

Southern Area Committee

Minutes

Thursday, 24th March 2005 at 4.30pm
Alamein Suite, City Hall, Malthouse Lane, Salisbury.

**THESE MINUTES SHOULD BE KEPT FOR USE BY DISTRICT COUNCILLORS
AT THE NEXT COUNCIL MEETING**

P R E S E N T

District Councillors

Councillor B M Rycroft – Chairman
Councillor F D Bissington – Vice - Chairman

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

Apologies: None

County Councillors

Apologies: County Councillor J P Johnson and K C Wren

Parish Representatives

Mrs B Carter (Downton), J Coundley (Redlynch), K Gross (Laverstock and Ford),
R Hardy (Winterslow) and J Martin (Landford)

Officers Present

G Broom (Democratic Services), D Bunting (Southern Area Community Planner),
A Crampton (Partnership Manager), C Easter (Development Control),
J Ferguson (Legal and Property Services), R Hughes (Development Services)
and A Rose (Democratic Services).

MINUTES NOT REQUIRING COUNCIL APPROVAL

401. DECLARATIONS OF INTEREST

There were none.

402. MINUTES OF THE LAST MEETING

RESOLVED – that the minutes of the meeting held on 24th February 2005 (previously circulated) be approved as a correct record and signed by the Chairman subject to the amendment of minute 398 to reflect that Laverstock Parish Council wishes to continue to make no comment.

403. PUBLIC QUESTION/STATEMENT TIME

There were none

404. COUNCILLOR QUESTION/STATEMENT TIME

Councillor Moss made a statement regarding officer advice about possible prejudice if certain information relating to this meeting was provided to him. Councillor Moss also advised that he has made correspondence to the Head of Legal and Property Services raising his concerns.

405. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcement:

"Members may recall that at the meeting of the Southern Area Committee on 26th January, a sum of £5,143 was agreed, in principle, to be paid out of the Discretionary Fund for the financial year 2005/06 to allow Morgans Vale and Woodfalls Village Hall to make an application to the Village Halls Grants Panel.

Under this programme, the County Council will contribute 50% of a project cost, so long as District Councils contribute 20%.

I am pleased to announce that at its meeting of 14th March it was agreed that the Village Halls Grants Panel, which is part of Wiltshire County Council, will contribute £12,857 towards the project.

Combined to the money provided by this Committee, it means that Morgans Vale & Woodfalls Village Hall will receive a total of £18,000 towards its project to replace the existing toilet block with new disabled access toilets (including baby changing, a ladies toilet, and a cleaners sink and store) and to convert the cloakroom to a storage facility.

This Committee is a user of this Village Hall for its meetings, so we will have a direct benefit from this award."

406. ENFORCEMENT REPORT FOR THREE ACRES FARM, DUNSTABLE ROAD, PITTON

John Raymond, occupier of the site, spoke to object to the proposal stated in the officers report.

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

RESOLVED - that the Head of Legal and Property Services be authorised to issue an Enforcement Notice under the Town and Country Planning Act 1990 (as amended) and serve it on the appropriate person(s)

Alleging the following breach of planning control:

Without planning permission:

1. The material change of use of land to a mixed use of land including use for agriculture and use of agricultural barns for residential purposes and storage of caravans; and use of land for the parking and storage of caravans, motor cars, vans and lorries and repair and maintenance of such vehicles all unrelated to the agricultural use of the land, within the last ten years.

Requiring the following steps to be taken:

1. To cease the mixed use of land and buildings for residential purposes, parking and storage of caravans, motor cars, vans and lorries and repair and maintenance of such vehicles all unrelated to the agricultural use of the land;

2. To remove all domestic furniture, electrical equipment and other domestic paraphernalia from the land;
3. To permanently remove all vehicles including touring caravans, motor cars, vans, lorries, vehicle parts and other associated paraphernalia unrelated to agricultural use, from the land.

Reasons for serving the Notice:

1. The uses of the land for the parking and storage and repair and maintenance of vehicles including touring caravans, motor cars, vans and lorries, all unrelated to agricultural use has seriously detracted from the attractive, rural character and appearance of the surrounding countryside, which lies within a Special Landscape Area, and the setting of the barns. To allow such uses to continue would therefore be contrary to policies C2, C6, C22 (iii) and G2 (iv) of the adopted June 2003 Replacement Salisbury District Local Plan.
2. The continued use of the barns on the land for residential purposes not ancillary to any business use of the land and in the absence of any reasonable attempts to secure re-use of the building for business or community uses is contrary to policy C22 of the adopted June 2003 Replacement Salisbury District Local Plan.
3. Furthermore, the use of the barns on the land for residential purposes has seriously detracted from the setting of these buildings and the rural character and appearance of their surroundings, which lie within a Special Landscape Area. To permit the continued use of part of the barn as a dwelling would also therefore be contrary to policies C2, C6, C22 (iii) and G2 (iv) of the adopted June 2003 Replacement Salisbury District Local Plan.
4. The site lacks adequate vehicular access and visibility onto Dunstable Road to cater for the significant increase in vehicular traffic egressing the site arising from the above uses, which have seriously detracted from road safety conditions on Dunstable Road. To permit the uses to continue would therefore be contrary to policy G2 (i) of the adopted June 2003 Replacement Salisbury District Local Plan.
5. The site is considered to be remote from other services, housing and customers, and the uses, which do not encourage travel to and from the site by means other than by the private car, are therefore contrary to sustainability objectives in policy G1 (i) of the adopted June 2003 Replacement Salisbury District Local Plan.

Time Period For Compliance:

1. One year.
2. One year.
3. Three months.

407. FARLEY PRIMARY SCHOOL - CONSULTATION

In attendance for this item were the following people:

Robert Wolfson – Director of Education at Wiltshire County Council
Simon Franklin – Buildings Officer at Salisbury Diocesan Board of Education
Debbie Reid – Chair of Governors at Farley Primary School
Jane Godfrey – Vice-Chair of Governors at Farley Primary School

Each of the four representatives were invited to introduce this matter to the Committee prior to any other questions or statements being made by the Members. The main comments made were as follows:

- The situation that we find ourselves in has been exacerbated by various factors –
Demography – fewer children in Farley than in the past
Head Teacher recruitment – it is difficult to attract applicants for a school of this size
Inspection process – where a school is having difficulties, an inspection can accentuate issues
Parental choice – parents can choose where they wish to send their children
Local School Management – schools have autonomous control over themselves
- Farley Primary School favours federation with another school, but so far, no other schools have been found which are willing to combine at this time.
- The school is a central part of village activity.
- There is a lot of interaction between the schoolchildren and the residents of the nearby Alms Houses.
- Many members of the local community come into the school to help give lessons (such as art etc).

Following these introductory comments, the Committee were invited to ask questions or to make statements. The main questions/statements were as follows (together with any response):

- This situation is possibly a symptom of modern transport availability which was not available years ago.
- It is vital that schools such as this continue to form the centre of villages
- Without amenities such as schools many small villages become just dormitories for people commuting into towns and cities.
- One problem is that local people do not send their children to the local school.
- Some time ago, Farley Primary School was very heavily oversubscribed with pupils wanting to take a place.
- There are always new houses being built which should hopefully bring new children into the local area.
- Why are other schools not interested in the federation option?

The Local Education Authority can only promote the option but has no power to enforce it upon a school. Many schools have been approached but are not suitable because they are too large. One school did look favourably upon the option but was stopped from going any further forward as there was opposition from parents.

- If the school does close, what will happen to the buildings?

The Salisbury Diocesan Board of Education operates these buildings and the rules of the Trust (which is what actually owns them) will get the best value possible for them with the proceeds being spent on education elsewhere. The receipts will not be used for any ecclesiastical purposes.

- In Laverstock, the primary school is full up. However, it is scheduled to extend some of its buildings soon. One option could be to use Farley Primary School as a decanting site during building works. Farley and Laverstock are not that far apart.

This is an option that will be taken away and given consideration.

This consultation has been delayed because negotiations did take place with a school about federation. However, any change to children should ideally take place in September to avoid too much disruption to children during term-time.

- There does come a point at which the school will have to be closed otherwise the educational needs of the children who do attend will suffer.
- Salisbury District Council is concerned about sustainable communities. One option available to the Council is to designate Farley as a community which requires additional amenities.
- Should the school site need to be disposed of, perhaps affordable housing could be provided.
- Farley is not a community designated for further development.
- From experiences elsewhere, federation can work but does require a significant amount of work by the Head Teacher and staff/Governors etc.

The Head and staff at Farley Primary School do work very hard. However, there are only 25 pupils in the school at present which is scheduled to fall even further this year as the number of new pupils will not match the number of pupils leaving.

- Has Winterslow School been approached about possible federation?

Winterslow School initially gave support to federation. However, federation is designed for small schools and Winterslow is too large and so would not gain anything (the purpose of federation is a win/win for all parties concerned). Also, they have other issues which they must focus on at this time.

The Chairman thanked the attendees for taking part in this discussion, and felt sure that they understood what the feelings of the Committee were on the subject and would take these away with them as part of the consultation process.

408. DRAFT SOUTHERN AREA COMMUNITY PLAN

The members of the Working Group that was set up to undertake the rewriting of the Plan presented the revised Plan to Committee. The members of the Working Group are:

Councillor Ian McLennan
 Mrs Barbara Carter (Parish Councillor)
 David Bunting (Southern Area Community Planner)
 Ariane Crampton (Partnership Manager)

The points made by the members of the Working Group during their presentation were as follows:

- A lot of work has been undertaken by the working group on the rewriting of the Plan
- A lot more information has been added to the Plan since the last time it was considered by this Committee. One type of information that has been added is the parish focus
- The aim was to make this Plan different from all of the others.
- Each parish has been listed with their individual concerns highlighted. This allows other communities to identify where similar issues or concerns appear elsewhere and then hopefully the different communities can work together to find a solution.

Following this introduction the Committee was invited to make comments or ask questions. They were as follows:

- On page 15, where do the percentage figures for affordable housing come from?

The input came from Laverstock. The 33% is Council policy but 40% is an aspiration.

- Also on page 15 it should reflect that there is a need for affordable housing in Alderbury.
- Information should be included regarding the Councils' allocation of £700,000 towards Do-it-yourself home ownership schemes.
- Also on page 15, the term Rural Exception Housing probably needs an explanation.
- With regards to transport on page 7, it should reflect that there is a demand for a footpath between Whaddon and West Grimstead.
- On page 13, under Landford, only groundwater flooding is mentioned. There are other flooding problems in Landford which are serious and should be highlighted.
- Perhaps there should be a list of recycling sites included in the Plan.

RESOLVED – that the Southern Area Committee approves the rewritten Southern Area Community Plan including the suggested amendments made above.

409. (a) ENFORCEMENT REPORT FOR THE PLOT, OLD BLANDFORD ROAD, SALISBURY

Mrs Silvia Waite, owner of the site, spoke to object to the proposal stated in the officers report.

Mrs Sandra Waite, neighbour to the site, spoke to support the proposal stated in the officers report.

Following receipt of these statements the Committee considered the report of the Principal Planning Officer (Enforcement) (previously circulated):

RESOLVED - that no further action be taken in respect of the shed at the property, but that the Head of Legal & Property Services be authorised to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) and serve it on the appropriate person.

Alleging the following breaches of planning control: -

Without planning permission: -

- I. The material change of use of the land from a dwellinghouse and residential curtilage to a mixed use for the purposes of dwelling house, curtilage and use

for the keeping of dogs not incidental to the enjoyment of the dwelling, including incidental operational development consisting of the construction of buildings and structures, including kennels and a covered framework used for the keeping of dogs as an integral part of the material change of use alleged above.

Requiring the following steps to be taken: -

1. The reduction in the number of dogs kept at the property to a number not exceeding that which is normally incidental to the enjoyment of the dwellinghouse at the site (for the avoidance of doubt, there should be no more than four dogs kept at the site in any event).
2. The restoration of the land to its condition before development took place by:
 - (a) The removal of the unauthorised kennels.
 - (b) The removal of the unauthorised framework.
 - (c) The removal of all materials and debris arising from steps 2(a) & 2(b) above.

Reasons for serving the Notice: -

1. It appears to the Council that the material change of use from a dwelling house and residential curtilage to a mixed use as a dwelling house, curtilage and use for the purposes of dog keeping and the incidental operational development consisting of the construction of kennels and framework as an integral part of the material change of use, have all occurred within the last ten years; and
2. The use of the property for the keeping of dogs not incidental to the enjoyment of the dwellinghouse has resulted in undue disturbance being caused to occupiers of neighbouring residential properties through the emission of excessive noise, seriously detracting from the standard of residential amenities which they could reasonably expect to enjoy. The use is therefore in conflict with policy G2 (vi) of the adopted Replacement Salisbury District Local Plan.
3. The kennels and framework are of a poor standard of design having no regard for the design and materials of local residential buildings or their setting adjacent to open countryside and the Landscape Setting of Salisbury. The kennels and framework therefore appear as unduly alien and incongruous features, out of keeping with the character of neighbouring properties and in conflict with policy H19 of the adopted Replacement Salisbury District Local Plan concerning development in Housing Restraint Areas and policies D3 and G2 (iv).

Time For Compliance: -

1. Three months.
- (a), (b) & (c) Three months.

(b) ENFORCEMENT REPORT FOR THE PLOT, OLD BLANDFORD ROAD, SALISBURY

Mrs Silvia Waite, owner of the site, spoke to object to the proposal stated in the officers report.

Mrs Sandra Waite, neighbour to the site, spoke to support the proposal stated in the officers report.

Following receipt of these statements the Committee considered the report of the Principal Planning Officer (Enforcement) (previously circulated):

RESOLVED - that no further action be taken in respect of the shed at the property, but that the Head of Legal & Property Services be authorised to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) and serve it on the appropriate person.

Alleging the following breaches of planning control: -

Without planning permission: -

1. Operational development consisting of the stationing of a portacabin on the land.

Requiring the following steps to be taken: -

1. The permanent removal of the portacabin from the land.

Reasons for serving the Notice: -

1. It appears to the Council that the operational development consisting of the stationing of the portacabin on the land in breach of planning control has occurred within the last four years; and
2. The land lies within a Housing Restraint Area adjacent to open countryside and the Landscape Setting of Salisbury. The portacabin by reason of its utilitarian design and angular profile has no regard for the design and materials of local residential buildings and therefore appears as an unduly alien and incongruous feature, out of keeping with the character of neighbouring properties. To permit the continued stationing of the portacabin on the land would be therefore be contrary to policies HI9 and policies D3 and G2 (iv) of the adopted Replacement Salisbury District Local Plan.

Time For Compliance: -

One month.

410. PLANNING APPLICATION S/2004/2055 – LAND OFF DUCK LANE, LAVERSTOCK: (125) UNITS WITH ASSOCIATED PUBLIC OPEN SPACE AND INFRASTRUCTURE AND CONSTRUCTION OF NEW ACCESS TO HIGHWAY – AMENDMENTS TO CONDITIONS 14 AND 6, REVISIONS TO PLOTS 16, 59, 72 AND 71.

Mark Carrington, agent for the applicant, spoke in support of the above application.

K Gross, of Laverstock Parish Council, spoke to advise the Committee that the Parish Council had no objection except to the proposed change to operating times during construction.

The Planning Officer advised the Committee that the third part of the application regarding a Section 278 Agreement with Wiltshire County Council had been withdrawn by the applicant.

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 amendments to plot numbers 16, 59, 72 and 71 be approved
- (2). Condition 14 of planning application S/2004/2055 be amended to read:

“The construction works hereby approved shall take place only between the following hours:- 07:00 – 18:00 on Mondays to Fridays; 08:00 – 13:00 on Saturday; and at no times on Sundays and Public Holidays. This does not apply to the internal fitting out of buildings.”

And that this amendment to condition 14 does not apply to heavy vehicles and also access to the site must only take place via Hill Road and Park Road.

411. S/2005/121 - FULL APPLICATION -RETROSPECTIVE APPLICATION FOR FIRST FLOOR ACCOMMODATION WITH ALTERATIONS, INCLUDING EXTERNAL STAIRCASE AT THE RECREATION GROUND MIDDLE WINTERSLOW WINTERSLOW SALISBURY SP5 IRR FOR WINTERSLOW PARISH COUNCIL

Mr Dermot, of 2 Yew Tree Close, spoke to object to the above application.

R Hardy, of Winterslow Parish Council, spoke to support the above application (it should be noted that because the Parish Council was the applicant the Parish Councillor was permitted to speak for 3 minutes only and to take no further part in the Committee’s consideration of this matter as per the rules of the Parish Councillors Code of Conduct).

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 the above application be refused for the following reasons:

The pavilion extension was approved as a single storey structure with no accommodation in the roof. The retrospective variation would create first floor accommodation, accessed via a stairway on the north east (rear) elevation, which is in close proximity to adjoining dwellings. Furthermore, the variations include a first floor door with clear glazing, which affords some overlooking of adjacent properties. The proposed variations are likely to disturb the amenities of adjoining occupiers, by virtue of overlooking and disturbance associated with the stairway which accesses the first floor, contrary to Policy G2 of the Salisbury District Local Plan.

412. S/2005/126 - FULL APPLICATION -FIVE YEAR RETENTION OF PORTACABIN FOR USE AS A YOUTH CLUB AT THE RECREATION GROUND MIDDLE WINTERSLOW WINTERSLOW SALISBURY SP5 IRR FOR WINTERSLOW PARISH COUNCIL

Mr Urquart, a neighbour to the site, spoke to object to the above application.

Charlotte Bell, from the childrens playgroup which uses the portacabin, spoke to support the above application.

It should be noted that because the Parish Council was the applicant and did not wish to speak in support of the application during the time set aside for members of the public, the Parish Councillor was not permitted to take any part in the consideration of this matter by the Committee as per the rules of the Parish Councillor Code of Conduct.

Following receipts 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 subject to a report being brought to this Committee prior to any enforcement action being taken then the above application be refused for the following reasons:

The proposed retention of the portacabin for use as a youth club in the north east corner of the recreation ground, in close proximity to neighbouring residential properties, is likely to disturb the amenities of occupiers, contrary to Policy G2 of the Salisbury District Local Plan.

413. S/2004/2097 - FULL APPLICATION -ERECTION OF 6 HOUSES INCLUDING OFF STREET PARKING WITH VEHICULAR ACCESS AT ORCHARD ROAD AND DOWNTON HILL MORGANS VALE SALISBURY SP5 2JF FOR MR & MRS CONLON, MISS K THORNE, MR P AWBERY

Mr D Pallas, a spokesperson for many members of the local community, spoke to object to the above application.

John Gollage, a neighbour to the site, spoke to object to the above application.

Mr P Awberry, the applicant, spoke in support of the above application.

Mr Stocken, agent to the applicant, spoke in support of the above application.

It should be noted that the speakers objecting to the application shared the 3 minutes speaking time set aside for members of the public who wish to object to a planning application. Likewise for those persons speaking in support.

J Coundley, of Redlynch parish Council, spoke to advise the Committee that the parish Council objected to the above application.

Following receipts 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:

Based on the information provided by the applicant, and by the independent consultant commissioned by the Council, the proposal would result in the loss of a facility which was central to the economic and social life of the settlement of Morgans Vale, and which could be viable if rebuilt.

The Local Planning Authority therefore remains to be convinced that the previous public house use or the re-establishment of that facility would no longer be viable.

On that basis, the proposal is therefore considered to be contrary to policy PS3 of the adopted Salisbury District Local Plan.

During consideration of this application, the Committee requested that Enforcement Officers maintain their attention on this site to ensure that it is kept tidy.

414. S/2004/1544 - CHANGE OF USE -STATIONING AND RESIDENTIAL OCCUPATION OF TWO TOURING CARAVANS (RETROSPECTIVE) AT BADGERS REST WINTERSLOW ROAD PITTON SALISBURY SP5 1DH FOR LORRAINE EMMA SMITH

Mr Salisbury, a neighbour to the site, spoke in support of 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 reasons:

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

The above application be approved subject to the following conditions:

1. The use hereby permitted shall be discontinued and the mobile touring caravans shall be removed from the site and the land restored to its former condition on or before 28/10/2014, unless otherwise agreed in writing by the Local Planning Authority upon submission of an application in that behalf.

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

2. The occupation of the site shall be limited to the applicant Ms L. E. Smith and any resident dependents.

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

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

Reason: In the interests of amenity.

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

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

5. Not more than two touring caravans shall be stationed on the site.

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

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

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

7. Within three months of this permission hereby granted there shall be submitted to the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. Within 6 months of the first planting season thereafter the approved scheme shall be implemented

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

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

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

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

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

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

Policy G1	general principles of sustainable development
Policy G2	general criteria for development
Policy H23	development outside Housing Policy Boundaries
Policy H34	criteria for gypsy accommodation
Policy C6	development affecting the Special Landscape Area
Policy R2	open space provision

415. S/2005/142 - FULL APPLICATION -INTERNAL CONVERSION OF PART OF BARN TO 4 LOOSE BOXES ADDITION OF REST ROOM AND OFFICE TO BARN AND ERECTION OF OPEN FRONTED STORAGE BARN AT WINDRUSH FARM LONGFIELD DEAN ROAD WEST DEAN SALISBURY SP5 IHR FOR MR AND MRS CHANT

Michael Lethbridge, agent for 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):

RESOLVED – that

(1). For the following reasons:

The previous concerns as regards the ‘generous’ staff/visitor facilities have been addressed by attaching the office/rest room to the existing barn, reducing its size, a simplification of the internal design of the building and the use of more utilitarian materials for its construction.

The previous concerns as regards the ‘hay barn have been addressed as it has been redesigned to be appropriate to its proposed use. the overall level of use of the land as a stud and equestrian business is limited to 20 horses and it is considered that in the light of government guidance relating to the support of rural enterprises that on balance as this amended scheme overcomes the previous reasons for refusal, the proposal is in accordance with Salisbury District Local Plan policies;

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 equestrian and stud use shall enure for the benefit of the applicant only (Mrs A Chant).

Reason In order that the Local Planning Authority may retain planning control over the use of the premises in the interests of amenity

- 3 Other than those permitted by this consent, there shall be no other internal changes to the buildings and extensions hereby approved without the prior consent of the Local Planning Authority as part of a planning application in that behalf.

Reason In order to limit the need for future residential accommodation on the land.

- 4 The number of horses kept on site at any one time shall not exceed 20

Reason In order to limit the need for future residential accommodation on the land.

- 5 No part of the buildings and extensions to the buildings the subject of this application shall be used for any form of residential accommodation at any time.

Reason In order that the Local Planning Authority may retain planning control over the use of the premises in order to limit residential accommodation in the open countryside.

- 6 The buildings hereby approved, including the existing stable building which it is proposed to internally alter, shall not be sold or let separately from the land within the red line on the drawing, dated 18 Jan 2005, submitted with the application.

Reason To prevent the sub-division of the planning unit and the proliferation of buildings in the interests of the visual amenities of the area which is within a designated Special Landscape Area.

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

G2	General Criteria for Development
C2	Development in the open countryside
C6	Special Landscape Area

416. S/2005/222 - FULL APPLICATION -AMENDMENT TO BALCONY ON PREVIOUS APPLICATION S/2004/701 INVOLVING REPOSITIONING OF BALCONY AND CHANGES TO FENESTRATION. AT SEARCHLIGHTS LODGE DROVE WOODFALLS SALISBURY SP5 2NH FOR MR AND MRS J HENDERSON

J Coundley, of Redlynch parish Council, spoke to advise the Committee that the Parish Council supported the above application.

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

RESOLVED – that

- (1). For the following reasons:

The proposal conforms with policies G2 and D3 of the adopted Salisbury District Local Plan

the above application be approved subject to the following conditions:

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

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

2. The materials to be used in the construction of the external surfaces of the extension 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 inserted in the east facing elevation of the building/extension hereby permitted.

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

417. 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 (during which time the matters recorded under minutes 414 - 416 were considered).

The meeting concluded at 8.15 pm

Members of the Public: 28