

Southern Area Committee

Minutes

Thursday 15 April 2004 at 4.30pm
The Radnor Hall, Bodenham,
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, Mrs P J Bissington, R Britton, C Devine,
P J Leo , I D McLennan, Mrs. M M A Peach and L Randall

Apologies: Councillor F D Bissington

Also in attendance: Councillor J Collier (for agenda item 8)
and Councillor Mrs S Willan (for agenda item 7)

County Councillors

County Councillor J P Johnson

Apologies: County Councillor K C Wren

Parish Representatives

J Coundley (Redlynch), L Dodge (Britford), K Gross (Laverstock), T King (Whiteparish)
and C Wilkinson (Grimstead).

Officers Present

Lindsey Brown (Partnership Team Manager), Stephen Hawkins (Development Services),
Richard Hughes (Development Services), Gianina Newell (Legal and Property Services),
Carolyn Thomson (Development Services), Andrew Rose (Democratic Services)
and Henry Venners (Development Services).

MINUTES NOT REQUIRING COUNCIL APPROVAL

206. DECLARATIONS OF INTEREST:

Councillor I McLennan declared a personal and prejudicial interest in agenda item 9, plans list item 7 (S/2004/0507) as Councillor McLennan lives next door to the application site. Councillor McLennan left the meeting during consideration of this item.

207. MINUTES OF THE LAST MEETING:

RESOLVED – that the minutes of the previous meeting, held on 18th March 2004
(previously circulated), be approved as a correct record and signed by the Chairman.

208. PUBLIC QUESTION/STATEMENT TIME:

There were none.

209. COUNCILLOR QUESTION/STATEMENT TIME:

There were none.

210. CHAIRMAN'S ANNOUNCEMENTS:

Councillor Moss announced that 47% of the Area of Natural Beauty (AONB) of Cranborne Chase lies within Salisbury District, and of that a small part within the Ebble ward of the Southern Area.

Councillor Moss advised that a new Memorandum of Management is due to be presented to the Western Area Committee and also to Cabinet in June 2004. It has been suggested by Councillor D Brown (Portfolio Holder for Environment and Transport) that a representative of the Southern Area Committee be appointed to attend these meetings.

RESOLVED - that Councillor B Rycroft (as Councillor for Ebble Ward) be appointed as the representative of the Southern Area Committee to attend the Western Area Committee and Cabinet meetings in June 2004 when consideration of the new Memorandum of Management relating to the Area of Natural Beauty (AONB) at Cranborne Chase is given.

211. COMMUNITY AREA PLANS & LOCAL PLAN ACTIVITY

The committee considered the report of the Partnership Team Manager (previously circulated), and also to a presentation given by the officer. The main points made during the presentation were as follows:

- There is still some confusion regarding the area plan process
- The plans involve different methods for writing a plan
- The process can involve all members of the community
- There are 4 methods for devising a plan:
 1. Planning Toolkit
 2. Parish Plan
 3. Town Plan
 4. Village Design Statement
- The Local Plans feed into the Area Plan and are developed by local people to address local needs
- In the Southern Area, some examples of local plans are the Downton Village Design Statement, Alderbury Parish Plan (which incorporates a Village Design Statement) and Laverstock Parish Plan.
- With regard to the Southern Area Plan, the first draft is to be produced and circulated to Members towards the end of April and then to be presented to the Southern Area Committee in May. The final plan is still on schedule for consideration in June or July 2004 and then it can be widely circulated throughout the communities.
- The benefits of the local plan include:
 1. opportunity for communities to have a say
 2. development of community spirit
 3. statement of how communities view their development
 4. community solutions to community problems
- The benefits of Community Plans include:
 1. brings together all local needs into one document
 2. provides evidence to South Wiltshire agencies to allow them to focus their work

3. ability to highlight strategic solutions across parishes and communities
4. Community Area plans informed by Local Plans and these all feed into County and District Council strategies.

Following this presentation, the Chairman advised that due to the fact that a further paper is to be brought to the Committee in May which will not be a draft; and because any discussion is likely to take a considerable amount of committee time, he will not be allowing a discussion or vote on this item today but looks forward to doing so soon.

212. PLANNING PERMISSION S/2002/0393: PROPOSED PARK AND RIDE AT DOWNTON ROAD, BRITFORD

Councillor J Collier, as Member for the ward of Harnham East, expressed some concern regarding the subject of light pollution and planting. These concerns were addressed by the officer.

L Dodge, of Britford Parish Council, spoke to ask which of the lights shown in the scheme would permanently be switched on. This too was addressed by the officer.

Following these statements the Committee considered the report of the Principal Planning Officer (previously circulated) together with a schedule of late correspondence circulated at the meeting:

RESOLVED – that subject to no adverse comments being raised in response to consultations on the submitted details and receipt of the additional information described in the officers report then the scheme submitted for lighting be approved with the addition of an informative to the permission stating that “the operating times for the lighting will only be increased during exceptional circumstances such as late night Christmas Shopping”.

213. S/2004/0496 - CHANGE OF USE - AMENDMENT AND CHANGE OF USE OF BUILDING APPROVED UNDER S/1999/0017 TO INCLUDE RESIDENTIAL WITH EXISTING AUTHORISED USES AT THE OLD COACH HOUSE, EAST GRIMSTEAD, SALISBURY SP5 3RT FOR MR & MRS L LOMAX

Richard Nash, agent to the applicant, spoke in support of the above application.

C Wilkinson, of Grimstead 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) 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 building is not authorised under planning permission S/1999/0017 dated 5th May 1999 and the development for which planning permission is sought is tantamount to seeking the temporary retention of a new, permanent building erected without planning permission;
- (2). the site lies in countryside outside of the Housing Restraint Area for East Grimstead, where new dwellings are not permitted unless an essential need for agriculture or forestry has been proven;
- (3). it has not been demonstrated that there is a need for a worker to be accommodated on or near the proposed enterprise or that the enterprise itself has been planned on a sound financial basis. Therefore, the proposal fails the functional and financial tests applied to such proposals set out in PPG 7 Annex I;

- (4). the applicant's Human Rights have been taken into account, however to permit the development to remain at the site for the period applied for would be contrary to policy DPI5 of the Wiltshire Structure Plan 2011 and policies H23, H28 and C2 of the adopted Replacement Salisbury District Local Plan.

214. [S/2003/2650](#) - FULL APPLICATION - RETENTION OF MOBILE HOME AT NEW FARM, PITTON ROAD, PITTON, SALISBURY SP5 1EG FOR L STANLEY

Lynn Stanley, 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) together with a schedule of late correspondence circulated at the meeting:

RESOLVED – that

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

the continued retention of this temporary dwelling has been justified in connection with an essential need for the purposes of agriculture and is therefore in accordance with policies H23, H28 and C2 of the adopted replacement Salisbury District Local Plan and policy DPI5 of the Wiltshire Structure Plan

and subject to the following conditions:

1. The occupation of the mobile home shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependents.

Reason: the site of the proposed dwelling is within an area where planning permission would not normally be granted for development unrelated to the essential needs of agriculture and forestry.

2. The development hereby permitted shall be dismantled and removed from the land, the residential use shall cease, and the land shall be reinstated to its former condition on or before 1st May 2007.

Reason: To ensure the development does not lead to a permanent dwelling, in the interests of good planning, to conserve the quality of the landscape and avoid unnecessary residential developments in the Special Landscape Area and allow the applicant a further, final opportunity to establish an agricultural justification for residing on-site permanently.

- (2). the applicant be informed that

1. this decision has been taken in accordance with policies G1, H23, H28, C2 and C6 of the adopted replacement Salisbury District Local Plan.
2. the Local Planning Authority consider that this fifth permission for a temporary mobile home on the site, permitted only in light of the

exceptional circumstances surrounding the agricultural sector in the last 10 years, represents a final chance for the applicant to establish a genuine functional need for an agricultural worker to be present at the site at most times and to justify that such a need can be sustained. The Local Planning Authority would expect a case for a planning application for a permanent dwelling, or clearance of the site, at the end of the temporary permission hereby granted.

215. [S/2004/0303](#) - O/L APPLICATION - FIVE HOUSES CAR PARKING AND CONSTRUCTION OF NEW ACCESS AT DOWNTON HILL, MORGANS VALE, REDLYNCH, SALISBURY SP5 2JF FOR MR & MRS M A CONLON

Lorraine Pallas, resident of Morgans Vale, spoke in objection to the above application. Mr Stocken, agent to the applicant, spoke in support of 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 reasons:

the proposal would result in the loss of a site which has until recently been used as a public house which was considered central to the economic and social life of the settlement of Morgans Vale, and the Local Planning Authority remains to be convinced that the previous public house use or the re-establishment of that facility would no longer be viable. The proposal is therefore considered to be contrary to policy PS3 of the adopted Salisbury District Local Plan.

216. [S/2004/0330](#) - CHANGE OF USE - FOR STATIONING OF RESIDENTIAL MOBILE HOME AND ANCILLARY WC AND STORAGE BUILDING AT FOREST VIEW, LYNDHURST ROAD, LANDFORD, SALISBURY SP5 2AS FOR MR DAVID WEBB

Mrs Rushton, neighbour, spoke in objection to the above application. Richard Bagnall, agent to the applicant, spoke in support of the above application.

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

RESOLVED –

- (1). that subject to the receipt and consideration of comments from Southern Water Authority to the satisfaction of the Head of Development Services the above application be approved for the following reason:

the proposal is considered to be acceptable in terms of its impact on the New Forest Heritage Area, the Special Landscape Area, local residential amenity, and in accordance with adopted policies of the Replacement Salisbury District Local Plan,

and subject to the following conditions:

1. The use hereby permitted shall be discontinued and the mobile home, touring caravan and all other buildings and structures shall be removed from the site and the land restored to its former condition on or before 1st April 2009, unless otherwise agreed in writing by the Local Planning Authority upon submission of an application in that behalf.

Reason: In the interests of amenity, in order to secure the cessation of a use for which permission can only be justified on the basis of a special temporary need.

2. The occupation of the site shall be limited to the applicant Mr D Webb and any resident dependents.

Reason: In the interests of amenity, to secure the cessation of a use which can only be justified on the basis of a special personal need by the applicant.

3. The site shall be used for residential / domestic purposes only.

Reason: In the interests of amenity.

4. The land edged blue on the approved plans shall be retained for use as a paddock only, and shall not be used for the storage of any materials, plant, machinery or for the erection of any structures, unless otherwise agreed in writing by the Local Planning Authority and upon submission of a planning application in that behalf if appropriate.

Reason: In the interest of visual amenity and nature conservation interests.

5. Prior to commencement of the use, full details of the design and external appearance and precise siting of the proposed outside storage building and mobile home shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans.

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

6. Not more than one mobile home and one touring caravan shall be stationed on the site.

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

7. No development shall commence until details of the drainage for foul and surface water from the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The foul water shall be connected to the mains, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is provided with a satisfactory means of drainage.

8. No trees on the site shall be felled, topped or lopped without the previous written consent of the Local Planning Authority.

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

9. 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 accord with the details as so approved unless otherwise agreed in writing by the Local Planning Authority.

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

10. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

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

11. 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.

12. Prior to occupation of the mobile home, the access shall be resurfaced in a suitable bound material for a distance of at least 5 metres from the nearside edge of Lyndhurst Road, in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority. .

Reason: In the interests of highway safety.

13. No buildings or structures other than hereby permitted shall be erected / installed within the site unless otherwise agreed in writing by the Local Planning Authority, upon submission of an application on that behalf.

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

- (2). the applicant be informed that this decision was taken in accordance with policies G1, G2, G5, H34, C6 and C10 of the adopted Salisbury District Local Plan

217. [S/2004/0331](#) - FULL APPLICATION - PROPOSED COTTAGE AND CONSTRUCTION OF NEW ACCESS AT BOX COTTAGE, MIDDLETON ROAD, WINTERSLOW, SALISBURY SP5 1QJ FOR CAROLINE WILKINSON

Jon Milo, a resident of Winterslow and also representing other objectors, spoke in objection to the above application.

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

3. Before the dwelling is first occupied, the existing access onto Middleton Road shall be permanently stopped up; the visibility splay shown on the approved plan created by the removal of part of the hedging and the mature tree, and the regrading of the bank, and the new access and driveway onto The Causeway shall be created and made available for use, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

4. Before any development commences, a scheme for the demolition of the existing building and the construction of the new dwelling and other ancillary works on site shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme.

Reason: In order to protect adjacent amenities and highway safety around the site

5. Before development commences, a scheme of replacement planting, including species, positioning, and planting times shall be submitted to and approved in writing by the Local Planning Authority. Planting shall be carried out in accordance with the agreed scheme.

Reason: In the interests of visual amenity

- (2). the applicant be informed that this decision has been taken in accordance with policies D2, G2, R2 and H16 of the Adopted Salisbury District Local Plan.

218. [S/2004/0342](#) - O/L APPLICATION - NEW DWELLING AND ACCESS AT HEDGEMOOR COTTAGE, MILL LANE, WINTERSLOW, SALISBURY SP5 1PX FOR MR & MRS DKR CLIFTON-MOORE

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. Approval of the details of the siting, design and external appearance of the building[s], the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the siting, design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

4. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

5. The development hereby approved shall not be occupied until 2 parking places have been provided within the curtilage of the site.

Reason: In the interests of highway safety.

6. A recessed entrance or similar layout providing a minimum width of 3.2 metres shall be constructed 4.5m back from the carriageway edge and its sides shall be splayed 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.

7. Before development commences, a scheme for the discharge of surface water from the building(s) 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.

8. No development shall take place until details of provision for recreational open space in accordance with policy R2 of the Salisbury District Local Plan have been submitted to and agreed in writing by the Local Planning Authority

Reason: In order to comply with Policy R2 of the Salisbury District Local Plan

9. Notwithstanding the provisions of Class[es] A to F 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.

10. No development shall take place within the area of the application until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise adequate control over any development which would affect the area of archaeological interest.

- (2). the applicant be informed that this decision was taken in accordance with policies G2, D2, H16, and R2 of the Adopted Salisbury District Local Plan.

Councillor B Rycroft in the Chair

219. [S/2004/0507](#) - FULL APPLICATION - ROOF CONVERSION:- INCLUDING DORMERS, SIDE ADDITION/GARAGE ADDITION, REMOVE EXISTING CAR PORT ADDITION AT 49 CHURCH ROAD, LAVERSTOCK, SALISBURY SPI IQY FOR MR T WEEKS

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) 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 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 ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.
3. Prior to development commencing, the proposed dormer window in the rear elevation shall be glazed with obscure glass, and details of the windows shall be submitted to and approved in writing by the Local Planning Authority. The window shall be constructed in accordance with approved details prior to occupation of the room served by the dormer window and be maintained in this condition thereafter.

Reason: To prevent the undue overlooking of adjoining dwellings.
4. No additional windows or rooflights shall be constructed on the roof of the roof extension hereby approved.

Reason: To prevent the undue overlooking of adjoining dwellings.
5. Details of a turning space to serve the garage hereby approved shall be submitted to and approved by the Local Planning Authority. The turning space shall be constructed in accordance with approved plans prior to the garage hereby approved being brought into use and shall be maintained in this condition thereafter.

Reason: In the interest of highway safety.

- (2). the applicant be informed that this decision has been taken in accordance with policies G2 and D3 of the adopted Salisbury District Local Plan.

Councillor W Moss in the Chair

220. [S/2004/0512](#) - FULL APPLICATION - DEMOLITION OF EXISTING DWELLING CONSTRUCTION OF REPLACEMENT DWELLING WITH ATTACHED OUTBUILDING C OF U RESIDENTIAL - AGRICULTURAL AND C OF U AGRICULTURAL - RESIDENTIAL TOGETHER WITH ASSOCIATED WORKS AT COWESFIELD HOUSE, ROMSEY ROAD, WHITEPARISH, SALISBURY SP5 2QY FOR MR & MRS I DAVIES

William Coburn, neighbour, spoke in objection to the above application.

Ian Davies, applicant, spoke in support of the above application.

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

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

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

the proposal, due to a combination of its significant bulk and scale in comparison to the existing modest dwelling and it's repositioning away from the site of the existing dwelling, would have an adverse impact on the character of the area and the wider countryside of the Special Landscape Area, contrary to policy H30 (i) & (iii) of the adopted Salisbury District Local Plan.

221. URGENT BUSINESS – RELEASE OF R2 FINANCIAL CONTRIBUTIONS FOR NEW RECREATIONAL FACILITIES IN NOMANSLAND

This item was considered due to the fact that the availability of R2 funding for this parish was due to expire on 22nd April 2004 which would have been before the Southern Area Committee would meet again.

J Coundley, of Redlynch Parish Council, advised the Committee that the Parish Council supported the officers recommendations.

Following this statement the committee considered the report of the Forward Planning Officer (previously circulated):

RESOLVED – that

1. £2000 of 'R2' contributions be released by this Council to assist the funding of the recreation scheme outlined in the officers report, and that the release of the monies be made following receipt of invoices for the works undertaken.
2. Approximately £618.08 and £835.79 of R2 funds are due to 'expire' on 22nd April 2004 and 22nd June 2004 respectively. In order to secure this funding Nomansland Sports Association / Nomansland Parish Council must order the works by the first date (22nd April 2004) and an invoice must have been received by Forward Planning within 6 months of this Committee meeting (by 15th October 2004). This is in order for Forward Planning to have a valid case in the instance that the respective developer/owner makes an application for the return of the monies.

3. As and when future sums become available to spend, a total of no more than £10,100 of the money is to be released to fund stages 2 and 3 and that this be delegated to officers

222. 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 8.35 pm