

SOUTHERN AREA PLANNING

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON THURSDAY, 16 APRIL 2009 HELD AT CITY HALL, SALISBURY

Present:

Mr R Britton, Mr D Brown, Mr B Dalton, Mr E Draper, Mr P Edge, Mr M Fowler, Mr M Hewitt, Mrs C Hill, Mr I McLennan, Mr B Rycroft, Mr P Sample, Mrs C Spencer, Mr J Walsh and Mr I West

Also Present:

Mr S Fear and Mr T Sturgis

1. Election of Chairman

The Senior Democratic Services Officer called for nominations for the position of Chairman of the Southern Area Planning Committee for the ensuing interim period. On being proposed and seconded and there being no other nominations, it was

Resolved:

That Mr P Edge be elected Chairman of the Southern Area Planning Committee for the ensuing interim period.

Mr P Edge in the Chair.

2. Election of Vice Chairman

The Chairman called for nominations for the position of Vice-Chairman of the Southern Area Planning Committee for the ensuing interim period. On being proposed and seconded and there being no other nominations, it was

Resolved:

That Mr D Brown be elected Vice-Chairman of the Southern Area Planning Committee for the ensuing interim period.

3. Apologies for Absence

An apology for absence was received from Mr A Roberts.

4. Public Participation

The Chairman advised the committee of the new rules on public participation and the manner in which the meeting would proceed.

5. Planning Code of Good Practice

Members were asked to note the Planning Code of Good Practice for Members of Wiltshire Council (hereafter referred to as “the code”) circulated with the agenda.

Judy Howles, Area Team Leader, explained that the Implementation Executive considered the Code at its meeting on 7 April 2009 and read out its decision.

The committee raised various concerns over the code and in light of this decided that it would be beneficial for the committee to consider the code at its next meeting with a view to submitting constructive comments to the new Council when elected.

It was requested that each of the 3 other area planning committees be notified that the committee is concerned about the code and they should also be notified the committee will be considering the code at its next meeting.

Resolved:

- 1. That the Planning Code of Good Practice for Members of Wiltshire Council be noted but not endorsed.**
- 2. That the code be put on the next agenda for the committee to submit its comments on the code.**
- 3. That the Northern, Eastern and Western area planning committees be notified that; the committee has concerns about the code, and that it will be considering the code at its next meeting.**

6. Chairman’s Announcements

The Chairman allowed a member of the public to address the committee. Mr Bealing welcomed the new presentation of the agenda stating that it was easier to read than previous planning agendas in the area. However, he enquired as to why the section for public questions, not specifically relating to a planning application, had been removed. The Chairman confirmed that as this was a planning committee, convened to determine planning applications brought before it, a section for other public questions on other issues would not be necessary. The Chairman noted that the arrangements for public participation for the planning applications had been improved. Mr Bealing also raised matters regarding how the committee was constituted and the legal officer present addressed these issues.

The Chairman welcomed Councillors Fear, Sample and Sturgis, members of the Implementation Executive, to the meeting.

7. Members' Interests

Mr R Britton declared a personal interest in application number S/2009/0112 – Conversion to single storey dwelling – 1a Gas Lane, Salisbury - as he had met socially with the applicant on two previous occasions.

8. S/2009/0112 – PRIOR NOTIFICATION OF INTENTION TO INSTALL TELECOMMUNICATIONS APARATUS – ERECT 11.5M MONOPOLE AND ASSOCIATED GROUND BASED EQUIPMENT CABINET – Roadside verge, Wain-a-long Road, Salisbury:

Public Participation:

There was none.

The Committee considered the officer's report, along with the schedule of additional correspondence circulated at the meeting and debated the application. The officer's recommendation was that an objection not be raised.

Resolved:

That, following a site visit, an OBJECTION BE RAISED to the granting of prior notification for the following reasons:

1. The proposed telecommunication apparatus would be located in a sensitive location adjacent to a Conservation Area, and in a highly visible location adjacent to the busy A36 road system and residential properties. It is considered that the proposal would add to the existing clutter of street furniture in the area and would have an adverse impact on the visual character of the area including views into and out of the Conservation Area. It is also considered that insufficient consideration had been given by the applicant to more suitable alternative sites for the apparatus within the surrounding area. The proposal would therefore be contrary to policy D1, CN11, and PS7 of the Local Plan, and the guidance in PPG8.

9. S/2009/0112 – CONVERSION TO SINGLE STOREY DWELLING – 1a Gas Lane, Salisbury:

Public Participation:

Mrs Meats, a local resident – objector
Mr Fear, a local resident – objector
Mrs Shaw, a local resident – objector

The Committee then considered the officer's report, along with the schedule of additional correspondence circulated at the meeting and debated the application. The officer's recommendation was that the application be granted subject to conditions.

The Committee was minded to unanimously refuse the application as recommended.

Resolved unanimously:

That planning permission be REFUSED for the following reasons:

1. The proposal would represent poor design, as the resultant building would be out of keeping with the character of the area, and result in overlooking and a reduction in privacy for adjacent neighbours to the west due to the insertion of new windows in the structure.

Furthermore, given that the existing building lies directly adjacent to, and shares its eastern walling with adjacent residential properties, it is also considered that the applicant has not demonstrated that the building could be converted and altered without having a significant impact on the existing amenities enjoyed by occupiers of adjacent and adjoining residential properties and existing structures, including the existing drainage system.

The proposal would therefore be contrary to policies G2 (ii), G2(vi), G5 and D2 of the Salisbury District Local Plan, and the aims of PPS1 and PPS3

2. In the absence of a suitable commuted payment being made towards off site open space provision, the proposal is contrary to policy R2 of the Salisbury District Local Plan.

10. S/2009/0112 – PROPOSED ALTERATIONS AND EXTENSIONS TO FORM FIRST FLOOR AND GROUND FLOOR EXTENSIONS. DEMOLITION OF EXISTING GARAGE AND ERECTION OF NEW DOUBLE GARAGE – Rosegate, Kilmington:

Public Participation:

Mrs Middleton, a local resident - objector

Mr Cotton, Kilmington Parish Council - consultee

The Committee then considered the officer's report, along with the schedule of additional correspondence circulated at the meeting and debated the application. The officer's recommendation was that planning permission be granted subject to conditions.

Resolved:

That planning permission be GRANTED for the following reasons, subject to alterations to condition 4 and the additional conditions cited as conditions 7,8 and 9 as set out below:

The proposed development accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D3 (Design), H19 (Housing Restraint Areas) & C5 (Landscape Conservation) of the saved policies of the adopted Salisbury District Local Plan insofar as the proposed development is considered compatible in terms of its scale, design and materials, would not unduly adversely affect the amenity of neighbours and would not be detrimental to the character of the designated Housing Restraint Area or the natural beauty of the surrounding AONB.

And subject to the following Conditions:-

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (A07B)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. AS amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004 (0004 AMENDED)

(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. (D04A)

Reason: To secure a harmonious form of development.

(3) The proposed first floor windows in the north east (side) elevation, including the proposed roof window, shall be glazed with obscure glass to the satisfaction of the Local Planning Authority, and shall be maintained in this condition thereafter. The two first floor casement windows in the north elevation shall have restricted opening in accordance with details to be submitted and approved in writing by the local planning authority prior to the commencement of development. Development shall be carried out in accordance with the details thereby agreed and the windows shall be maintained in this condition thereafter.

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

(4) There shall be no additional windows within the roof or first floor on the north and/or east elevations 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.

(5) The garage[s] hereby permitted shall be used only for private and domestic purposes incidental to the enjoyment of the associated dwelling and not for any trade, business or industrial purposes whatsoever. (E04A)

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

(6) Notwithstanding the provisions of Class[es] A to E (inclusive) of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling(s) nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf. (V15A)

Reason: To enable the Local Planning Authority to retain control over the development in the interests of amenity.

(7) There shall be no alterations to the roof of the garage building hereby approved without the consent of the local planning authority in the form of a planning permission in that behalf.

Reason: To enable the Local Planning Authority to exercise control over any future use of the proposed garage building, in the interests of amenity.

(8) No construction work shall take place on Sundays or public holidays or outside the hours of 8.00am to 6.00pm on weekdays and 8.00am to 1.00pm on Saturdays. This condition shall not apply to the internal fitting out of the buildings. (M03A)

Reason: To minimise the disturbance which noise during the construction of the proposed development could otherwise have upon the amenities of nearby dwellings.

(9) 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 shall be planted/erected in accordance with the details thereby approved. (G20A)

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

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

G2 (General Criteria for Development), D3 (Design), H19 (Housing Restraint Areas) & C5 (Landscape Conservation)

Informatives:

1.This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents

should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Proposed ground floor plan. Date Received 27.02.09

Proposed first floor . Date Received 27.02.09

Proposed garage . Date Received 20.03.09

Site and location plans . Date Received 24.03.09

Sections . Date Received 27.02.09

Proposed elevations . Date Received 27.02.09

(Duration of meeting: 6.00pm – 7.45pm)

The Officer who has produced these minutes is Tom Bray, Democratic Services, direct line (01722) 434252 or e-mail tom.bray@wiltshire.gov.uk

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