

Minutes

Thursday 13 May 2004 at 4.30pm
The Pitton Village Hall, Pitton
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 and I D McLennan,

Apologies: Councillor P J Leo, Mrs. M M A Peach and L Randall

County Councillors

Apologies: County Councillor J P Johnson

Apologies: County Councillor K C Wren

Parish Representatives

K Gross (Laverstock), J Hargrave (West Dean) T King (Whiteparish),
K Ludlow (Winterslow) and Miss C Warry (West Dean)

Officers Present

Helen Collar (Democratic Services), Richard Hughes (Development Services) and John Meeker
(Forward Planning & Transportation)

MINUTES NOT REQUIRING COUNCIL APPROVAL

223. DECLARATIONS OF INTEREST

Councillor Devine declared a personal and prejudicial interest in agenda item 11, plans list item 6 (S/2004/0594) for the fact that the applicant serviced the Councillor's car. Councillor Devine left the room during consideration of this item.

Councillor Mrs Bissington declared a personal and prejudicial interest in agenda item 11, plans list item 9 (S/2004/0645) for the fact that the Councillor is an employee of the applicant. Councillor Mrs Bissington left the room during consideration of this item.

224. MINUTES OF THE LAST MEETING

RESOLVED – that the minutes of the previous meeting, held on 15 April 2004 (previously circulated), be approved as a correct record and signed by the Chairman.

225. PUBLIC QUESTION/STATEMENT TIME

There were none.

226. COUNCILLOR QUESTION/STATEMENT TIME

There were none.

227. CHAIRMAN'S ANNOUNCEMENTS

There were none

228. RECOMMENDATIONS OF THE SWAG REVIEW PANEL – TRANCHE I 2004/05

The committee considered the recommendations of the SWAG Review Panel's meeting held on 28 April 2004.

RESOLVED – that the applications be determined as set out at Annex A attached to the minutes.

229. APPOINTMENT OF MEMBERS TO THE SWAG REVIEW PANEL

The Committee appointed 3 Members with 1 Deputy Member to sit on the SWAG Review Panel for the forthcoming year.

RESOLVED – that Councillors Devine, Randall and Rycroft be appointed to the SWAG Review Panel and Councillor J D Bissington appointed as the Deputy.

230. NEW LICENSING REGIME – LICENSING COMMITTEE

The Committee considered the report from the Legal Services Manager (previously circulated).

RESOLVED – that Councillors Anderson (for Redlynch & Downton area), Moss (for Winterslow area) and J D Bissington (for the remainder of the Southern Area) be appointed to the Licensing Committee.

231. DRAFT DEVELOPMENT BRIEF: LAND AT DUCK LANE LAVERSTOCK

John Meeker, Principal Planning Officer, provided the Committee with a brief presentation outlining the preparation process and content of the brief.

Mr Carrington, representing Hawthorne Kamm Planning Consultancy, spoke in support of the brief and thanked Laverstock & Ford Parish Council and the District Council for their positive contribution towards developing a brief for the site.

Mr Gross, for Laverstock & Ford Parish Council, informed the Committee that the parish council had contributed to the brief, particularly regarding children's play areas, off-street parking provision, education related matters and improvements to the village hall and its facilities.

The Principal Planning Officer informed the Committee that, at the conclusion of the public consultation period, the draft brief, together with the comments received, would be examined and amendments made, as appropriate. The brief would then be re-presented to Southern and City Area Committees for final comment. At this time, and subject to

members' satisfaction, a recommendation to the Cabinet for the adoption of the brief as Supplementary Planning Guidance (SPG) would be sought.

Following the receipt of the above statements, the Committee considered the report of the Principal Planning Officer (previously circulated).

RESOLVED – that the following comments be taken into account in the drafting of the development brief :-

1. The play area for older children be located centrally and that the land adjacent to the proposed flats and currently owned by SDC be dedicated for use as a play area for young children.
2. The existing play area remain its current size but the facilities improved eg by the construction of a sports wall.
3. Dedicated parking to be provided for residents adjacent to the development eg those in Boundary Road.
4. The route from the development to the Laverstock schools/colleges to remain a 'downland track' (ie not be surfaced or paved or provided with street lighting).
5. The use of anti-skid surfaces on roads in the development.
6. The provision of footpaths and cyclepaths that provide links between or extend existing paths, especially paths to and from the city.
7. The provision of funding to extend and improve the facilities available at the village hall.
8. The provision of education facilities, eg classrooms, teacher facilities and assembly hall space, *prior* to the occupation of the first dwelling.
9. The need to investigate whether design features can be incorporated to maximize the collection and use of run-off rain water and 'grey water' across the development.
10. The need to incorporate 'green'/'sustainable' design and build wherever possible in the development and to a higher standard than that usually incorporated in a development of this nature.

232. S/2004/0509 - FULL APPLICATION - DEMOLITION OF DETACHED GARAGE, CONSTRUCTION OF NEW DWELLING AND CONSTRUCTION OF NEW GARAGE BLOCK INCLUDING REPLACEMENT GARAGE FOR EXISTING DWELLING AND FORMATION OF NEW ACCESS AND ASSOCIATED WORKS AT ADJACENT BARN OWL COTTAGE TYTHERLEY ROAD, WINTERSLOW, SALISBURY, FOR R & C DEVELOPMENTS LIMITED

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

Mr K Ludlow, for Winterslow Parish Council, informed the Committee that the Parish Council supported the above application.

Following these statements the Committee considered the report of the Head of Development Services (previously circulated) together with a schedule of late correspondence circulated at the meeting:

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

1. The proposed development, by reason of its close proximity to the adjoining property and its siting immediately in front of existing windows serving the adjacent property, would appear cramped and out of place, and would fail to maintain the spacious character and appearance of the Housing Restraint Area. Furthermore, the close proximity of the proposed dwelling to the adjoining property would result in harm to the living conditions of this property through loss of light and the overdominating impact that would result. In these respects, the proposed development would be contrary to policies H19, D2 and G2 of the Replacement Salisbury District Local Plan.
2. The site proposed for development has insufficient frontage to the south-east to enable an access to be satisfactorily laid out incorporating the necessary visibility splays which are essential in the interests of highway safety, contrary to policy G2 of the Replacement Salisbury District Local Plan.
3. As a scheme for the provision of additional recreational public open space has not been provided, the proposed development would be contrary to policy R2 of the Replacement Salisbury District Local Plan.

The applicant be informed that this decision has been in accordance with the following policy/policies of the Adopted Salisbury District Local Plan :-

H19 - Housing Restraint Area
G2 - General Development Criteria
D2 - Infill development
R2 - Recreational Open Space

233. S/2004/0522 – O/L APPLICATION – NEW DWELLING WITH EXISTING ACCESS FROM KINGS PADDOCK AND PARTIAL DEMOLITION OF EXISTING GARAGE AT 4 KINGS PADDOCK, WINTERSLOW, SALISBURY FOR MR & MRS B J HODGES

The Planning Officer informed the Committee that, contrary to the information contained within the report, the site lies beyond the housing policy boundary and within the housing restraint area of the village. In addition, the Officer informed the Committee that one of the proposed reasons for refusal of the application was on the grounds that the proposal was contrary to Policy H19 (not H18, as stated in the report) of the adopted SDLP.

Mr P Jennings, a resident of Kings Paddock, speaking on the behalf of himself and a number of other residents of Kings Paddock, informed the Committee that he objected to the proposed development.

Mr B Hodges, the applicant, spoke in support of the above application.

Mr K Ludlow, for Winterslow Parish Council, informed the Committee that the Parish Council supported the above application for the reason that, in the Parish Council's opinion, small, infill developments of more affordable houses for local families/first-time buyers were what were required in the village.

Following the receipt of 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 proposal due to the combined impact of the siting and location would be out of keeping and unsympathetic with the built form, and the spacious character of the surrounding area. It would also have a significant adverse impact on the existing residential amenities enjoyed by surrounding properties. The proposals would therefore be contrary to Policy G2 (vi), H19 and D2 of the adopted Salisbury District Local Plan.
2. The proposal would be contrary to Policy R2 of the Salisbury District Local Plan, in that it makes no provision for Public Open Space.

234. S/2004/0377 - FULL APPLICATION - DEMOLITION OF EXISTING DWELLING CONSTRUCTION OF 2 NEW DWELLINGS WITH CONSTRUCTION OF NEW ACCESS AND ALTERATION OF EXISTING ACCESS AT DUNLEY, SLATEWAY, PITTON, SALISBURY, FOR WELLINGTON DEVELOPMENTS LTD

Mr O'Donnel, speaking on the behalf of the developer, spoke in support of the above application.

Following the receipt of 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 subject to :-

- (1) The applicant and any other relevant parties undertaking, under Section 106 of the principal Act to pay a commuted sum under Policy R2 of the Replacement 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. (A07A)

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. (0004)

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 dwelling is satisfactory.

3. Prior to the commencement of development, details/a plan indicating the positions, design, materials and type of boundary treatment to be erected have been submitted to, and approved in writing by, the Local Planning Authority. The erection of the approved boundary treatment shall be completed before the dwelling is first occupied. Development shall be carried out in accordance with the approved details, maintained for a period of five years and thereafter retained.

Reason - In the interests of visual amenity and privacy for the occupants of the neighbouring properties.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactments thereof, no further windows (other than those expressly authorised by this permission) shall be inserted in the south east (rear) and south west (side) elevations of the dwelling on Plot 2 (such expression to include the roof and wall) of the dwelling hereby permitted, unless otherwise first agreed in writing by the Local Planning Authority.

Reason - To avoid loss of privacy to the neighbouring properties.

5. The dwelling hereby approved shall not be occupied until the access, turning space, parking and garaging 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.

6. The vehicular accesses to Wyndham Lane shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, no further development permitted by Classes A, B, C and E inclusive of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of the character and appearance of the area and in the interests of neighbouring amenity.

8. Notwithstanding the submitted details, no development shall commence until a scheme for the discharge of surface water from the dwellings and areas of hard standing, hereby approved, has been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall subsequently be carried in its entirety prior to the first occupation of the dwelling and thereafter retained.

Reason - To ensure a satisfactory means of surface water disposal and to prevent the discharge of surface water onto the public highway.

9. The existing hedgerow along the boundary of the site to Slateway and White Hill shall be retained, except where it is required to be removed to form the new vehicular access as indicated on the approved plan, and reinforced where necessary in accordance with a scheme to be submitted to, and approved in writing by, the Local Planning Authority. Any such reinforcement shall be carried out during the first planting season following the first occupation of the dwelling hereby approved and properly maintained

for a period of five years including replacement of any plants which die, are removed or become damaged or diseased within this period with plants of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation, and the approved scheme thereafter retained. The Local Planning Authority shall be advised in writing when the planting has been undertaken so that initial compliance with the condition can be checked.

Reason - In the interests of visual amenity and to preserve the character and appearance of the site and the surrounding area.

10. 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 of the landscaping :-

- 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 the interests of visual amenity, 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.

11. An arboricultural method statement providing comprehensive details of construction works in relation to trees being retained on, or adjacent to, the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of demolition/development. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following :-

- a) a specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:1991 and details of the timing for the erection of protective fencing and a plan indicating the alignment of the protective fencing;
- b) details of remedial foundation construction works within tree protection zones;
- c) a specification for scaffolding and ground protection within tree protection zones in accordance with BS5837:1991;

- d) details of general arboricultural matters such as the area for storage of materials, site huts, concrete mixing and use of fires;
- e) plans and particulars showing the siting of the service and piping infrastructure;
- f) details of the works requiring arboricultural supervision to be carried out, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
- g) details of all other activities which have implications for trees on or adjacent to the site.

Reason - In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice.

The applicant be informed that:-

1. In conjunction with Condition No 11 above, the applicant is advised that subject to practical engineering design the minimum area of building footprint to which a remedial foundation construction shall be applied shall be between the chimney stack on the south east elevation and the porch on the north east elevation of the dwelling on Plot 1 as indicated on the plan submitted with the applicant's letter dated 27 April 2004.
2. This permission has been taken in accordance with the following policies of the Replacement Salisbury District Local Plan: G2, G4, G8, D2, H16, C6, TR11 and R2.

Policy

G2	General Criteria for Development
G4	Protection from Flooding
G8	Protection of Water Resources
D2	Infill Development
H16	Housing Policy Boundary
C6	Protection of the landscape of the Special Landscape Area
TR11	Provision of Off-Street Parking
R2	Provision of Recreational Facilities

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

REASONS FOR APPROVAL

The proposed dwellings would suitably address the prominence of the site and would be of an acceptably high quality of design. The design approach of the proposed development would respect the character of the surrounding area whilst making an efficient use of previously developed land in accordance with the guidance contained in PPG3. Although the proposal does not provide the level of visibility to the proposed vehicular access point as recommended by WCC Highways it is considered that this is outweighed by the benefits of preserving the character of the site and surrounding area at this prominent location through the retention of the existing hedgerow. The proposed development would not materially affect the

amenities of the neighbouring residential properties and subject to the implementation of appropriate remedial measures would not harm an important Beech tree on the site that is the subject of a Tree Preservation Order.

235. S/2004/0385 - FULL APPLICATION – PROPOSED EXTENSION AT ST MARY’S CHURCH WEST DEAN SALISBURY FOR VICAR & PAROCHIAL CHURCH COUNCIL OF ST MARY’S

Mr Holland, speaking on the behalf of Parochial Church Council, spoke in support of the application.

Miss Warry, representing West Dean Parish Council, informed the Committee that the Parish Council, while having no objection to the principle of the proposed development, had concerns about the materials proposed to be used for the development; the Parish Council considered the use of red brick for the development to be inappropriate.

Following the receipt of 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 to be delegated to the Head of Development Services to approve subject to the submission, by the applicants of acceptable amended plans detailing the construction materials for the proposed extension. These materials should be of a nature that allows flint to be used as the external surface which will, as closely as possible, match the flintwork of the existing church building. In addition the application will be 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. (A07A)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. (0004)

2. Prior to the commencement of development, detailed drawings of the proposed new windows (1:5 sections and elevations) shall be submitted, and, approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D05A)

Reason: To secure a harmonious form of development.

3. 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. (D05A)

Reason: To secure a harmonious form of development.

And in accordance with the following policies of the adopted Salisbury District Local Plan:

Policy	Purpose
G2	General principles of development
CN3	Protection of Listed Buildings
CN5	Protection of Curtilage of Listed Building
CN8	Enhance Conservation Area

In addition, the applicant be informed that written approval from the Environment Agency – Under the terms of the Water Resources Act 1991- is required for any discharge of sewerage or trade effluent into controlled waters, and may be required for any discharge of sewerage or trade effluent from buildings or fixed plant into or onto the ground or into waters which are not controlled waters. Such approval may be withheld. (Controlled waters include rivers, underground waters, reservoirs, estuaries and coastal waters). The Applicant is advised to contact the Hampshire Area Office (Environment Management Test Team) to discuss this matter further.

REASONS FOR APPROVAL

The proposed development will provide additional, necessary facilities and will not be detrimental to the Listed Building, in accordance with the Local Plan.

236. S/2004/0573 - FULL APPLICATION - VARIATION OF PLANNING PERMISSION S/2003/1916 TO INCORPORATE DETAILED DESIGN CHANGES AT ADJ: THE WHITE HART, FORMER CARPARK DEAN LANE, WHITEPARISH, SALISBURY, FOR ROY FARMERS

Mr T King, representing Whiteparish Parish Council, informed the Committee that the Parish Council objected to the above application.

RESOLVED – that, subject to :-

(1) the applicant and any other relevant parties undertaking, 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. (A07A)

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 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. The garage(s) shown on the approved drawing(s) shall not be converted into a habitable room or otherwise enclosed without the permission in writing of the Local Planning Authority.

Reason: In order to retain the proposed parking areas in the interests of highway safety.

4. Notwithstanding the provisions of Class[es] A to E 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. (V15A)

Reason: To ensure a harmonious architectural treatment and protect adjacent amenities.

5. Before development commences, a scheme for the discharge of foul and 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 foul and surface water disposal.

6. No work shall start on site until large scale details of the new windows and doors, including colours and materials, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

And in accordance with the following policies of the Adopted Salisbury District Local Plan :-

G2 - Impact on highways/parking and amenity issues

D2 - Design and impact on character of area

CN8 - Impact on character of Conservation Area

(2) If the applicant does not comply with (1) above the application is delegated to the Head of Development Services to refuse the proposal on non-compliance with Policy R2.

REASONS FOR APPROVAL

The scheme is substantially the same as that approved recently by Southern Area Committee. Consequently, the scheme is considered to have no more impact on the character of the area, surrounding amenities, or highway safety than the previous scheme.

237. S/2004/0594 - FULL APPLICATION - SINGLE STOREY REAR EXTENSION TO PROVIDE ANNEXE/LIVING ACCOMMODATION (REVISED PROPOSALS) AT THE BUNGALOW, HAYNES GARAGE, LOPCOMBE CORNER, SALISBURY, FOR MR & MRS W HAYNES

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

Mr K Ludlow, representing Winterslow Parish Council, informed the Committee that the Parish Council approved of the 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 :-

- I. The proposal, due to the large scale of the building compared to the main dwelling, and the overall design (which is similar in visual terms to a separate bungalow) would not be subservient to, or in keeping with the existing property, and, therefore, would be contrary to Policies H33 and D3 of the SDC Local Plan.

238. S/2004/0607 - FULL APPLICATION - REPLACEMENT DWELLING AND ALTERATION OF EXISTING ACCESS AT CHERRY TREE COTTAGE, FARLEY ROAD, EAST GRIMSTEAD, SALISBURY, FOR MR & MRS M LOTTEN

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 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: 0014 To secure a harmonious form of development.

3. Notwithstanding the provisions of Classes A to E 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 alterations nor extensions to the dwelling(s) other than those hereby permitted 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 ensure that sufficient space is retained around the dwelling(s) in the interests of neighbourliness and amenity.

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

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

5. The garage[s] shown on the approved drawing(s) shall not be converted into a habitable room without the permission in writing of the Local Planning Authority.

Reason: To secure the retention of adequate off-street car parking provision.

The applicant be informed that the approval was granted according to Policies G2, D2 and H19 of the adopted Salisbury District Local Plan.

239. S/2004/0641 - FULL APPLICATION - CREATION OF TWO RESIDENTIAL UNITS FROM ONE APPROVED RESIDENTIAL UNIT (REF S/02/1604) WITH PROVISION OF AMENITY SPACE PARKING SPACES AND ACCESSES AT THE WHITE HART, ROMSEY ROAD, WHITEPARISH, SALISBURY, FOR MR A R TRESEDER

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

Mr T King, representing Whiteparish Parish Council, informed the Committee that the Parish Council objected to the above application for reasons of overdevelopment.

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 subject to no substantive comments being received within the prescribed period which affect the recommendation, and

- (1) the applicant and any other relevant parties undertaking, 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 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. The garage(s) shown on the approved drawing(s) shall not be converted into a habitable room or otherwise enclosed without the permission in writing of the Local Planning Authority.

Reason: In order to retain the proposed parking areas in the interests of highway safety.

- 4. Notwithstanding the provisions of Class[es] A to E 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 ensure a harmonious architectural treatment and protect adjacent amenities.

5. Before development commences, a scheme for the discharge of foul and 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 foul and surface water disposal.

6. The parking and turning areas shown on the approved plans shall be constructed prior to the occupation of the new dwellings and kept free of obstruction hereafter.

Reason: In the interests of highway safety.

And in accordance with the following policies of the Adopted Salisbury District Local Plan:

G2 - Impact on highways/parking and amenity issues

D2 - Design and impact on character of area

CN8 - Impact on character of Conservation Area

- (2) If the applicant does not comply with (1) above, the application is delegated to the Head of Development Services to refuse the proposal on non-compliance with Policy R2.

REASONS FOR APPROVAL

In principal, additional housing within the Housing Policy Boundary is acceptable. In design terms, the scheme varies little from the approved scheme to convert the former public house to form two larger dwellings (as approved in 2002). Furthermore, it is considered that the impact of one additional one bedroom dwelling would be unlikely to have an adverse impact on adjacent amenities or on highway safety.

240. S/2004/0645 - ADVERT APPLICATION - VARIOUS SHOP SIGNS AT 'ONE STOP', CHURCH ROAD, LAVERSTOCK, SALISBURY, FOR TESCO STORES LTD.

Mr K Gross, representing Laverstock Parish Council, informed the Committee that the Parish Council had a number of concerns relating 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 delegated to the Head of Development Services to approve subject to the Head of Development Services :-

- confirming with the applicant that only the the 'Tesco Express' sign area will be illuminated with the illumination being effected by the use of a shielded 'downlighter' ('downlighters');
- informing the applicant that no internally illuminated signage will be permitted;
- confirming that the applicant will ensure that any illuminated signs will be switched off at the same time as the shop closes (the closing time being understood to be 11pm);

- confirming that the applicant is willing, as a condition of the consent, to improve the landscaping of the site, including rebuilding the fence;
- confirming with the District Council's Enforcement Officer that the above-mentioned fence complies with the original planning consent for the shop; and
- confirming with the District Council's Environmental Health Officer that the lighting, as proposed, complies with any necessary regulations.

And in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

G11 – Advert control

G2 – Impact on neighbouring users and highway safety
the above application be approved for the following reasons:

241. S/2004/0703 – 18/84 PROCEDURE – WEATHER (RAINFALL) RADAR INSTALLATION AT DEAN HILL FARM DEAN HILL WEST DEAN, SALISBURY FOR MINISTRY OF DEFENCE:

Mr Seal, a neighbour of the proposed development, spoke in objection to the above application.

In addition, and at the discretion of the Chairman, Dr Sutton, another neighbour of the proposed development spoke in objection to the above application.

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

Mr Hargrave, representing West Dean Parish Council, informed the Committee that the Parish Council objected to the above application.

Following the receipt of 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 subject to any material or substantive comments being received which affect 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. No development shall take place within the area indicated 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: In order to secure a suitable archaeological watching brief during works

3. The geodesic dome, lattice tower, and the associated cabins and fencing shall be coloured a colour to be agreed in writing with the Local Planning Authority before development commences.

Reason: In the interest of visual amenity of the Special Landscape Area.

4. Within one month of the completion of the development, the temporary construction access track and access shall be removed, and the land restored to its former condition, in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority. Such a scheme shall include photographs of the site for the access track prior to any works commencing, together with scaled sectional drawings of the proposed, and details of the surfacing of the track and access and details of replacement planting.

Reason: In the interest of the visual appearance of the site and surrounding area.

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 D1 PS7 C6.

REASON FOR APPROVAL

Given that the installation will not be readily visible at closer quarters; that a site selection process and environmental assessment and report has been undertaken, and that the scheme would be in the national and local interest, it is considered that the proposal should, on balance, be approved.

The meeting closed at 1955hrs

Southern Area SWAG 2004/05

First Tranche

Ref. no.	Application	Parish/Ward Location	Sum Requested	Panel Recommendations
100	West Dean Parish Council Refurbishment of War Memorial Deferred from previous year.	West Dean/ Winterslow	£350 [£615.80 Total Project Cost]	Approve - £350 from the Discretionary Fund
113	Nomansland Reading Room Management Committee To construct a low maintenance garden.	Landford/ Alderbury & Whitparish	£5,000 [£7,646 Total project Cost]	Approve - £2,000 towards the costs
114	Whiteparish Village Hall Management Committee To meet architects fees for design of new village hall.	Whiteparish/ Alderbury & Whiteparish	£2,000 [£3,709.20 Total Project Cost]	Refuse – this application does not fall within the remit of SWAG but a future application for funds towards the cost of building will be considered. <u>Panel Advisory Comments:</u> The Panel would like to see an Equal Opportunities Statement/Policy put in place
115	Brian Whitehead Sports Centre Association To replace lighting system for indoor tennis courts.	Downton/ Downton and Redlynch	£4,200 [£4,200 Total Project Cost]	Defer to next tranche – pending identification of local financial support by the applicant. <u>Panel Advisory Comments:</u> The Panel would like to see an Equal Opportunities Statement/Policy put in place
116	Downton Moot Preservation Trust Ltd To acquire petrol engine long shafted hedge cutter with angled head blade	Downton/ Downton and Redlynch	£499 [£499 Total Project Cost]	Approve - £499 from the Discretionary Fund <u>Panel Advisory Comments:</u> The Panel would like to see an Equal Opportunities Statement/Policy put in place
TOTAL			£12,049	Panel Recommendations SWAG - £2000 Discretionary Fund - £849

Available Funds

SAC SWAG allocation 2003/04	£21,590
SAC Discretionary Budget allocation 2002/03	£ 7,500
<u>Total Funds Available</u>	<u>£29,090</u>