

Southern Area Committee

Minutes

Thursday, 30th September 2004 at 4.30pm
Morgans Vale and Woodfalls Village Hall

**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

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 and F D Bissington

County Councillors

Apologies: County Councillors J P Johnson and K C Wren

Parish Representatives

Mrs B Carter (Downton), G Goodyer (Redlynch), K Gross (Laverstock and Ford),
J Martin and A Westmore (Landford).

Officers Present

Richard Hughes (Development Services), Sarah Hughes (Forward Planning and Transportation),
Gianina Newell (Legal and Property Services),
David Prince (Development Services) and Andrew Rose (Democratic Services).

MINUTES NOT REQUIRING COUNCIL APPROVAL

317. DECLARATIONS OF INTEREST

- Councillor Mrs M M A Peach declared a personal and prejudicial interest in planning application S/2004/1649 as she is the applicant and left the meeting during consideration thereof.
- Councillor G A N Anderson declared a personal but non prejudicial interest in planning application S/2004/1711 as he is a local farmer and left the meeting during consideration thereof.
- Councillor G A N Anderson declared a personal but non prejudicial interest in planning application S/2004/1461 as he is a client of the applicant.
- Councillor L Randall declared a personal but non prejudicial interest in planning application S/2004/1461 as he is a client of the applicant.
- Councillor C Devine declared a personal but non prejudicial interest in planning application S/2004/1461 as his wife is a client of the applicant.

318. MINUTES OF THE LAST MEETING

RESOLVED – that the minutes of the previous meeting, held on [2 September 2004](#) (previously circulated), be approved as a correct record and signed by the Chairman.

319. PUBLIC QUESTION/STATEMENT TIME

There were none.

320. COUNCILLOR QUESTION/STATEMENT TIME

There were none.

321. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcements:

- The Judicial Review as considered under minute 316 in the meeting of this Committee on 2nd September will be held in London on 18th October 2004.
- Item 10 on this agenda, New Forest National Park, will be considered first before agenda item 7.
- Planning application S/2004/1649 will be the last planning application to be considered meaning that it and application S/2004/1879 will change places in the running order.

322. SOUTHERN AREA COMMUNITY PLAN

RESOLVED - that consideration of this item be deferred until a special meeting of the Southern Area Committee to be held at 5pm on Tuesday, 19th October 2004 in the Alamein Suite, City Hall, Salisbury.

323. [PARISH CHARTER](#)

Members considered the report from the Principal Democratic Services Officer (previously circulated) together with some additional points made verbally by the Assistant Democratic Services Officer.

During consideration of this matter, the following points were raised:

- P.2 of the Charter - With regard to Parish Councils obtaining Quality Status and taking over devolved powers, there do not appear to be any powers that can be devolved to local councils, thus, there does not appear to be any merit in trying to achieve Quality Status.
- P.3 (a) – supports the phrase “acting as a local voice” as there are instances when local opinions have been different to the decisions that have been made.
- P.3 (e) of the Charter – the phrase “developing local distinctiveness” does not take into account those areas (for example Alderbury) where there cannot be said to be a local character. This description is too narrow and should refer to inappropriate developments.

One Member has had experience of a national developer constructing the same design dwellings in many parts of the UK, thereby taking no account of any local character. Therefore, this phrase would appear to have merit in that regard. It challenges developers to build to a local style.

- P.5 4th bullet point – this discusses the provision of information to local councils, but, local councils are already swamped with lots of paper and information and this will just compound that. Also, the adherence to government targets imposed on all councils has required local councils to work much quicker to meet timescale targets.

It is a pity that local areas are not free to set their own timescale targets rather than have them imposed from central government.

- P.5 3rd bullet point – it will be a heavy burden for local councils to have to produce an annual report. It will be very resource intensive for such councils which rely to a large extent, on volunteers.
- P.6 3rd bullet point – the Charter should list examples of what services can be devolved down to local councils.

RESOLVED -

- (1). That the area Committee notes the Parish Charter
- (2). Local authorities will need to consult with local town and parish councils to develop practical local service protocols that reflect local circumstances (as outlined in paragraph 3 of the officer's report)
- (3). That the comments minuted above be forwarded to Cabinet for consideration.

During consideration of this matter, Councillor Mrs M M A Peach asked whether those local councils who do not subscribe to the Wiltshire Association of Local Councils (WALC) will also sign up to the Parish Charter?

Because the officer was unable to provide a definitive answer at the time, it was agreed that a written answer would be sent to the Member (and copied to the rest of the Committee) within 10 working days.

324. RECOMMENDATIONS OF THE SWAG REVIEW PANEL – TRANCHE 2 2004/05

Members considered the previously circulated schedule of SWAG applications.

RESOLVED - that Coombe Bissett and Homington Short Mat Bowls Club be awarded £2,500 from the SWAG budget.

325. NEW FOREST NATIONAL PARK

Members considered the previously circulated report from the Planning Officer, Forward Planning and Transportation.

RESOLVED - that the contents of the officer's report be noted.

326. TREE PRESERVATION ORDER – MACKS LANE, WEST GRIMSTEAD

G Read, owner of a field north of Macks Lane, spoke to object to the imposition of a Tree Preservation order.

Following receipt of this statement, the Committee considered the report of the Arboricultural Officer (previously circulated), together with a schedule of late correspondence circulated at the meeting:

RESOLVED - that the order be confirmed with modification, changing the designation from an area order to that of a woodland in accordance with policies GI and CN17 of the adopted Salisbury District Local Plan; subject to a review being carried out by officers to ensure that correct procedures have been followed and that the file on this matter is correct; and; no new substantive issues arise before the date of the next normal Southern Area Committee (28th October).

327. S/2004/1711 – CHANGE OF USE TO FALCON BREEDING AVIARIES AND EXPERIENCE DAYS AT LAND ON NEW ROAD, LANDFORD, SALISBURY SP5 2AZ FOR K DAVIES & K WOODS

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

A Westmore, Landford 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). For the following reasons:

the proposal would not represent a significant tourist/visitor attraction and would have a limited impact on the New Forest Heritage Area and other conservation designations. Amenities and highway safety would not be unduly affected

the above application be approved and delegated to officers to write conditions in consultation with the Chair, Vice Chair and Minority Representative of the Southern Area Committee and in accordance with the late correspondence (under the Special Delegation procedure).

328. S/2004/1461 – FULL APPLICATION – CONSTRUCTION OF DETACHED BUILDINGS TO ACCOMMODATE 13 STABLES WITH LABORATORY AND BUILDING SPECIFIC FOR INVESTIGATION PURPOSES AND FIRST FLOOR OUT OF HOURS STAFFING ACCOMODATION AT EQUINE HOSPITAL, SOUTHAMPTON ROAD, CLARENDON, SALISBURY SP5 3DG FOR THE ENDELL VETERINARY GROUP

Colin Burrows, agent to the applicant, spoke in support of the above application.

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

RESOLVED - that

(1). For the following reasons:

The additional building is required to support the existing facilities and is considered acceptable in accordance with Salisbury District Local Plan policies;

and subject to any comments being received which materially affect the recommendation made in the officers report, 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 secure a harmonious form of development.

3. The building hereby approved shall be used for Horse Hospital facilities and for no other purposes whatsoever unless otherwise agreed by the Local Planning Authority upon submission of an application on that behalf

Reason: To enable the Local Planning Authority to retain planning control over the use of the building hereby permitted in the interests of amenity.

4. The first floor staff accommodation hereby permitted shall not be used other than as ancillary accommodation for the staff, employed at the site overnight or at weekends, whose main place of residence is elsewhere, who are caring for horses kept at the site. No one member of staff shall occupy the accommodation on a permanent basis, nor shall be it be occupied by persons who are not employed by the business operating at the site or sold, leased, rented or otherwise disposed of as a separate unit of accommodation.

Reason: In order that the Local Planning Authority may retain planning control over the use of the staff accommodation

5. 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 building[s].

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

6. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run off limitation has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.

Reason: To prevent the increased risk of flooding

7. Prior to the commencement of development, full details of landscape works to the existing bund along the south west boundary of the site adjacent to the entrance gates, shall have been submitted to, and approved in writing by, the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development hereby permitted. These details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation programme.

Reason: In the interests of visual amenity

- (2). The applicant be informed that this decision has been taken in accordance with policies G1, G2, C6, C7, E19, R2 and C24 of the adopted Salisbury District Local Plan.
- (3). The applicant be informed that the adjacent land would appear to have been used as a licensed land fill site for disposal of soil sub soil and other similar material.
- (4). The applicant be informed that the Southern Area Committee considered that due to the lack of visual impact and the new PPS7 stance on equine developments it was considered that there was no material conflict with policy C7.

329. [S/2004/1541](#) – FULL APPLICATION – CHANGE OF USE FROM AGRICULTURAL AND ERECTION OF 3 STABLES AND 1 HAY STORE AND HARDSTANDING FOR STABLE YARD AT WOODSIDE FARM, BENTLEY WOOD, FARLEY, SALISBURY SP5 1AQ FOR MS J DIXON

Nigel Lilley, agent for the applicant, spoke to advise that the current owners of the site objected to some of the conditions contained in the officers recommendations and that the applicant (separate to the current owners) 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). For the following reason:

Government guidance encourages Local Planning Authorities to adopt a positive attitude towards equestrian development in the countryside it is considered that due to the small scale and low key nature of the proposals,

that the change of use to the keeping and grazing of ponies and the erection of stables, would, despite the previous use of the land against which enforcement action was authorised, not be detrimental to the existing character of the area, or to the Special Landscape Area;

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] and ground surfaces 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. Within one month of the date of this permission, a written scheme for the removal of the hardsurfacing of the yard area (except for the concrete area (4 metres by 12.58 metres) in front of the stables, shown on the two plans submitted with the application dated 16 July 2004) and for the removal from the land of all building materials, debris and rubble arising from compliance with the requirement to remove the hardstanding and for the removal from the land of the vehicles, vehicle parts, building materials, containers and any other items stored on the land as identified in the Enforcement Notice, dated 11th November 2002 shall be submitted to and approved by the Local Planning Authority

Reason: To ensure compliance with the Enforcement Notice dated 11/11/02, which seeks to protect the character and appearance of the surrounding countryside within a special landscape area.

4. Within 3 months of the date of this permission, the scheme approved under Condition 3 shall have been fully implemented by removal of all the hardstanding (except the concrete area in front of the stables and its resulting material), together with vehicles, vehicle parts, building materials and any other items in accordance with the approved details.

Reason: To ensure compliance with the Enforcement Notice

- (2). The applicant be informed that this decision has been taken in accordance with policies G2, C6 and C21 of the adopted Salisbury District Local Plan.

330. [S/2004/1649](#) – LISTED BLDG (WKS) – RAISE HEIGHT OF GARDEN BOUNDARY WALL AT CHALKHILL HOUSE, BARFORD LANE, DOWNTON, SALISBURY SP5 3QA FOR MR & MRS PEACH

Mrs B Carter, Downton Parish Council, spoke to advise the Committee that the Parish Council have no objections to the above application.

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

RESOLVED - that for the following reasons:

The works are minor works involving the raising of the wall height along one section of the wall;

the above application be approved subject to the following conditions:

1. The development for which permission is hereby granted must be commenced not later than the expiration of 5 years beginning with the date of this permission.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The bricks and the pointing in the new section of wall should match in type, colour and texture the construction of the existing wall.

Reason: To secure a harmonious architectural treatment.

331. [S/2004/1879](#) – O/L APPLICATION – DEMOLITION OF DWELLING AND REPLACEMENT WITH TWO DETACHED DWELLINGS INCLUDING ALTERATIONS TO FORM NEW ACCESS AT NANT PERIS, LYNDHURST ROAD, LANDFORD, SALISBURY SP5 2AF FOR MR & MRS R AUSTIN

J Martin, Landford Parish Council, spoke to advise the Committee that the Parish Council objected to the above application.

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

- (1). for the following reason:

the proposal would have an adverse impact on the land drainage issues and flood problems in the area and therefore be contrary to policies G4 and G5 of the adopted Salisbury District Local Plan;

the above application be refused.

The meeting concluded at 7.35 pm

Members of the Public: 16