

Southern Area Committee

Minutes

Tuesday, 8th June 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 B M Rycroft – Chairman

Councillor F D Bissington – Vice Chairman

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

Apologies: Councillor Mrs P J Bissington

County Councillors

Apologies: County Councillor J P Johnson

Parish Representatives

D Cole (Pitton & Farley), L Dodd (Britford), T King (Whiteparish) and Mrs S Langlands (Redlynch)

Officers Present

Jane Ferguson (Legal and Property Services), Richard Hughes (Development Services),
Becky Jones (Development Services), Sarah McDaniel (Development Services),
David Prince (Development Services) and Andrew Rose (Democratic Services)

MINUTES NOT REQUIRING COUNCIL APPROVAL

250. DECLARATIONS OF INTEREST

There were none

251. MINUTES OF THE LAST MEETING

RESOLVED – that the minutes of the previous ordinary meeting, held on [13 May 2004](#)
and the special meetings held on [17th](#) and [20th May 2004](#) respectively (previously circulated),
be approved as correct records and signed by the Chairman.

252. PUBLIC QUESTION/STATEMENT TIME

There were none.

253. COUNCILLOR QUESTION/STATEMENT TIME

There were none.

254. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made three announcements:

1. At the end of the meeting there will be, under agenda item 9, an exempt item of business.
2. Due to the length of the meeting there will at a suitable point be a 5 minute break.
3. Members are requested, because of the number of applications being considered, to refrain from making statements that repeat points already made in order to keep the meeting to an acceptable length.

255. TREE PRESERVATION ORDER 305 – 32 GREENACRES, DOWNTON

The committee considered the report of the Arboricultural Officer (previously circulated):

RESOLVED - that Salisbury District Council confirm the Tree Preservation Order without modification.

256. S/2004/423 - FULL APPLICATION - REPLACEMENT OF EXISTING OUTBUILDINGS WITH 1 BEDROOM ANNEXE TO EXISTING PROPERTY OVER STORAGE AND COVERED CAR PARKING AT 1 HIGH ROAD, BRITFORD, SALISBURY SP5 4DS FOR DAVID & ROSEMARY CHAPPELL

Rosemary Chapell, the applicant, spoke in support of the above application.

L Dodd, of Britford Parish Council, spoke to advise the Committee that the Parish Council supported the above application.

Following receipt of these statements and further to a site visit held earlier that day the committee considered the report of the Head of Development Services (previously circulated):

RESOLVED - that

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

The proposal will not have an adverse effect upon neighbouring amenity and will be in keeping with the character of the existing dwelling. It is in accordance with policies D3 and G2 of the Adopted Salisbury District Local Plan

and 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

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. The annex hereby permitted shall be used solely as ancillary accommodation to the existing dwelling and shall not be occupied, sold, leased, rented or otherwise disposed of as a separate dwelling unit.

Reason: In order that the Local Planning Authority may retain control over the use of the premises.

- (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.

257. S/2004/797 - O/L APPLICATION - ERECTION OF STUD MANAGERS HOUSE AT WHITEHILL FARM, WHITE HILL, PITTON, SALISBURY SP5 1DY FOR MR & MRS M D BLANDFORD

Martin Blandford, the applicant, spoke in support of the above application.

David Cole, of Pitton & Farley Parish Council, spoke to advise the Committee that the Parish Council supported the above application.

Following 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

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

1. The proposal would result in a dwelling in the open countryside without any proven need, contrary to policies H23 and H27 of the adopted Salisbury District Local Plan, and the guidance given in PPG7 and draft PPS7.
2. The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the adopted Salisbury District Local Plan because appropriate provision towards public recreational open space has not been made.

- (2). the applicant be informed that:

1. This decision has been taken in accordance with policies G2, C6, C21, H23, H27 and R2 of the adopted replacement Salisbury District Local Plan.
2. The reason given above relating to Policy R2 of the adopted Local Plan could be overcome if all the relevant parties can agree with a Section 106 Agreement, or, if appropriate by a condition, in accordance with the standard requirement of public recreational open space.

258. S/2004/802 - FULL APPLICATION - CONVERSION OF OUT-BUILDING TO GRANNY ANNEX FOR DISABLED PERSON AT LANGTREES FARM, SOUTHAMPTON ROAD, LANDFORD, SALISBURY SP5 2BE FOR MR & MRS I RICHARDSON

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 proposals would not satisfy the requirements of Policy H33 (Accommodation for Dependent Persons) as the creation of accommodation would require the conversion and extension of the building outside the curtilage of the main dwelling (Langtrees). Furthermore, the details and scale of the proposed development would be tantamount to the creation of a new dwelling in the open countryside, in an unsustainable location, contrary to Policy H33, H23, and G1 of the adopted Salisbury District Local Plan.
2. In the absence of a protected species survey, there is insufficient information to demonstrate that the scheme would not adversely affect habitats and the protected species. Therefore it is contrary to policy C12 of the adopted Salisbury District Local Plan.

(2). The applicant be informed that this decision has been taken in accordance with policies G1, H33, C22, H16, H22, H23, H26, H27, H28 and C6 of the adopted Salisbury District Local Plan.

259. S/2004/824 - REMOVAL OF CONDITION (3) RELATING TO PLANNING APPROVAL REF - S/2003/1845 - TO RESTRICT APPLICANT TO 5 HORSES ON A 57 ACRE SITE AT WHITES PARK EQUESTRIAN, NEWTON LANE, WHITEPARISH, SALISBURY SP5 2QQ FOR MRS L HENDERSON

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 restrictive condition was imposed in order to limit the extent of the use and its impact on the wider landscape and the Highway system surrounding the site. Consequently, the increase in the number of horses would be likely to have an adverse impact upon the character and appearance of the open countryside within a Special Landscape Area, and would be likely to have a detrimental impact upon the amenities of the neighbouring properties due to an increased use of an access with very poor visibility. The proposal would therefore be contrary to policies C6, G2(vi) and C21(v) of the adopted Salisbury District Local Plan policy.

260. S/2004/842 - FULL APPLICATION - REST ROOM, FOUR ADDITIONAL LOOSE BOXES, AND STORAGE BARN AT WINDRUSH FARM, LONG FIELD, DEAN ROAD, WEST DEAN, SALISBURY SP5 1HR FOR MR & MRS P CHANT

Mr P Chant, the applicant, spoke to clarify a point made by the planning officer during his presentation to Members. The officer withdrew the comment made.

Following receipt of this statement the committee considered the report of the Head of Development Services (previously circulated) together with a schedule of late correspondence circulated at the meeting:

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

The proposed development appears unsuitable and unnecessary for the intended proposed uses due to the large restroom and the overall design of the barn. Therefore, the expansion of a non-agricultural use in the open countryside where the siting and scale of the development would be inappropriate to the Special Landscape Area and unsympathetic to the retention of the high quality of the landscape would be contrary to policy C6 and C2 of the Salisbury District Local Plan and the guidance of PPG7.

261. S/2004/843 - CHANGE OF USE - NEW VEHICULAR ACCESS AND CHANGE OF USE OF EXISTING BUILDING AND LAND FROM AGRICULTURAL TO B1, B2 AND B8 USES AT COTSWOLD FARM, WEST DEAN ROAD, WEST TYTHERLEY, SALISBURY SP5 1QA FOR JSR GENETICS LTD

Jonathan Young, agent to the applicant, spoke in support of the above application.

Following receipt of 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 circulated at the meeting:

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

The proposed employment use would potentially introduce and generate a mixture of commercial traffic on the unrestricted length of rural "C" class, single width road and would potentially generate significant HGV and other vehicle movements through neighbouring settlements, to the detriment of residential amenity, contrary to Policy E20 (iv). Furthermore, as the site is poorly served by public transport and remote from populated areas where walking and cycling could be encouraged, the development would encourage additional motorised journeys, contrary to the key aims of PPG13 and Policy G1 and G2 of the adopted Salisbury District Local Plan.

262. S/2004/894 - CHANGE OF USE - CONVERSION OF EXISTING OUTBUILDINGS TO RESIDENTIAL ANNEXE AT SHERWOOD COTTAGE, VICARAGE ROAD, LOVER, SALISBURY SP5 2PE FOR P DOWLING ESQ

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

Mrs S Langlands, of Redlynch Parish Council, advised the Committee that the Parish Council supported the above application.

Following 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 proposals would not satisfy the requirements of Policy H33 (Accommodation for Dependent Persons) as the creation of the accommodation would require the significant extension of the existing building outside the curtilage of the main dwelling (Sherwood Cottage). Furthermore, the details and scale of the proposal suggest a separate house, not a small annexe.
Consequently, the proposed development would be tantamount to the creation of a new dwelling in the open countryside in an unsustainable location, and contrary to Policies H33, H23, and G1 of the adopted Replacement Salisbury District Local Plan.
2. Vehicles resulting from the proposed development entering and leaving the sub-standard access at a point of poor visibility, would impede the visibility of, endanger and inconvenience other road users of Vicarage Road, to the detriment of highway safety, contrary to Policy G2.
3. The proposal makes no provision for public open space, contrary to Policy R2.

263. S/2004/579 - FULL APPLICATION - ADDITIONAL DWELLING ADJACENT TO THE CROFT AND CONSTRUCTION OF ACCESS AT LAND ADJACENT TO THE CROFT, SCHOOL ROAD, NOMANSLAND, SALISBURY SP5 2BY FOR MR J TURNER

Julie Robson, neighbour, spoke to object to the above application.

Neil Homes, agent to the applicant, spoke to support the above application.

Mrs S Langlands, of Redlynch Parish Council, advised the Committee that the Parish Council supported the above application.

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

RESOLVED - that

- (1). Provided that the applicant and any other relevant parties undertake, under Section 106 of the principal act to pay a commuted sum under policy R2 of the Salisbury District Local Plan within one month, then the above application be approved subject to the following conditions:

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

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

2. Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed building[s] will be in keeping with the existing character of its/their surroundings, in the interests of visual amenity.

3. No development shall take place until details of the treatment of the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Any tree screening, hedges, walls or fences thus approved shall be planted/erected prior to the occupation of the dwelling.

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

4. No gates shall be erected across the access without the prior approval in writing of the Local Planning Authority

Reason: In the interests of Highway safety.

5. Before the access hereby permitted is brought into use, the area between the nearside carriageway edge and a line drawn 2 metres parallel thereto over the entire site frontage shall be cleared of any obstruction to visibility at or above a height of 900mm above the nearside carriageway edge and thereafter maintained free of obstruction at all times

Reason In the interests of Highway safety

6. Notwithstanding the provisions of Class[es] A - 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 enable the Local Planning Authority to retain control over the development in the interests of amenity.

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 or lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (50mm) or more shall be left unsevered (see British Standard BS 5837:1991 entitled 'Trees in relation to Construction').

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

- (2). If the applicant does not comply with (1), above the application is delegated to the Head of Development Services to refuse the proposal on non-compliance with Policy R2.
- (3). The applicant be informed that this decision has been taken in accordance with policies G2, D2, HA2 and R2 of the Adopted Salisbury District Local Plan and PPG3.
- (4). **PARTY WALL ACT**
It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required from the adjoining landowner or any other person, or which may be required under any other enactment or obligation.

Members also requested that officers investigate whether a Tree Preservation Order could be applied. (amended and added to these minutes 8th July 2004)

264. S/2004/701 - FULL APPLICATION - REAR EXTENSION TO DWELLING AT SEARCHLIGHTS, LODGE DROVE, WOODFALLS, SALISBURY SP5 2NH FOR MR & MRS J HENDERSON

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

RESOLVED – that

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

The scale, design, siting and materials proposed are appropriate to the general development criteria, in accordance with the adopted Salisbury District Local Plan policies.

and 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

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. There shall be no windows on the side elevation of the building/extension hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

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

- (2). The applicant be informed that this decision was taken in accordance with policies G2, D3 and H16 of the adopted Salisbury District Local Plan.

265. S/2004/741 - FULL APPLICATION - DEMOLITION OF EXISTING BUILDING AND ERECTION OF TWO CHALET BUNGALOWS INCLUDING NEW ACCESS ARRANGEMENTS AT THE POST OFFICE, MIDDLETON ROAD, WINTERSLOW, SALISBURY SP5 1QJ FOR MR FRY

Mr Fry, the applicant (and on behalf of Mr & Mrs Webb – the owners), spoke to support the application.

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

RESOLVED - that

- (1). Provided that the applicant and any other relevant parties undertake, under Section 106 of the principal act to pay a commuted sum under policy R2 of the Salisbury District Local Plan within one month, then the above application be approved subject to the following conditions:

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

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

2. The development shall be carried out in strict accordance with the drawing[s] hereby approved, or with such other details as may subsequently be submitted to and approved 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. No development shall take place until details of the treatment of the boundary[ies] of the site have been submitted to and approved in writing by the Local Planning Authority. Any tree screening, hedges, walls or fences thus approved shall be planted/erected prior to the occupation of the building[s].

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

5. Prior to the occupation of the dwelling, the area between the entrance and the edge of the 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: To ensure that a satisfactory form of access is provided in the interests of highway safety.

6. Any gates provided to close the proposed access should be made to open inwards only

Reason: To ensure that a satisfactory form of access is provided 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. The integrity of the public sewer shall be maintained.

Reason: In the interests of amenity.

9. There shall be no windows on the sides on the first floors of the buildings hereby permitted, other than those shown on drawings 04027/3 and 04026/3 dated 31 March 2004.

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

10. Notwithstanding the provisions of Class[es] A - 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 enable the Local Planning Authority to ensure that sufficient space is retained around the dwelling(s) in the interests of neighbourliness and amenity.

11. 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.

- (2). The applicant be informed that this decision has been taken in accordance with policies PS3, G2, D2, H16, TR11 and R2 of the Adopted Replacement Salisbury District Local Plan.
- (3). **PARTY WALL ACT**
It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required from the adjoining landowner or any other person, or which may be required under any other enactment or obligation.
- (4). **SOUTHERN WATER SEWER.**
A public sewer crosses the site and its exact location must be determined prior to development commencing. Thereafter a three metre easement for access will be required.

266. S/2004/844 - CHANGE OF USE - NEW VEHICULAR ACCESS, CHANGE OF USE OF LAND AND EXISTING BUILDINGS FROM AGRICULTURAL TO EQUESTRIAN AND AMEND CONDITION 3 OF 73/DY/199 AT COTSWOLD FARM, WEST DEAN ROAD, WEST TYTHERLEY, SALISBURY SP5 1QA FOR JSR GENETICS LTD

Mr Rayfield, who is interested in purchasing the site, spoke to object to the above application.

Jonathan Young, agent to the applicant, spoke to support the above application.

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

RESOLVED - that

- (1). the above application be approved for the following reasons:
 1. The proposed change of use from agricultural to equine use could be accommodated within the existing agricultural buildings without substantial reconstruction, and would not detrimentally affect the setting of the buildings within the Special Landscape Area, in accordance with Policy C22.
 2. The applicant has sufficiently justified the need for the amendment to the existing agricultural occupancy condition to include the breeding, keeping or training of horses, in accordance with the guidance set out in PPG7 and Policy H29 of the adopted Salisbury District Local Plan.

3. The proposals would, on balance, satisfy the requirements of Policy C6 and C8 (Landscape Conservation) as the creation of the proposed access and visibility splays would not require the removal of a significant area of the belt of trees and hedgerows adjacent to West Dean road.

and 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.

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

2. The development shall be carried out in strict accordance with the drawing hereby approved, or with such other details as may be subsequently submitted to and approved in writing by the Local Planning Authority.

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

3. No works or development shall take place until a schedule of proposed replacement tree and hedge planting (including details of size, species, times of planting and the positions of all trees) has been approved in writing by the Local Planning Authority. All tree planting shall be carried out in accordance with the schedule.

Reason: To enable the Local Planning Authority to secure a scheme of tree and hedge planting which relates satisfactorily to the characteristics and timing of the development, in the interests of landscape conservation.

4. The occupation of the dwelling shall be limited to a person solely or mainly or last employed in the locality in agriculture as defined in Section 336 of the Town & Country Planning Act 1990 or in forestry, or in the breeding, keeping or training of horse (including any dependants of such a person residing with him) or a widow or widower of such a person.

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

5. Before development is commenced, a method statement outlining the method of construction of the access (using a "no dig" method) and demonstrating how existing root systems shall be protected, shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the existing root systems during and after construction

6. Before development commences, details of the means of access to the site shall be submitted to and approved in writing to the Local Planning Authority

Reason: In the interests of highway safety

7. Before the access hereby permitted is brought into use, the area between the nearside carriageway edge and lines drawn between a point 2.0 metres back from the carriageway edge along the centre line of the access and points on the carriageway edge 120 metres from, and on both sides of, the access, shall be cleared of obstruction to visibility at and above a height of 500mm (to allow for grass and plant growth) above the nearside carriageway level and thereafter maintained free of obstruction at all times

Reason: In the interests of highway safety

8. Any access gate shall be set back 10 metres from the edge of the carriageway and the access shall include the provision of a 10 metres radii (not 6 metres as shown on the submitted plan), constructed of suitable materials.

Reason: In the interests of highway safety

9. Before the occupation of the dwellings the driveway between the edge of carriageway and any gates (or for a distance of 10 metres from the edge of the carriageway if gates are not proposed) shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with the details which have been submitted to and approved by the Local Planning Authority

Reason: In the interests of highway safety

10. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall be submitted to and approved by the Local Planning Authority, before development commences.

Reason: In the interests of highway safety.

11. The use of the land and buildings for any competitive events or shows shall be strictly limited to those involving only horses that are kept permanently resident on site.

Reason: In the interests of highway safety.

- (2). The applicant be informed that Condition 11 above has been imposed to limit the traffic impact of the proposal given the restrictive nature of the highway network around the area.

267. S/2004/845 - CHANGE OF USE - CHANGE OF USE OF LAND AND EXISTING BUILDINGS FROM AGRICULTURAL TO EQUESTRIAN AND AMEND CONDITION 1 OF 70/FY/102 AT COTSWOLD FARM, WEST DEAN ROAD, WEST TYTHERLEY, SALISBURY SP5 1QA FOR JSR GENETICS LTD

Jonathan Young, agent for the applicant spoke in support of the above application.

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

RESOLVED – that

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

1. The proposed change of use from agricultural to equine use could be accommodated within the existing agricultural buildings without substantial reconstruction, and would not detrimentally affect the setting of the buildings within the Special Landscape Area, in accordance with Policy C22.
2. The applicant has sufficiently justified the need for the amendment to the existing agricultural occupancy condition to include the breeding, keeping or training of horses, in accordance with the guidance set out in PPG7 and Policy H29 of the adopted Salisbury District Local Plan.

and 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 & Country Planning Act 1990.

2. The development shall be carried out in strict accordance with the drawing hereby approved, or with such other details as may be subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt

3. The occupation of the dwelling shall be limited to a person solely or mainly or last employed in the locality in agriculture as defined in Section 336 of the Town & Country Planning Act 1990 or in forestry, or in the breeding, keeping or training of horse (including any dependants of such a person residing with him) or a widow or widower of such a person.

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

4. The use of the land and buildings for any competitive events or shows shall be strictly limited to those involving only horses that are kept permanently resident on site.

Reason: In the interests of highway safety.

(2). The applicant be informed that Condition 4. above has been imposed to limit the traffic impact of the proposal given the restrictive nature of the highway network around the area.

268. S/2004/846 - FULL APPLICATION - NEW VEHICULAR ACCESS FOR NO 2 + 3 AT COTSWOLD FARM, WEST DEAN ROAD, WEST TYTHERLEY, SALISBURY SP5 IQA FOR JSR GENETICS LTD

Jonathon Young, agent for the applicant spoke in support of the above proposal.

Following receipt of this statement and further to the site visit held earlier that day the committee considered the report of the Head of Development Services (previously circulated).

RESOLVED - that the above application be approved for the following reason:-

The proposals would, on balance, satisfy the requirements of Policies C6 and C8 (Landscape Conservation) as the creation of the proposed access and visibility splays would not require the removal of a significant area of the belt of trees and hedgerows adjacent to West Dean Road,

And 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 & Country Planning Act 1990.

2. No works or development shall take place until a schedule of proposed replacement tree and hedge planting (including details of size, species, times of planting and the positions of all trees) has been approved in writing by the Local Planning Authority. All tree planting shall be carried out in accordance with the schedule.

Reason: To enable the Local Planning Authority to secure a scheme of tree planting which relates satisfactorily to the characteristics and timing of the development, in the interests of landscape conservation.

3. Before development is commenced, a method statement outlining the method of construction of the access (using a "no dig" method) and demonstrating how existing root systems shall be protected, shall be submitted to and approved by the Local Planning Authority. The small triangular area in the centre of the proposed access, as shown on drawing No7, shall be deleted. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the existing root systems during and after construction.

4. Before development commences details of the means of access to the site shall be submitted to and approved in writing by the Local Planning Authority

Reason: In the interests of highway safety

5. Before the access hereby permitted is brought into use, the area between the nearside carriageway edge and lines drawn between a point 2.0 metres back from the carriageway edge along the centre line of the access and points on the carriageway edge 120 metres from, and on both sides of, the access shall be cleared of obstruction to visibility at and above a height of 500mm (to allow for grass and plant growth) above the nearside carriageway level and thereafter maintained free of obstruction at all times

Reason: In the interests of highway safety

6. Before the occupation of the dwellings the driveway between the edge of the carriageway and any gates (or for a distance of 5 metres from the edge of the carriageway if gates are not proposed) shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with the details which have been submitted to and approved by the Local Planning Authority

Reason: In the interests of highway safety

7. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall be submitted to and approved by the Local Planning Authority before development commences.

Reason: In the interests of highway safety.

269. S/2004/893 - CHANGE OF USE - FROM B1/B8 TO B2 (GENERAL INDUSTRIAL) AT UNIT 9, PORTWAY BUSINESS CENTRE, CASTLEGATE BUSINESS PARK, OLD SARUM, SALISBURY SP4 6QX FOR K WELFARE

The committee considered the report of the Head of Development Services (previously circulated), together with the 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 use hereby permitted shall be carried on only by Mr Welfare and shall be for a limited period being the period of six years from the date of this decision, or the period during which the premises are occupied by Mr Welfare whichever is the shorter.

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. Before commencement of the use 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: In the interests of amenity.

4. No development shall take place until a scheme/schemes for the control of fumes from extractor fans and equipment and for the sound insulation of that equipment have been submitted to and approved by the Local Planning Authority; and the development shall not be brought into use until that scheme/those schemes have been implemented in accordance with the approved details.

Reason: In the interests of amenity.

5. The use hereby permitted shall take place between the hours of 8am to 6pm Mondays to Saturdays only. The use hereby permitted shall not take place on Sundays and Public Holidays.

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

6. No machinery shall be operated and no process shall be carried out when the main roller door is open.

Reason: In the interests of amenity for the occupants of the neighbouring properties.

- (2) That the applicant be informed that this application has been approved in accordance with policies G2 and E16 of the Adopted Salisbury District Local Plan.
- (3) That the applicant be informed, that for the avoidance of doubt, on the cessation of this temporary and personal permission the use of the building shall revert to the existing use, i.e. B1/B8 use.

270. S/2004/924 - FULL APPLICATION - EXTENSION TO RESIDENTIAL CURTILAGE AND ACCESS ARRANGEMENTS AT 3 CHURCH LANE, CHARLTON ALL SAINTS, SALISBURY SP5 4HE FOR J & C MILLS

The committee considered the report of the Head of Development Services (previously circulated), together with the schedule of late correspondence circulated at the meeting:

RESOLVED – that the above application be approved for the following reason:-

The proposal conforms with policies G2, C6 of the adopted Salisbury District Local Plan,

and 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. Any gates to close the access should be made to open inwards (away from the highway) only.

Reason: In the interests of highway safety.

3. Within one month of the date of this permission, the trellis that had been placed on top of the existing fence shall be removed for at least the first two metres of its length, and retained in this condition thereafter.

Reason: In the interests of highway safety.

4. Within one month of this permission the access area (within the visibility splay) shall be surfaced in a material other than loose stone or gravel. Details of the surface to be used shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

- (2) That the applicant be informed that the above permission has been taken in accordance with policies G2 and C6 of the adopted Salisbury District Local Plan.

271. S/2004/955 - FULL APPLICATION - TWO STOREY SIDE EXTENSION AT 8 BARNABY CLOSE, DOWNTON, SALISBURY SP5 3NX FOR MR P MOSS & MS T THORNTON

Christopher Green, resident of 5 Barnaby Close, spoke in objection to the above application.

Mr Moss, the applicant spoke in support of the above proposal.

Following receipt of these statements and further to the site visit held earlier that day the committee considered the report of the Head of Development Services (previously circulated):

RESOLVED –

That the above application be refused for the following reason:-

The proposed development would result in the amenities that are currently enjoyed by the existing dwellings adjoining the site being adversely affected by means of the overbearing effect of the extension's bulk and scale which is in close proximity to the adjacent dwellings, and is therefore contrary to policies D3 and G2 of the adopted Salisbury District Local Plan 2003.

272. EXTENSION OF MEETING

In compliance with Council Policy, as the Committee could not conclude its business within 3 hours, it resolved to extend the meeting by one and a half hours (during which time the matters recorded under minutes 266 - 275 were considered).

273. URGENT BUSINESS

Exempt Item - In connection with a property in Firsdawn

Although this matter was not on the previously circulated agenda the Chairman declared that it be considered as a matter of urgency since a decision was required before 16th June.

274. EXEMPT BUSINESS

RESOLVED - that the press and public be excluded from the meeting during consideration of agenda item 9 on the grounds that it involves the likely disclosure of exempt information as defined within Part 1 of Schedule 12A inserted into the Local Government Act, 1972, by the Local Government (Access to Information) Act 1985, and more particularly specified below:-

Agenda Item 9
(minute 275)

Press and public to be excluded on the ground specified in Paragraph 12 of the Act, namely that:

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

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

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

Summary of ‘exempt’ matters

Agenda Item 9

In connection with a property in Firsdawn

The meeting concluded at 9.00 p.m.