. Before any development commences pursuant to this consent, a scheme for the removal of the existing dwelling house on the site, including removal of debris, and timing of works, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the removal of the existing dwelling from the site within a specified time period in accordance with the requirements of policy H30.

(2) The applicant be informed that

1. This permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan G2 D2 H30;
2. With regards to condition 03, please note that the erection of a new replacement dwelling is only permissible where the existing dwelling is to be removed from the site. The Local Planning Authority will therefore normally expect the existing dwelling to be removed prior to the completion of the proposed replacement dwelling.
3. Under the terms of the Water Resources Act 1991, written approval of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of sewage or trade effluent from buildings or fixed plant into or onto the ground or into waters which are not controlled waters. Such approval may be withheld. (Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters). The Applicant is advised to contact Hampshire and Isle of Wight Area Office (Environment Management New Forest Team) to discuss this matter further.

Advice to Local Planning Authority / Applicant

The Applicant should ensure that the existing septic tank is in a good state of repair, regularly deslugged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of this proposal.

149. S/2003/2045 – CHANGE OF USE – APPLICATION FOR CHANGE OF USE OF LAND FOR MAINTENANCE AND REPAIR OF AGRICULTURAL EQUIPMENT – RETROSPECTIVE AT ST ANDREWS TYTHERLEY ROAD WINTERSLOW SALISBURY FOR MR & MRS P COLE:

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) the above application be approved subject to the following conditions:

1. When the premises cease to be used for the supply, maintenance and repair of agricultural equipment/vehicles or at the end of 2 years from the date of this permission whichever is the sooner, the use hereby permitted shall cease and all vehicles, materials and equipment brought on to the site in connection with the use shall be permanently removed from the site and the site shall be restored to its former condition, in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

Reason: The Local Planning Authority wishes to review the effect of the use on the residential amenities of adjoining/nearby property at the end of the limited period specified.

2. The use hereby permitted shall be carried on only by Mr. P.Cole whilst he resides at St. Andrews and upon him/her ceasing to occupy the property the land covered by the permitted use shall revert to use incidental to the residential use of the rest of the site.

Reason: The LPA wishes to safeguard the amenities of the existing residential property.

3. The use hereby permitted shall be limited to the supply, maintenance and repair of agricultural equipment/vehicles and for no other purpose (including any other use falling within the Class B2 of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any other statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To clearly define the extent of the use given permission, in the interests of amenity.

4. The use hereby permitted for the supply, maintenance, repair and external storage of agricultural equipment/vehicles shall be limited to that part of the site shown hatched in blue on the location plan accompanying the application.

Reason: To clearly define the extent of the use given permission, in the interests of amenity.

5. The use hereby permitted shall not take place except between the hours of:
 - 0830 - 1700 on Mondays to Fridays
 - No use on Saturday, Sundays and Public Holidays.

Reason: 0079 To avoid the risk of disturbance to neighbouring dwellings/the amenities of the locality during unsocial hours.

6. No retail sales shall take place from the premises.

Reason: To safeguard the amenities of adjoining and nearby residential property.

7. No repairs or maintenance of vehicles, machinery or equipment shall take place anywhere on the site except within the building.

Reason: To safeguard the amenities of adjoining and nearby residential property.

8. Within one month of the date of this permission, a scheme for the removal of the excess scrap materials/vehicles at the site, including an inventory of the same, shall be submitted to and approved by the Local Planning Authority together with a management plan for the future storage of vehicles, equipment and machinery within the site including defined areas for such storage. Within two months of the approval by the Local Planning Authority of the above scheme, all the identified excess scrap materials and vehicles

shall have been permanently removed from the site and the layout of the site reorganised and rationalised in accordance with the approved management plan. Thereafter the site shall only be laid out and vehicles, equipment and machinery and materials shall only be stored in areas all in accordance with the approved management plan, unless the Local Planning Authority gives its written permission to any variation.

Reason: In the interests of the appearance of the development and the surroundings, which lie within a Special Landscape Area.

9. No external storage of materials equipment or vehicles on the site shall exceed 3 metres in height.

Reason: In the interests of the appearance of the development and the surroundings, which lie within a Special Landscape Area.

10. Within one month of the date of this permission, a scheme/schemes for the control of fumes from extractor fans and equipment and for the sound insulation of that equipment shall have been submitted to and approved by the Local Planning Authority. Within two months of the date of this permission that scheme/those schemes shall have been implemented in accordance with the approved details. The approved scheme/schemes for control of fumes and noise shall thereafter be retained in accordance with the approved details.

Reason: To minimise the effect which fumes/noise from the use could have upon neighbouring premises.

11. No more than one vehicle being maintained or repaired at the site, collecting vehicles, equipment or machinery from the site or delivering the vehicles, equipment or machinery to the site shall have its engine running at the site at any one time.

Reason: To minimise the effect which noise from idling engines could have on neighbouring amenities.

12. No vehicle being maintained or repaired at the site, collecting vehicles, equipment or machinery from the site or delivering the vehicles, equipment or machinery to the site shall have its engine running:
 - (i) Continuously at the site for any period which exceeds 10 minutes, or;
 - (ii) For short periods which when taken cumulatively with the time that either the vehicles concerned or other vehicles' engines have been running at the site, results in engines at the site running for a total period in excess of 10 minutes, in any two hour period.

Reason: To minimise the effect which noise from idling engines could have on neighbouring amenities.

- (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, G2, C2, C6, and E17

150. S/2003/2223 – FULL APPLICATION – NEW DWELLING TWO BEDROOM DETACHED CHALET BUNGALOW AT LAND ADJACENT TO PIPERS PEAR TREE DRIVE LANDFORD FOR MR & MRS V LOVELESS:

Gary Loveless, son of the applicants, read a statement on behalf of the applicants in support of 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 circulated at the meeting:

RESOLVED –

- (1) 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, then 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.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. This development shall be in accordance with the following drawing [sADS2003/290 deposited with the Local Planning Authority on 16 October 2003, as amended by the drawing[s] ADS2003/290/1 received on 11 December 2003 unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. Before development commences, a scheme for the discharge of surface water from the building(s) and all hard surfaces hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.

Reason: To ensure that the development is provided with a satisfactory means of surface water disposal.

4. Before any development is commenced on the site, including site works of any description, the existing boundary hedging to be retained shall be protected by a fence, of a type and in a position to be approved by the Local Planning Authority. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings; plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (50mm) or more shall be left unsevered (See British Standard BS 5837:1991, entitled 'Trees in relation to Construction'.

Reason: In the interests of the amenity and the environment of the development.

5. 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 (in accordance with a timetable agreed in writing

with the Local Planning Authority). Development shall be carried out in accordance with the approved details.

Reason: To provide screening for the development and protect the privacy of the neighbouring dwellings.

6. 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 walls and roofs 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.

Reason: To secure a harmonious form of development.

7. 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

Reason: To ensure adequate privacy for the occupants of neighbouring premises.

8. Notwithstanding the provisions of Class[es] A to G 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.

Reason: To enable the Local Planning Authority to retain control over the development in the interests of amenity.

- (2) The applicant be informed that:

1. This permission has been taken in accordance with the following policies of the Adopted Replacement Salisbury District Local Plan G2, D2, R2, and HA1 & HA2
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.

**151. S/2003/2224 - FULL APPLICATION – SINGLE STOREY SIDE EXTENSION
ADDITION OF SECOND STOREY TO EXISTING GROUND FLOOR AT
FERNHILL STOCK LANE LANDFORD WOOD FOR MR & MRS TOMS:**

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) 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.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

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.

Reason: To ensure that the external appearance of the proposed extension will relate appropriately to that of the existing building.

- (2) The applicant be informed that this permission has been taken in accordance with the following policies of the adopted Salisbury District Local Plan H31, G2, D3, C24

152. S/2003/2282 – RESERVED MATTERS – APPROVAL OF MATTERS RESERVED PLANNING REF: S/2002/2187 ADJACENT TO CHETWYND GREENACRES FARM COOMBE BISSETT FOR MR & MRS T RYALLS:

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

Following these statements and further to a site visit earlier that afternoon 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 –

- (1) 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, then then the above application be approved subject to the following conditions:
 1. This approval of matters reserved discharges condition[s] 1,2 and 3 of outline planning permission S/2002/2187 dated 24 March 2003 but does not by itself constitute a planning permission.

Reason: For the avoidance of doubt and to comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

2. Before any other development takes place, all buildings and structures on the site, (including the mobile caravan) shall be removed from the site in accordance with a scheme for demolition and removal works to be submitted to and approved in writing by the Local Planning Authority before development commences.

Reason: In order that the Local Planning Authority may retain planning control over the uses which take place on the site

3. Before any work is undertaken in pursuance of this consent to demolish all buildings and structures on the site, the developer shall submit full details in writing of such steps as may be necessary to secure, during the progress of the demolition authorised by this consent, the safety and stability of that part of the building, or adjacent buildings, which are to be retained. Such works shall, where necessary, include measures to strengthen any wall or vertical surface, to support any floor, roof or horizontal surface and to provide protection of the building against the weather during the progress of the work. Before works commence, the full details of the steps shall be approved

in writing by the Local Planning Authority and the works carried out in accordance with these approved details.

Reason: To safeguard the stability and condition of those parts of the building, which are to be retained.

4. No development shall commence until a scheme indicating the provisions for the water supply to the dwelling has been submitted to and approved in writing by the Local Planning Authority. The water supply shall be provided before the dwelling is occupied.

Reason: To ensure an adequate supply of water to the dwelling in the interests of amenity.

5. 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.

Reason: To secure a harmonious form of development.

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 windows/dormer windows [other than those expressly authorised by this permission] shall be constructed.

Reason: To ensure adequate privacy for the occupants of neighbouring premises.

- (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) The applicant be informed that this permission has been taken in compliance with the following policies of the adopted Salisbury District Local Plan; G1, G2 D2, C7 H23
- (4) The applicant proposes use of non-mains (private) drainage facilities. However, if the site is located within an area that is served by a public sewer, according to Circular 3/99, connection should be made to the public sewer in preference to private drainage options, unless the applicant can provide good reason why such a connection is not feasible. The advice of Circular 3/99 has, in respect, been supported by the Planning Inspectorate.
- (5) If a new septic tank/treatment plant is the only feasible option for the disposal of foul water, or if there is any increase in effluent volume into an existing system, a Discharge Consent will be required. This should be obtained from the Environment Agency before any discharge occurs and should be obtained before any development commences.

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

(6) **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.

153. S/2003/2363 - FULL APPLICATION – ERECTION OF FENCING TO FRONT OF PROPERTY (RETROSPECTIVE) AT 4 BECKET WAY LAVERSTOCK FOR MR BOWLEY:

K Gross, of Laverstock Parish Council, informed 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 circulated at the meeting:

RESOLVED - that the above application be refused for the following reasons:

- (1) The existing housing estate was originally designed with landscaped open-plan front gardens, the spacious character of which has remained largely unchanged. This open-plan layout softens the visual appearance of the housing scheme, and allows the scheme to blend into the surrounding landscape.
- (2) Consequently, the erection of the fencing around the garden of the dwelling creates an undue sense of enclosure in the street scene which seriously harms and degrades the spacious open-plan layout of the existing housing estate and therefore adversely affects the character of the area and reduces the amenities enjoyed by adjacent residents of that estate. The proposal is therefore considered to be contrary to Policy D1, D3 and G2 of the Salisbury District Local Plan.
- (3) A report to be brought before a future meeting concerning the approval of enforcement action.

154. S/2003/2411 – FULL APPLICATION – EXTENSION INCLUDING A BEDROOM KITCHEN AND CONSERVATORY AT 3 RIVERBOURNE ROAD LAVERSTOCK FOR MR & MRS COMMONS:

Mr T Curtis, neighbour, of 5 Riverbourne Road, and also on behalf of the owners of 3 Riverbourne Road, spoke in objection to the above application.

K Gross, of Laverstock Parish Council, informed 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 - that consideration of the above application be deferred so that Members could undertake a site visit.

155. S/2003/2466 - FULL APPLICATION – DEMOLITION OF BUNGALOW AND ERECTION OF SINGLE DWELLING AND GARAGE AT GLENWOOD LYNTHURST ROAD LANDFORD FOR MR & MRS T JAMES:

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) the above application be delegated to the Head of Development Services to approve details of materials and then to approve the 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.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. This development shall be in accordance with the submitted drawing[s] deposited with the Local Planning Authority on 14th January 2004, as amended by the applicant's letter received on 14th January 2004, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

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.

Reason: To secure a harmonious form of development.

- (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 HA, G2, D2

156. S/2003/2500 – CHANGE OF USE – ALTERATIONS TO STABLE BLOCK TO FORM SELF CONTAINED LIVING ACCOMMODATION FOR HOUSEKEEPER (RETROSPECTIVE) AT BRICKWORTH PARK COTTAGE WHITEPARISH FOR PROFESSOR ROGER WILLIAMS:

Richard Steel, owner of The Granary, spoke in objection to the above application.

Janet May, Planning Solicitor, representing the applicant, spoke in support of the application.

Following these statements and further to a site visit that afternoon the Committee considered the report of the Head of Development Services (previously circulated):

RESOLVED – that the above application be refused for the following reason:

The proposed residential conversion of the building in the manner proposed, by reason of its close proximity to, and close inter-relationship with adjacent residential uses, would be likely to have a detrimental impact on the residential amenities of the neighbouring property contrary to Adopted Salisbury District Local Plan Policy G2(ii)

157. S/2003/1945 – FULL APPLICATION – DEMOLITION OF DETACHED GARAGE CONSTRUCTION OF NEW DWELLING AND CONSTRUCTION OF GARAGE BLOCK INCLUDING REPLACEMENT GARAGE FOR EXISTING DWELLING INCLUDING FORMATION OF NEW ACCESS AND ASSOCIATED WORKS AT BARN OWL COTTAGE – LAND ADJACENT TO TYTHERLEY ROAD WINTERSLOW FOR R & C DEVELOPMENTS:

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) the above application be refused for the following reasons:
 1. The proposed dwelling, by reason of its close proximity to the adjoining property and its siting immediately in front of existing windows serving the adjoining property, would appear cramped and out of place and would fail to maintain the character and appearance of the Housing Restraint Area. Furthermore, the close proximity of this proposal to the adjoining dwelling would result in harm to the living conditions of this property through loss of light and the over-dominating impact that would result. In these respects, the proposed dwelling could be contrary to policies H19, D2 and G2 of the Replacement Salisbury District Local Plan.
 2. The proposed removal of hedgerow at the front of the site, and the erection of a garage and store in a prominent position, would represent an intrusive and urbanising form of development, harming the character and appearance of the area. In this respect, the proposal would be contrary to policy H19 and D2 of the Replacement Salisbury District Local Plan.
 3. The site proposed for development has insufficient frontage to the south east to enable an access to be satisfactorily laid out incorporating the necessary visibility splays which are essential in the interests of highway safety. In this respect, therefore, the proposed development would be contrary to policy G2 of the Replacement Salisbury District Local Plan, in that it fails to provide for a safe satisfactory means of access.
 4. As a scheme for the provision for additional recreational public open space has not been provided, the proposed development would be contrary to policy R2 of the Replacement Salisbury District Local Plan.
- (2) The applicant be informed that this decision has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: H19, G2, R2, D2

158. S/2003/2346 – CHANGE OF USE – CHANGE OF USE OF REDUNDANT AGRICULTURAL BUILDING TO LIGHT INDUSTRIAL AND SITING OF TEMPORARY BUILDING FOR ASSOCIATED USE AT LOPCOMBE CORNER FARM LOPCOMBE CORNER SALISBURY FOR MR J POCOCK:

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 consideration of the above application be deferred to allow officers to determine the nature of use for the proposed portacabin and buildings in question, as well as to receive Highways and Environmental Health Officer's comments.

159. S/2003/2380 – CHANGE OF USE – FROM REDUNDANT AGRICULTURAL BUILDINGS TO (BI) USE AT FORD FARM OLD MALTHOUSE LANE FORD SALISBURY FOR FIELDFARE FARMS LTD:

Jeremy Bailey, applicant, spoke in support of the application.

K Gross, of Laverstock Parish Council, informed 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 circulated at the meeting:

RESOLVED – that consideration of the above application be deferred to allow the comments of Highways to be received regarding the additional information recently received.

160. S/2003/2234 – CHANGE OF USE – CHANGE OF USE TO RESIDENTIAL DWELLING – (RETROSPECTIVE) AT OLD COACH HOUSE EAST GRIMSTEAD SALISBURY FOR MR & MRS L LOMAX:

Guy Wilkinson, local resident, spoke in objection to the above application.

Julie Pinnock, niece of the applicants, spoke in support of the application on behalf of the applicants.

Following these statements and further to a site visit earlier that afternoon 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) the above application be refused for the following reasons:

1. The site lies in countryside, outside of the Housing Restraint Area for East Grimstead, where the erection of a new dwelling is permitted only in the event of a need for affordable housing or an agricultural or forestry workers' dwelling having been demonstrated. The existing building is not authorised under planning permission S/99/17 dated 5th May 1999 and the development for which planning permission is sought is therefore tantamount to the erection of a new dwelling. The applicant's Human Rights have been taken into account, however having regard to the lack of any proven need for affordable housing or to house an agricultural or forestry worker, to permit the development to remain would therefore be contrary to policy DP15 of the Wiltshire Structure Plan 2011 and policies H23 and C2 of the adopted Replacement Salisbury District Local Plan.
2. The site lies in countryside within a Special Landscape Area, where development is strictly limited in order to protect the environment of the countryside and conserve the character and scenic quality of the landscape. The development unacceptably erodes the open, rural character of the site and surroundings and involves an unwarranted, residential intrusion into the countryside, seriously detracting from the character and quality of the landscape. To permit the development to remain would therefore be contrary to policy C9 of the Wiltshire Structure Plan 2011 and policies C2 and C6 of the adopted Replacement Salisbury District Local Plan.
3. This residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the adopted Replacement Salisbury District Local Plan because appropriate provision towards public recreational open space has not been made.

(2) The applicant be informed that:

1. It should be noted 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.

The Chairman also requested that a letter be sent to County Highways Department stating that Salisbury District Council would like to complain about the practise of replying with the words "no comment" to a request for comments on planning applications.

161. EXTENSION OF MEETING:

In compliance with Council Policy, as the Committee could not conclude its business within 3 hours of the commencement of the meeting, it resolved to extend the meeting until business was completed.

162. EXEMPT INFORMATION:

In view of the confidential or sensitive nature of the matters to be considered, it was:

RESOLVED - that the Press and Public be excluded from the meeting during consideration of those matters defined as 'Exempt' under the Access to Information Act 1985 as specified below:

Paragraph 12, namely – 'Any instructions to Counsel and any opinion of Counsel (whether or not in connection with any proceedings) and any advice received, information obtained or action to be taken in connection with –

- (a) any legal proceedings by or against the authority,
- or,
- (b) the determination of any matter affecting the authority

(whether, in either case, proceedings have been commenced or are in contemplation).'

Paragraph 13, namely – 'Information which, if disclosed to the public would reveal that the authority proposes –

- (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
- (b) to make an order or direction under any enactment

Summary of 'exempt' matter

Agenda Item 16 – Land at Old Coach House, East Grimstead.

The meeting closed at 10.00 pm