

Minutes

Thursday 19 February 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

County Councillors

Apologies: County Councillors J P Johnson and K C Wren

Parish Representatives

D Cole (Pitton and Farley), J Coundley (Redlynch), Ms S Etherington (Alderbury),
P James (Firsdown), T King (Whiteparish),
and K Gross (Laverstock and Ford).

Officers Present

Richard Hughes (Development Services), James Iles (Forward Planning and Transport),
Andrew Rose (Democratic Services), Susan Tovey (Legal and Property Services)
and Janet Wallace (Development Services).

MINUTES NOT REQUIRING COUNCIL APPROVAL

164. PUBLIC QUESTION/STATEMENT TIME:

There were none forthcoming.

165. COUNCILLOR QUESTION/STATEMENT TIME:

There were none forthcoming.

166. DECLARATIONS OF INTEREST:

Councillor R Britton declared a personal and prejudicial interest in agenda item 12, planning application S/2003/1722 as the applicant is a client of Councillor Britton. Councillor Britton left the meeting during consideration thereof.

Councillor Mrs Peach declared a personal but non-prejudicial interest in agenda item 10, as she is a customer of the applicant.

167. MINUTES OF THE LAST MEETING:

RESOLVED – that the minutes of the previous meeting, held on 22nd January 2004 (previously circulated), be approved as a correct record and signed by the Chairman.

168. CHAIRMAN'S ANNOUNCEMENTS:

Following distribution of a schedule of meeting dates and venues for Southern Area Committee meetings for 2004/05, the Chairman advised the Committee that the November 2004 date has now moved to Thursday, 25th November and not Tuesday, 23rd November as previously advertised. This is due to the fact that the Salisbury Christmas Light Switch-on has been put back by one week, thus allowing the committee to meet on it's normal Thursday.

169. SOUTHERN AREA DISCRETIONARY FUND

Mr J Coundley, of Redlynch Parish Council, spoke to ask the Committee to consider the application by Redlynch Parish Council as detailed in the officer's report.

Following this statement, Members considered the previously circulated summary of decisions made by the Southern Area Committee in respect of SWAG and Discretionary Fund allocation for 2003/04.

RESOLVED - that the remaining £1,360 of Discretionary Funds available in the 2003/04 budget be allocated as follows:

SWAG Reference	Applicant	Amount Awarded	Previous Award Made
88	Downton Judo School	£350	£1,000 (tranche 1 2003/04)
97	Brian Whitehead Sports Association Social Club	£210	£2,000 (tranche 1 2003/04)
108	Salisbury and District Model Engineering Society	£350	£500 (tranche 3 2003/04)
84	Redlynch Parish Council	£450	None (tranche 3 2002/03)

170. DRAFT DEVELOPMENT BRIEF: LAND AT OLD SARUM, SALISBURY

K Gross, of Laverstock Parish Council, advised the Committee that the Parish Council was concerned about the fact that the developers do not own all of the land detailed in the scheme. The Parish Council would also like to see the number of affordable houses being built increased from the proposed minimum level of 25%.

Members considered the previously circulated report of the Principal Planning Officer, together with a presentation by the Forward Planning and Transportation Officer.

Councillor F Bissington advised the Committee that this matter had been discussed at the City Area Committee on 12th February 2004 and the following comments arose:

- The percentage of affordable housing recommended be significantly increased above the 25% minimum level currently proposed.
- Facilities for religious purposes be included in the amenity provision for the development.
- Footway links need to be established.

The main points that were raised during the following Southern Area Committee discussion were as follows:

- Currently, traffic to the football ground on a match day causes problems on the estate.
- There should be a bus link including a bus stop, to cater for the people going to the football ground.
- There needs to be adequate footpaths so that children do not need to venture onto the Portway.
- Green Lane should not be upgraded because this will reduce the distance some pupils will have to travel to school and would take those affected under the 3 mile limit for school bus provision reasons. The result would inevitably be an increase in private car use by parents of those children, and we as a Council are trying to reduce car use.
- The land designated for employment purposes is self-sufficient in terms of transport access so that commercial vehicles do not need to venture into residential areas. Bollards should be used to ensure that there is no venturing into residential parts.
- Perhaps the most strategic part of the whole development is the land owned by the Ministry of Defence. Due to the importance of this land, it is hoped that a deal can be reached with the MoD to secure it for the local residents' use.
- The residents of the area say that the Community Hall and School should not be in a shared building, but in fact, be 2 separate buildings altogether.
- There is, in the brief, provision for only 1 retail shop in terms of local amenities. There needs to be more provision for community services and shops including at least one doctors surgery.
- With reference to the access road off the estate onto the Portway, the traffic lights should be sequenced so that traffic coming off the estate has priority. It is currently proposed that the traffic lights be sequenced so that the first traffic to arrive will receive a green light. However, in busy periods, the flow of traffic on the Portway will mean that it has the green light virtually constantly.
- Persimmon Homes are the only developer at this stage but are just one of several different land owners involved in the site.
- With regard to the proposed bus link, there has been no consultation yet undertaken with the residents of Ford, who would be affected by this.
- The houses classed as affordable should be made of a higher EcoHome standard as this would cut down on the energy bills for the residents of those properties over the long term.
- There should be some facility for public art.
- Why do the predestrianised roads not appear more throughout the scheme.
- There should be a requirement that all facilities and schools are in place before the development is started.

RESOLVED – the comments expressed be incorporated into a report to be drawn up by the Forward Planning and Transportation officer which would come back to the Southern Area Committee for consideration prior to a revised development brief being recommended by SAC for adoption as Supplementary Planning Guidance at Cabinet.

171. SALISBURY DESIGN FORUM

The Committee considered the previously circulated report of the Design Advisor

RESOLVED -

1. The Southern Area Committee agrees to the formation of the Salisbury Design Forum under the terms set out in Appendix A of the officer's report.

2. Councillor B Rycroft be nominated as the representative of the Southern Area Committee with Councillor G Anderson to act as deputy-representative.
3. The Southern Area Committee agrees that a substitute will be found in the event that neither the nominated Member or the Deputy are able to attend, but only so far as is possible.

I 72. ST. THOMAS' FARM, LONDON ROAD, SALISBURY

K Gross, of Laverstock 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):

RESOLVED –

- (1). That the above application be refused for the following reason:

1. Due to the existing problems caused by the use and its traffic on the adjacent village, it was considered that restrictions ought to be placed on vehicular movements through the village, and a temporary consent granted to assess future impacts.

However, in light of the applicant's refusal to agree such restrictions and conditions, it is considered that the proposed extension of operational times from the current 8am start to a 7am start would be likely to have an adverse impact on the amenities of residents of Laverstock, in particular, those residents living around and along Church Road. The proposal would therefore be contrary to policy G2 of the adopted Salisbury District Local Plan.

- (2). Development Services to discuss consultation responses with Wiltshire County Council Highways and Environmental Health Officer regards impacts on Church Road.

I 73. S/2003/2282 – CHETWYND, GREENACRES FARM, COOMBE BISSETT

The Committee considered the report written on behalf of the Head of development Services (previously circulated):

RESOLVED – That the officers report be noted and accepted and that no further action be taken.

I 74. 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 SP5 1BW FOR MR J POCOCK

Mr N Lilley, agent to the applicant, spoke in support of the above application.

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

RESOLVED – that

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

1. The proposed conversion of this building would encourage the long-term retention of a building that, by reason of its form and appearance, harms the character and appearance of the open countryside and Special Landscape Area contrary to policy C22 and E20 of the Adopted Replacement Salisbury District Local Plan and paragraph 3.14 of PPG7
 2. The proposal involves the siting of a new temporary building which would also be used for the commercial use. The erection of this building, without special justification, would result in additional harm to the character and appearance of the countryside, by reason of its poor utilitarian and temporary design, would be contrary to policies C1, C2 and C6 of the Adopted 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: C22, E20, C1, C2 and C6

I 75. S/2003/2419 - FULL APPLICATION - NEW 3 BEDROOM DETACHED DWELLING WITH INTEGRAL GARAGE AND CONSTRUCTION OF NEW ACCESS OFF SOUTHAMPTON ROAD AT LAND TO REAR OF BRANDON LIGHTS LANE, ALDERBURY, SALISBURY SP5 3AL FOR MR RIDD

David Webb, of Pinewood House, spoke in objection to the above application.

Following this statement 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 proposed dwelling would by reason of its size, position, design and cramped layout, and having regard to its prominent siting and the creation of a new access, would appear as an unduly dominant and alien feature in the street scene, out of character with the character and built form and the spacious pattern of local development. This proposal would therefore be contrary to policies G2, D2 and H16
 2. The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the Adopted and Replacement Salisbury District Local Plan, as appropriate provision towards public recreational open space has not been made.
- (2). the applicant be informed that the reason given above relating to Policy R2 of the Adopted and Replacement Salisbury District Local Plan could be overcome if all the relevant parties agree to enter into a Section 106 legal agreement, or if appropriate by condition, in accordance with the standard requirement for recreational public open space.

176. S/2003/2517 - O/L APPLICATION - REDEVELOPMENT OF INDUSTRIAL SITE FOR HOUSING AT 6 FIRS ROAD, FIRSDOWN, SALISBURY SP5 1SF FOR R GEORGE AND SON

P James, of Firsdown Parish Council, advised the Committee that the Parish Council supported the above application

Following this statement 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 proposal seeks to redevelop an existing employment site for residential use, which is located outside the Housing Policy Boundary, within the Special Landscape Area. The settlement mainly comprises of residential dwellings, and is devoid of local facilities or services and furthermore is not considered to be one of the main settlements where residential development may be acceptable outside the Housing Policy Boundary subject to certain criteria under policy H22. Furthermore, whilst the land within the red line is regarded as previously developed land as defined in PPG3, much of the site is devoid of any structures or other buildings, and is of an open character.

As a consequence, it is considered that the redevelopment of the site for residential use would result in the loss of an employment site without any demonstrable environmental or conservation benefit, and would further result in an unsustainable residential development remote from services and facilities, which would encourage the use of the private car. Furthermore, the proposal would result in a significant increase in buildings on the site, which would be likely to have an adverse impact on the visual appearance of the site and the surrounding countryside.

Therefore, the proposal would be contrary to policies DPI of the Wiltshire Structure Plan, and policies G1, E16, C6, & H23 of the adopted Salisbury District Local Plan, and the guidance given in PPG3 & PPG13 with regards to sustainable development.

2. The proposal makes no provision for public open space in accordance with policy R2 of the 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 G1 G2 D1 D2 H22 H25 H26 E16 E19 PPG3.

177. S/2003/1722 - FULL APPLICATION - ERECTION OF DWELLING AND RETAINING WALL DEMOLITION OF CAR PORT & PROVISION OF 2X NO PASSING BAYS AT TWIN ASH, THE GREEN, PITTON, SALISBURY SP5 1DZ FOR LOGIC MARKETING UK LTD

Susan Webster, neighbour to site, spoke in objection to the above application.

D Cole, of Pitton and Farley Parish Council, advised the Committee that the Parish Council objected to the above application.

Following these comments, 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 creation of a new dwelling and associated parking areas as proposed on this elevated and steeply sloping site, would be served via The Green, a narrow track, and would involve substantial excavation and other engineering works which would be likely to result in numerous vehicular traffic movements by large vehicles.

Given the significant restrictions of the site and the complexities of its construction, it is considered that the development proposed would have a significant adverse impact on the amenities currently enjoyed by other residents of dwellings which are also served by the current highway, both in terms of general noise and disturbance and also the blocking of egress to and from dwellings, particularly during the construction phase of the development.

Consequently, the proposal would be contrary to policy G2 of the adopted Salisbury District Local Plan.

2. The proposal would be contrary to policy R2 of the adopted Salisbury District local Plan, in that it makes no provision for public open space.

178. S/2003/1736 - FULL APPLICATION - REPLACEMENT OF REDUNDANT FARM BUILDINGS BY THE ERECTION OF TWO DWELLINGS VARIATION TO ACCESS AT LAND AT SANSOMS FARM, CLAY STREET, WHITEPARISH, SALISBURY SP5 2ST FOR MOUNT PROVINCIAL PROPERTIES LTD

Stephen Karney, local resident, spoke to object to the above application.

Hugh Francis, owner of neighbouring property, spoke to object to the above application.

Bryan Jezeph, agent to the applicant, spoke in support of the above application.

Trevor King, of Whiteparish Parish Council, advised the Committee that the Parish Council objected to the above application.

Due to the number of the public expressing an interest to speak on this matter, the Chairman extended speaking rights to six minutes for objections and six minutes for supporters.

Following these comments and further to 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 circulated at the meeting:

RESOLVED – that

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

1. The development as proposed would, due to the siting, massing and overall design of the properties, be unsympathetic to and out of keeping with the open character of the Housing Restraint Area and Special Landscape Area, and would also have an adverse impact on the setting of the adjacent listed building. The proposal would therefore be contrary to policies G2, D2, H19, C6 and CN5 of the adopted Salisbury District Local Plan.
2. The site would be accessed via Clay Street, a narrow, unmade track, with substandard junctions with adjacent roads which is also used as a public right of way. The proposed development would result in the increased use of this track by additional vehicular traffic, to the detriment of highway and public safety, and further reduce the quality of the track. The proposal would therefore be contrary to policy G2 (i) and (ii) of the adopted Salisbury District Local Plan.
3. The proposal would be contrary to policy R2 of the adopted Salisbury District Local Plan, in that it makes no provision for public open space.

179. S/2003/2026 - FULL APPLICATION - CHANGE OF USE OF LAND AND CONVERSION OF EXISTING BARN FOR EQUESTRIAN/STUD USE AT WINDRUSH FARM, DEAN ROAD, WEST DEAN, SALISBURY SP5 1HR FOR MRS A CHANT

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 subject to the comments of the independent consultant making no substantive difference to the recommendation, 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). The equestrian and stud use hereby approved shall enure for the benefit of the applicant only (Mrs A Chant).

REASON: In order that the Local Planning Authority may retain planning control over the use of the premises in the interests of amenity

- (3). Full details of the new field shelters shall be submitted to and approved in writing by the Local Planning Authority within 2 months of the granting of this permission. Development shall be carried out in accordance with the approved details.

REASON: In the interest of visual amenities

- (4). Other than those permitted by this consent, there shall be no other internal changes to the building, without the prior consent of the Local Planning Authority as part of a planning application in that behalf.

REASON: In order to limit the need for future residential accommodation on the land.

- (5). The number of horses kept on site at any one time shall not exceed 20.

REASON: In order to limit the need for future residential accommodation on the land.

- (6). No part of the building subject of this application shall be used for any form of residential accommodation at any time.

REASON: In order that the Local Planning Authority may retain planning control over the use of the premises in order to limit residential accommodation in the open countryside.

NOTE: Please note that any works carried out without compliance with the conditions to this approval as above will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

Councillor C Devine also requested that it be minuted that he considers the report of the consultant to be one of the best technical reports he has read for a very long time.

180. S/2003/2380 - CHANGE OF USE - FROM REDUNDANT AGRICULTURAL BUILDINGS TO (B1) & (B8) USE AT FORD FARM, OLD MALTHOUSE LANE, FORD, SALISBURY SP4 6DR FOR FIELDFARE FARMS LTD

K Gross, of Laverstock Parish Council, advised the Committee that the Parish Council supports the above application.

Following this comment, the Committee considered the report of the Head of Development services (previously circulated):

RESOLVED – that the above application be approved subject to the following conditions

- (1). The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

- (2). No external alterations to the building shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure the building maintains its agricultural appearance, in the interests of the character of the Special Landscape Area.

- (3). The use hereby approved shall be for B1 use (in Unit 1) and B8 use (in Unit 2) in accordance with the details outlined in the letter from Fieldfare Farms Limited dated 20th January 2004, unless otherwise agreed in writing by the Local Planning Authority.

REASON: Permission has been granted only on the basis of the specific uses proposed. The intensification of these uses could result in harm to highway safety

- (4). The uses hereby permitted shall be contained within the existing buildings, and no storage or valeting shall take place outside of the buildings hereby approved to be converted.

REASON: To ensure the building maintains its agricultural appearance, in the interests of the character of the Special Landscape Area.

181. S/2003/2411 - FULL APPLICATION - EXTENSION INCLUDING A BEDROOM KITCHEN AND CONSERVATORY AT 3 RIVERBOURNE ROAD, SALISBURY, SPI INU FOR MR & MRS COMMONS

K Gross, of Laverstock Parish Council, advised the Committee that the Parish Council objects to the above application.

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

RESOLVED – that

- (1). this application be delegated to officers to approve subject to a letter being received from the applicant withdrawing the extension to the conservatory at the rear. Approval is 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. The materials to be used in the construction of the external surfaces of the extension(s) hereby permitted shall match those used in the existing building.

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: G2 & D3.
- (3). **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.

182. S/2003/2495 - FULL APPLICATION - ERECTION OF ONE DWELLING AND GARAGE ALTERATIONS TO EXISTING ACCESS & REMOVAL OF EXISTING WORKSHOP ON SITE AT CLEARBURY VIEW (PLOT ADJACENT), PACCOMBE, REDLYNCH, SALISBURY SP5 2JJ FOR MR R RENDALL

J Rendell, brother of the applicant, spoke in support of the above application.

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

RESOLVED – that

- (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 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 external facing materials shall be submitted, and, where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on the site 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. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate, and; an implementation programme.

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

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

5. Before the dwelling hereby permitted is first occupied, the widened/ extended access and turning space shown on the submitted plan shall be properly consolidated and surfaced to the satisfaction of the Local Planning Authority. Such turning space shall thereafter be kept free of obstruction at all times.

REASON: In the interests of highway safety.

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 fences, gates or walls shall be erected within the curtilage of the dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

REASON: In order to retain the open character of the development, in the interests of visual amenity.

7. Before any development is commenced on the site, including works of any description, all the existing trees 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 around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised or 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

- (2). If the applicant does not comply with (1). above the application is automatically delegated to the Head of development services to refuse the proposal on grounds of non-compliance with Policy R2.
- (3). In view of the importance of the fir tree on the boundary, it should be protected during the construction and officers should investigate whether the tree should be protected by a Tree Preservation Order (TPO).
- (4). The applicant be informed permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan - G2, D2 H16, C6, R2

183. S/2003/2541 - FULL APPLICATION - RELIEF FROM CONDITION (2) OF PLANNING S/1986/1704 FOR CONTINUATION OF USE OF OUTBUILDINGS AS OFFICE, WORKSHOP AND CONFERENCE ROOM AT BRICKWORTH FARMHOUSE, BRICKWORTH LANE, WHITEPARISH, SALISBURY SP5 2QE FOR MICHAEL AND SHARON LLOYD

Michael Lloyd, the applicant, spoke in support of the above application.

T King, of Whiteparish Parish Council, advised the Committee that the Parish Council supported the above application.

Following these 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

- (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. The premises hereby permitted shall be used for a B1 Use Class office only and for no other purpose including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

REASON: To enable the Local Planning Authority to retain planning control over the development

- 3 The premises hereby permitted shall be used as an office by no more than 20 employees

REASON: To enable the Local Planning Authority to retain planning control over the development

4. The use of the workshop, offices and conference centre hereby approved shall enure for the benefit of the occupiers of Brickworth Farmhouse only, and shall not be sold, let or otherwise disposed of as a separate planning unit from Brickworth farmhouse.

REASON: In the interests of highway safety

- (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 E19.

184. S/2003/2644 - O/L APPLICATION - ERECTION OF BUNGALOW AND CONSTRUCTION OF NEW ACCESS AT LAND OFF MAPLE DRIVE- REAR OF 64 FIRS ROAD, FIRSDOWN, SALISBURY SP5 1SW FOR MR W C WRIGHT

Mrs Weyland, owner of the neighbouring property, spoke to object to the above application.

P James, of Firsdow Parish Council, advised the Committee that the Parish Council objects to the above application.

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

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

due to the restricted size of the proposed plot and close proximity to, and impact on adjacent residential dwellings, the proposal would result in a cramped form of development which would be out of keeping with the spacious character of the area and which would detract from the amenity enjoyed by adjacent residents, contrary to policies G2 and D2 of the Adopted Salisbury District local Plan.

185. 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 for 1 hour and then for a further 15 minutes.

The meeting closed at 9.05pm