

## Minutes

Thursday 18 March 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, R Britton, C Devine,  
P J Leo , I D McLennan, Mrs. M M A Peach and L Randall

**Apologies:** Mrs P J Bissington

#### **County Councillors**

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

#### **Parish Representatives**

Rev. W Cole (Coombe Bissett), K Gross (Laverstock and Ford), G Goodyer (Redlynch)  
R Hardy (Winterslow) and A Westmore (Landford).

#### **Officers Present**

Stephen Hawkins (Development Services), Richard Hughes (Development Services),  
Gianina Newell (Legal and Property Services), Andrew Rose (Democratic Services)  
and Jocelyn Sage (Development Services).

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

#### **186. DECLARATIONS OF INTEREST:**

Councillor G Anderson declared a personal and prejudicial interest in agenda item 7, planning applications 2 (S/2004/0150), 3 (S/2004/0164), 4 (S/2004/0250) and 5 (S/2004/0280) on the grounds that the nature of the applications are a diversification of land which may prejudice Councillor Anderson at a future date should he participate in a decision at this time, , although he has no connection with any of the applications being considered at this meeting. Councillor Anderson left the meeting for the duration of these applications (except for application S/2004/0150 which was withdrawn by the applicant and so not considered at this meeting).

#### **187. MINUTES OF THE LAST MEETING:**

**RESOLVED** – that the minutes of the previous meeting, held on 19<sup>th</sup> February 2004 (previously circulated), be approved as a correct record and signed by the Chairman.

**188. PUBLIC QUESTION/STATEMENT TIME:**

There were none forthcoming.

**189. COUNCILLOR QUESTION/STATEMENT TIME:**

Councillor L Randall stated that he was concerned about the number of items that have been brought to Southern Area Committee meetings in recent months. He believes that a shorter interval between meetings would reduce the planning cycle, although Councillor Randall accepts that this would have a cost implication. Councillor Randall stated that long meetings cause officers to work excessive hours, makes Members tired towards the end of meetings and forces members of the public in attendance to stay for a long period of time.

**190. CHAIRMAN'S ANNOUNCEMENTS:**

There were 4 Chairman's announcements:

1. Councillor Moss advised the Committee that following recent occasions where Wiltshire County Council Highways Department appears to have not been consistent in their comments in relation to planning applications, a meeting has been arranged for 16<sup>th</sup> April 2004 in the Planning Office, Wyndham Road, Salisbury between officers from County Highways and Stephen Thorne, Head of Development Control at Salisbury District Council. Also in attendance from the Southern Area Committee will be Councillors Moss, Rycroft and McLennan.
2. There is a meeting arranged for 11<sup>th</sup> May 2004 at County Hall, Trowbridge to discuss matters relating to flooding which Members are able to attend if they so wish.
3. On today's agenda, plans list item 15 (S/2003/2382) will be considered after plans list item 10 (S/2003/2650).
4. Plans list items 1 (S/2004/0072), 2 (S/2004/0150) and 7 (S/2003/2402) have been withdrawn by the applicants and so will not be considered at this meeting.

**191. S/2004/164 - LISTED BLDG (WKS) -DISMANTLING OF GRANARY AND REMOVAL FROM SITE FOR RE-ERECTION ELSEWHERE (SUSSEX) AT THE GRANARY, BARFORD PARK FARM, DOWNTON, SALISBURY SP5 3QF FOR TRUSTEES OF THE VISCOUNT FOLKESTONE'S SETTL'T 1963**

Mr Martin Smith, a planning advisor to the applicant, spoke in support of the above application.

Following this statement 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 circulated at the meeting:

**RESOLVED - that**

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

the proposed dismantling of the listed building would result in the loss of a local traditional farm building and would diminish the importance of the surrounding historic farm complex, and is therefore contrary to Policy CN2 of the Adopted Salisbury District Local Plan. No adequate justification has been provided that would enable an exception to be made for demolition in accordance with Policy CN1 of the Adopted Salisbury District Local Plan, and Paragraphs 3.16-3.19 of PPG15.

- (2) the applicant be informed that this decision has been taken in accordance with policies CN1 and CN2 of the Adopted Salisbury District Local Plan.

**I 92. S/2004/250 - CHANGE OF USE -CHANGE OF USE TO FALCONRY BREEDING CENTRE. BUILD AVIARIES AND OFFICE/BREEDING LODGE. TEMPORARY SITING OF CARAVAN FOR SHELTER DURING CONSTRUCTION AT LAND OFF NEW ROAD (SU2688 1922), LANDFORD, SALISBURY SP5 2AZ FOR KEITH DAVIES & KAREN WOODS**

Peter Willis, a representative of the residents of New Road, spoke in objection to the above application.

Karen Woods, the applicant, spoke in support of the above application.

Alan Westmore, of Landford Parish Council, advised the Committee that the Parish Council objected to the above application.

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 circulated at the meeting:

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

the use of the land for a falconry breeding centre, and the erection of buildings ancillary to such a use contravenes New Forest policies HA1, HA5, HA9, and HA13, in that the proposal leads to an intensification of existing uses which increase human pressure on the forest, is not intended to serve local needs or essential for the management of the forest, and involves the development of a tourist attraction, which would threaten the quiet enjoyment of the area. Consequently, such a proposal also contravenes policy G2 of the Salisbury District Local Plan, and the guidance given in PPG7, PPG17, and PPG21.

**I 93. S/2004/280 - CHANGE OF USE -RETROSPECTIVE CHANGE OF USE OF LAND TO THE PLAYING OF PAINTBALL GAMES, INVOLVING THE ERECTION OF A COVERED SEATING AREA AT PAINTBALL PARK, WOODSIDE PLANTATION, NEW RD, LANDFORD, SALISBURY SP5 2DW FOR PAINTBALL PARK**

Katie Sharps, speaking on behalf of Mr and Mrs Sharps, owners of the nearest dwelling to the site, spoke in objection to the above application.

Alan Westmore, of Landford Parish Council, advised the Committee that the Parish Council objected to the above application.

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 circulated at the meeting:

**RESOLVED** - that the above application be refused for the following reason:

the use of the land for paintball games and the erection of buildings ancillary to such a use contravenes New Forest policies HA1, HA9, and HA13, in that the proposal leads to an intensification of existing uses which increase human pressure on the forest, is not intended to serve local needs or essential for the management of the forest, and involves the development of a noisy tourist attraction, which would threaten the quiet enjoyment of the area and would be likely to have an adverse impact on the SSSI and its ecology. Consequently, such a proposal also contravenes policy G2 and C10 of the Salisbury District Local Plan, and the guidance given in PPG7, PPG9, PPG17, and PPG21.

Councillor Mrs Peach stated that she was upset that there had been no response from the New Forest Committee on either application S/2004/0280 and S/2004/0250. Councillor Mrs

Peach requested that the Area Coordinator correspond with the New Forest Committee to investigate why their views were not provided to Salisbury District Council.

**194. S/2003/2040 - FULL APPLICATION -CONSTRUCTION OF RESIDENTIAL CARE HOME FOR ELDERLY PERSONS WITH DEMENTIA AND ALTERATION TO ACCESS AT ASHLEY GRANGE, LODE HILL, DOWNTON, SALISBURY SP5 3PP FOR MR & MRS T ASHLEY**

Ms. Isabell De La Haye, agent for the applicant, spoke in support of the above application. Graham Goodyer, 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 circulated at the meeting:

**RESOLVED** - that, had the Committee the authority to determine the above application (which it would have, had the applicant not appealed the application on the grounds of non-determination), then it would have resolved to recommend to the Planning and Regulatory Panel that:

- (1). provided that the applicant and any other relevant parties undertake, under Section 106 of the Principal Act to pay a commuted sum of £7,502 under policy R2 of the Adopted Salisbury District Local Plan within one month, and, the payment of a financial contribution of £8,000 towards improvements/facilities to promote other modes of transport other than the car in the form of a bus stop/shelter on the westbound side of Lode Hill; and that a Green Travel Plan be approved in writing by the Local Planning Authority; and that the staff accommodation be tied to the nursing home to be used solely as residential accommodation for use by staff associated with the nursing home;

then for the following reason:

that the Committee considered that the application was in accordance with the policies of the Adopted Salisbury District Local Plan, including policies H26 (Affordable Housing – Exception Sites), C6 (Development within the Special Landscape Area), G2 (General Criteria for Development) and D2 (Infill Development) and Government guidance on housing (PPG3);

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. Details and samples of all external facing and roofing materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority before any on-site works commence. The development shall thereafter be carried out in accordance with the approved details.

REASON: To ensure that the external appearance of the building is satisfactory.

3. No development shall take place until proposals for the landscaping of the site have been submitted to, and approved in writing by, the Local Planning Authority. The landscaping scheme shall include provision for landscape planting, the retention and protection of existing trees and other site features, walls, fencing and other means of enclosure and any changes in levels.

Upon approval:

- a) the approved scheme shall be fully implemented with new planting carried out in the planting season October to March inclusive following occupation of the building(s) or the completion of the development whichever is the sooner, or in accordance with a timetable to be agreed in writing with the Local Planning Authority;
- b) all planting shall be carried out in accordance with British Standards, including regard for plant storage and ground conditions at the time of planting;
- c) the scheme shall be properly maintained for a period of 5 years and any plants (including those retained as part of the scheme) which die, are removed or become damaged or diseased within this period shall be replaced in the next planting season with others of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation; and
- d) the whole scheme shall be subsequently retained.

REASON: In order to conserve the high quality landscape and character of the Special Landscape Area and to ensure that the approved landscaping scheme is carried out at the proper times and to ensure the establishment and maintenance of all trees and plants.

4. The development hereby permitted shall not be brought into use until the access, turning space and parking as indicated on the approved plan have been constructed, and these shall thereafter be retained and kept available for those purposes at all times.

REASON: In the interests of highway safety.

5. Notwithstanding the submitted plans, prior to the commencement of development, details of a covered cycle parking facility shall be submitted to, and approved in writing by, the Local Planning Authority, implemented in accordance with the agreed details and thereafter retained.

REASON: In order to secure the provisions of appropriate facilities for cyclists and to promote other modes of transport other than the car in the interests of sustainable development.

6. Prior to the first occupation of the building, hereby approved, a scheme for any external lighting shall be to be submitted to, and approved in writing by, the Local Planning Authority and shall subsequently be installed and operated in accordance with the approved details.

REASON: To enable the Local Planning Authority to exercise control over the appearance of the lighting installation and the level of illumination in order to conserve the high quality landscape and character of the Special Landscape Area and in the interests of residential amenity.

- (2). if the applicant does not comply with (1). above then the application is delegated to the Head of Development Services to refuse the proposal on non-compliance with policy R2 of the Adopted Salisbury District Local Plan.

**195. S/2003/2606 - FULL APPLICATION -ERECTION OF 1 PAIR OF SEMI DETACHED DWELLINGS AT ORCHARD LEA, THE COMMON, WINTERSLOW, SALISBURY SP5 1PJ FOR CHICARD DEVELOPMENTS LTD**  
Nigel Lilley, agent for the applicant, spoke in support of the above application.  
Roger Hardy, of Winterslow 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 - that**

- (1). the above application be refused for the following reasons:
  1. The development as proposed, due to its contrived overall design, and the overly dominant bulk and scale of the proposed dwellings and archway access arrangement, would be out of keeping and unsympathetic to the character of the surrounding residential area, and would be contrary to policy D2 of the Salisbury District Local Plan
  2. The design as proposed would leave the northern part of the existing site outside the curtilage of the dwellings. This could effectively allow the retention of the existing small bungalow property on the site. However, given the backland nature of this resultant development, it is considered that such a future arrangement would have an adverse impact on the amenities of the occupiers of the existing bungalow, given the overbearing scale of the proposed dwellings at the front of the site, and the subsequent reduction in privacy and amenities. On this basis, the proposal would also therefore be contrary to policy G2 of the Salisbury District Local Plan.
  3. The scheme would be contrary to policy R2 in that it makes no provision for public open space.
- (2). The applicant be informed that this decision has been taken in accordance with policies G2, D2, H16 and R2 of the adopted Salisbury District Local Plan.

**196. S/2003/2610 - FULL APPLICATION -REPLACEMENT DWELLING AND ALTERATION TO ACCESS AT ORCHARD LEA, THE COMMON, WINTERSLOW SALISBURY SP5 1PJ FOR CHICARD DEVELOPMENTS LIMITED**

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

Roger Hardy, of Winterslow 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** - that the above application be refused for the following reasons:

- (1). the erection of a large two storey dwelling at the northern end of the site, due to the close proximity and inter-relationship between the site and adjacent residential properties, would be likely to have an overbearing impact on existing amenities, and result in a significant loss of privacy due to additional overlooking, contrary to policy G2 & D2 of the Salisbury District Local Plan.
- (2). notwithstanding the above, the scheme as submitted shows a separate proposal for two dwellings on the front of the site, which is the subject of a separate application. In the absence of any amending plans to the contrary showing the southern part of the existing site as part of the curtilage of the proposed dwelling, it is considered that the proposal as shown on the submitted plans would have an adverse impact upon the future amenities enjoyed by occupiers of the proposed dwelling by virtue of the possible redevelopment of the land outside the curtilage of the dwelling. On this basis, the proposal would also therefore be contrary to policy G2 of the Salisbury District Local Plan.

**197. S/2003/2650 - FULL APPLICATION -RETENTION OF MOBILE HOME AT NEW FARM, PITTON ROAD, PITTON, SALISBURY SP5 1EG FOR L STANLEY**

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 in order to await the report of the agricultural consultant.

**198. S/2004/32 - FULL APPLICATION -REPLACEMENT 3 BED DWELLING AND GARAGE, DEMOLISH EXISTING 3 BED DWELLING, ALTERATION OF ACCESS AT SPIRE VIEW, PITTON ROW, PITTON, SALISBURY SP5 1EJ FOR MR & MRS M J BERSTROM**

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

Following this statement the Committee considered the report of the Head of Development Services (previously circulated):

**RESOLVED** - that

- (1). the above application be approved subject to the following conditions:
  - I. 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.

4. Any gate[s] provided to close the proposed access shall be set a minimum distance of 4.5 metres from the carriageway edge and shall be made to open inwards only.

REASON: In the interests of highway safety.

5. A recessed entrance of 4.5 metres minimum width shall be constructed 4.5 metres back from the carriageway edge and its sides shall be splayed outwards at an angle of 45 degrees towards the carriageway edge. The area between the entrance and the edge of carriageway shall be properly consolidated and surfaced (not loose stone or gravel) for which details shall previously have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

6. The existing vehicular access shall be stopped up and its use permanently abandoned concurrently with the provision of a new access hereby approved being first brought into use.

REASON: In the interests of highway safety.

7. Before any development is commenced on the site, including site 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 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.

- (2). the applicant should note that the Local Planning Authority would normally require the existing dwelling on the site to be demolished and completely removed from the site concurrently with the occupation of the replacement dwelling.

**199. S/2004/234 - FULL APPLICATION -REPLACEMENT DWELLING AT THE FOOTES, HOMINGTON ROAD, COOMBE BISSETT, SALISBURY SP5 4LY FOR MR & MRS B ARCHER**

Mr Pearce, a local resident, spoke in objection to the above application.

Major Archer, the applicant, spoke in support of the application but expressed some concerns relating to the conditions in the officer's report.

Rev'd Westley Cole, of Coombe Bissett 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 circulated at the meeting:

**RESOLVED – that**

- (1). subject to the receipt of the observations of Wiltshire County Council (WCC) Highways and provided they raise no highway objection to the proposal; and revised plans as described in the officer's report, then for the following reason:

the proposed development is considered to comply with policies DPI (development pattern –sustainable development) C8 (protection of the Area of Outstanding Natural Beauty) and HE7 (Conservation Areas and listed buildings) of the Wiltshire County Structure Plan 2011 and policies G2 (general criteria for development), D2 (infill development, H16 (development within HPBs), C4 & C5 (development within the AONB), CN3 (development affecting the setting of listed buildings), CN11 (development affecting views into/from Conservation Areas) of the Replacement Salisbury District Local Plan;

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[s] ref: P/202C, P/302DP/301B, P/303C and unreferenced site plan, all deposited with the Local Planning Authority on 4<sup>th</sup> February 2004 as amended by drawing nos. 301/C, 302/E, 303/D and 304/A (which partly supersedes drawing 301/C and 302/3 received by the Local Planning Authority on 9<sup>th</sup> March 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.

4. All external doors, window frames and other external joinery in the development hereby permitted shall be constructed of timber and painted, all in accordance with the approved details and shall thereafter be retained unless otherwise agreed in writing with the Local Planning Authority.

REASON: To secure a harmonious form of development.

5. All windows shall be set back not less than 60 mm from the external elevation of building in accordance with drawing no. 303D unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of visual amenity.

6. The eaves treatment of the dwelling hereby approved shall accord entirely with that shown on drawing no. 202C.

REASON: In the interests of visual amenity.

7. The chimney stacks shall project not less than 2 metres above the height of the adjoining roofline (inclusive of the pot) and shall be constructed in accordance with the approved plans in terms of materials and corbelling details.

REASON: In the interests of visual amenity.

8. The rainwater goods shall be in accordance with the approved details specified on drawing no. P/302E (cast aluminium-black).

REASON: To secure a harmonious form of development.

9. The precise positioning of the proposed building[s] shall be pegged out on site and agreed in writing by the Local Planning Authority before development is commenced, and the building(s) shall be positioned as so agreed.

REASON: To ensure the exact position of the building[s] within the site.

10. The development shall be carried out in accordance with the approved levels/contours and finished floor level of the proposed dwelling shall be in accordance with the approved details, all as shown on drawing P/301C.

REASON: To ensure the exact finished floor level[s] of the dwelling and the finished levels of the rest of the development.

11. The development hereby approved shall not be commenced until a scheme detailing how materials salvaged from the demolished listed building will be incorporated into the construction of the replacement dwelling, has been submitted to and approved by the Local Planning Authority. Such a scheme should record the materials used by a reference to an inventory, and detail where and how the materials are to be incorporated into the approved development. Development shall not be carried out other than in accordance with the details approved pursuant to this condition.

REASON: To ensure that the remains of the listed building are re-used in an appropriate manner within the site.

12. 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 and these works shall be carried out as approved prior to the first use of the development hereby permitted. These details shall include means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials and retained historic landscape features and proposals for restoration, where relevant.

REASON: To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

13. 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.

14. No development shall take place until full details of the treatment of the southern boundary of the site, to include a continuous, deciduous hedgerow (protected initially by a stock proof fence) from the eastern to the western boundary with no 'gap' therein other than to allow for

pedestrian access only, have been submitted to and approved in writing by the Local Planning Authority. The hedge thus approved shall be planted prior to the occupation of the building, or in the first planting season following occupation of the dwelling. Any part of the hedge which within a period of 5 years from the completion of the development dies, is removed or become seriously damaged or diseased shall be replaced in the next planting season with other plants of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON: To clearly define the extent of the residential curtilage of the dwelling in the interests of the amenity and the environment of the development.

15. No development shall take place until details of the treatment to all hard surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved prior to occupation of the dwelling unless otherwise agreed in writing by the Local Planning Authority.

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

16. The dwelling hereby permitted shall not be occupied until the means of vehicular access to the site has been constructed and visibility splays provided in accordance with the approved plans.

REASON: In the interests of highway safety.

17. Any gate[s] provided to close the proposed access shall be set a minimum distance of 4.5 metres from the carriageway edge and shall be made to open inwards only.

REASON: To ensure that a satisfactory form of access is provided in the interests of highway safety.

18. The gradient of the proposed access shall not exceed 1 in 15 for the first 4.5 metres as measured from the nearside edge of the carriageway.

REASON: To ensure that a satisfactory form of access is provided in the interests of highway safety.

19. The dwelling hereby permitted shall not be occupied until the area shown on drawing No. P/301B for the parking and turning of vehicles has been drained and surfaced and that area shall not thereafter be used for any purpose other than the parking or turning of vehicles.

REASON: To ensure that the development hereby permitted is provided with adequate facilities for the parking and turning of vehicles.

20. No development shall be commenced until full details of the foul and surface water drainage arrangements for the proposed dwelling and the site have been submitted to and approved by the Local Planning Authority. The dwelling shall not be occupied until the works for the disposal of foul and surface water have been provided on the site to serve the development in accordance with the details so approved.

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

21. Notwithstanding the provisions of Classes A, B, D E and F of Part 1, Schedule 2 and Class A of Part 2 Schedule 2, 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 nor the erection of any structures within the curtilage including gates fences, walls or other means of enclosure, 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 appearance of the dwelling and the site in the interests of visual amenity.

22. No windows or other openings shall be formed in the north-west elevation of the dwelling hereby permitted above ground floor ceiling level, without the prior written approval of the Local Planning Authority.

REASON: The Local Planning Authority wishes to control future development of this nature to safeguard the privacy and amenities of neighbouring residential property.

23. The dwelling hereby permitted shall not be occupied until the frontage wall shown on drawing no. 304 dated 4<sup>th</sup> March 2004 has been substantially completed in accordance with the approved plans.

REASON: In the interests of the appearance of the development.

- (2). the applicant be informed that this decision has been taken in accordance with the policies G2, D2, H16, C4, C5, CN3 and CN11 of the adopted Salisbury District Local Plan.
- (3). the applicant is advised that the extent of the authorised residential curtilage of the dwelling hereby approved would be limited to that shown on the site plan accompanying this planning application, in accordance with the conclusions of paragraphs 20-23 of the Planning Inspectorate's decision in relation to appeal reference APP/T3915/C/02/1105127 dated 3<sup>rd</sup> July 2003.
- (4). The applicant be informed that separate, prior listed building consent will also be required to alter/extend the retaining wall along the front of the site as it forms part of the listed building which formerly occupied the site.

- (5). the applicant is advised to contact the Environment Agency on 01258 456080 if unable to make a connection to the public sewer and propose to construct a septic tank, as a Discharge Consent may be required.
- (6). the detail plan as submitted shows a cut off drain in a position which will not prevent egress of water onto the highway and therefore the detail will require amendment. The drain shall be located no further than 2 metres from the channel line of the highway and shall include means of disposal of the surface water.

**200. S/2004/276 - TO VARY CONDITION -VARY CONDITIONS 4 & 5 ON PLANNING PERMISSION S/02/2352 TO EXTEND TIME PERIOD FOR COMPLETION OF EARTHWORKS AND LANDSCAPING AT THE FOOTES, HOMINGTON ROAD, COOMBE BISSETT, SALISBURY SP5 4LY FOR MR & MRS B B ARCHER**

Major Archer, the applicant, spoke in support of the application but expressed some concerns relating to the conditions in the officer's report.

Revd Westley Cole, of Coombe Bissett 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):

**RESOLVED - that**

- (1). for the reason that the variation of the conditions for the period stated below would ensure reinstatement of the site to accord with policies G2, C4, C5, CN3 and CN1 I of the Replacement Salisbury District Local Plan within a reasonable time period then the above application be approved subject to the following conditions:
  1. The retaining wall shown on drawing nos. P/11 and P/12A received by the Local Planning Authority on 25<sup>th</sup> November 2003 and 3<sup>rd</sup> March 2003 respectively, shall be substantially completed and limewashed rendered above the proposed new ground level, in accordance with the approved details, within six months of the date of this permission. The external limewashed finish of the retaining wall above ground level shall thereafter be retained in accordance with the approved details.

REASON: The Local Planning Authority considers that the lime washed finish of the wall should be retained, in accordance with the appearance of the development which lies within the West Wiltshire Downs and Cranborne Chase Area of Outstanding Natural Beauty, the setting of the Coombe Bissett Designated Conservation Area and the setting of the Grade II listed building, in accordance with policies G2, C4, C5, CN3 and CN1 I of the adopted Replacement Salisbury District Local Plan.

  2. Within twelve months of the date of this permission, the earthworks shown on drawing no. P/12A received by the Local Planning Authority on 3<sup>rd</sup> March 2003 in conjunction with planning permission S/02/2352 dated 7<sup>th</sup> March 2003, shall be completed entirely in accordance with the proposed ground levels and profiles shown on that drawing.

REASON: The Local Planning Authority considers that provision of the earthworks to restore the site to its former contours is required to remedy

the harm that the current appearance of the site causes to the landscape of the West Wiltshire Downs and Cranborne Chase Area of Outstanding natural Beauty, the setting of the Coombe Bissett Designated Conservation Area and the setting of the Grade II listed building in accordance with policies G2, C4, C5, CN3 and CNI I of the adopted Replacement Salisbury District Local Plan.

3. In the next planting season following the substantial completion of the earthworks required under condition 2 above entirely in accordance with the proposed ground levels and profiles shown on the approved drawings, all planting, seeding or turfing comprised in the approved details of landscaping received by the Council on 24th January 2003 reference TFP.01.03 in conjunction with planning permission S/02/2352 dated 7<sup>th</sup> March 2003, shall be carried out in accordance with the details so approved; 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: The Local Planning Authority considers that the landscape planting detailed is also required to remedy the harm that the current appearance of the site causes to the landscape of the West Wiltshire Downs and Cranborne Chase Area of Outstanding Natural Beauty, the setting of the Coombe Bissett Designated Conservation Area and the setting of the Grade II listed building in accordance with policies G2, C4, C5, CN3 and CNI I of the adopted Replacement Salisbury District Local Plan.

- (2). the applicant be informed that this permission has been taken in accordance with policies G2, C4, C5, CN3 and CNI I of the Adopted Salisbury District Local Plan:

**201. S/2003/2046 - CHANGE OF USE -OF LAND FOR SITING OF CONTAINERS FOR LETTING AS STORAGE AT GROVE FARM, GROVE LANE, REDLYNCH, SALISBURY SP5 2NR FOR CHARLES ROCHEFORT**

Charles Rochefort, applicant, spoke in support of the above application.

Graham Goodyer, 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** - that the above application be refused for the following reason:

the use of the land, for the siting of containers for storage, would be contrary to New Forest Heritage Area policies HA1 and HA5, in that the proposed containers would have an adverse impact on the character of the New Forest and would not contribute to the development of small scale business.

Councillor Mrs Peach requested that her dissent to this decision be recorded in the minutes.

**202. S/2003/2382 - CHANGE OF USE -TO INCREASE RESIDENTIAL GARDEN AND FORMATION OF NEW FRONT PORCH AND DOUBLE GARAGE AND ASSOCIATED WORKS FOR CAWDON FARM, SALISBURY ROAD, COOMBE BISSETT, SALISBURY SP5 4JT FOR MR & MRS TITCHENER**

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

Revd Westley Cole, of Coombe Bissett 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 circulated at the meeting:

**RESOLVED** - that the above application be refused for the following reason:

the site lies in the Special Landscape Area, beyond the built up area of the village and adjacent to the countryside. The proposed garden area to the rear is considered to be disproportionate in size compared to existing and adjoining properties and furthermore the proposed change of use would constitute a residential intrusion into the rural landscape which would be seriously detrimental to the character and appearance of the locality and the surrounding countryside contrary to policy C6 of the Adopted Salisbury District Local Plan.

**203. S/2003/2647 - CHANGE OF USE -OF AGRICULTURAL BUILDING TO WORKSHOPS B1 AND STORAGE AT BOTLEYS FARM, DOWNTON, SALISBURY SP5 3NW FOR MR J H STEWART**

Hugo Stewart, 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), together with a schedule of late correspondence.

**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 shall be used for purposes with Class B1 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) and for no other purpose. Upon the use ceasing it shall revert back to its former use unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of amenity, to secure the reinstatement of the premises to its former use for which it was originally built should the business use cease



3. The operational use of the premises shall be restricted to the following times:

Monday to Fridays – 8.00 am to 6.30pm

Saturdays – 8.00am to 1.00pm

Sundays and Public Holidays – no use.

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

4. Before commencement of the development hereby permitted there shall be submitted to and approved by the Local Planning Authority a scheme for the insulation against noise emissions of any extractor fans, compressor motors and all similar equipment. Such scheme as is approved shall be implemented to the satisfaction of the Local Planning Authority before any part of the development is brought into use.

REASON: To minimise the disturbance that noise from the proposed development/use could have upon the amenities of nearby dwellings.

5. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the Local Planning Authority for approval.

REASON: In order to limit the likelihood of groundwater pollution.

6. There shall be no outside storage or activities of any kind in connection with the development hereby permitted.

REASON: In the interests of the amenity of the locality.

7. Only uncontaminated surface water shall be discharged to soakaways

REASON: In the interests of the amenity of the locality.

- (2). The applicant be informed that:

1. With regard to condition 2. above, it is considered that its former use is that of agricultural.
2. With regard to condition 05 above, a Consent to Discharge is required from the Environment Agency (Water Quality Consenting Section 01258 456080) for a septic tank or to increase effluent volume into an existing system.
3. surface Water soakaways will require building Regulation approval. They should be constructed in accordance with the BRE Digest no. 365.

**204. S/2003/2676 - FULL APPLICATION -RETROSPECTIVE CHANGE OF USE FROM ONE DWELLING TO TWO DWELLINGS AT TIMBER AND SIXPENCE, THE STREET, WHITEPARISH, SALISBURY SP5 2SG FOR STADDLE STONE**

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

**RESOLVED** - that the application be refused for the following reason:

the proposed change of use from one property to two where there are no parking facilities on the site would be likely to give rise to the on-street parking of additional cars attracted to the site and thereby interrupt the free flow of traffic on the Class I road A27 to the danger of highway users contrary to policy G2 (i) of the Adopted Salisbury District Local Plan.

**205. EXTENSION OF MEETING**

In compliance with Council policy, as the Committee could not conclude it's business within 3 hours of the commencement of the meeting, it resolved to extend the meeting for 1 hour and then for a further 30 minutes.

The meeting closed at 8.45 pm