

SOUTHERN AREA PLANNING

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON THURSDAY 28TH MAY 2009 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 A Roberts, Mr B Rycroft, Mr P Sample, Mrs C Spencer, Mr J Walsh and Mr I West

19. Apologies for Absence

There were none.

20. Minutes of the Previous Meeting

Resolved:

That the minutes of the meeting held on 7th May 2009 be approved as a correct record and signed by the Chairman.

21. Public Participation

The committee noted the rules on public participation and the manner in which the meeting would proceed.

22. Chairman's Announcements

The Chairman informed the committee that he would be meeting the chairmen of the 3 other area planning committees to discuss the planning code of practice and the comments raised by the committee at its previous meeting.

23. Members' Interests

There were none.

24. S/2007/2223 – CONVERSION OF REDUNDANT FORMER STABLES AND GROOMS ACCOMODATION INTO 4NO RESIDENTIAL UNITS - NEW BARN FARM STABLES, ANSTY, SP3 5PX:

Public Participation:

Mr Andrew Burgess, planning consultant for the applicant, spoke in support of the application.

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.

Resolved:

That following the completion of a legal agreement to;

(i) The cessation of the use of land as Polo Ground, approved with conditions 01.02.95 under planning reference number 94/1822 and the return to agriculture

(ii) The cessation of the use of land to the rear of the existing stables for the storage of Portable Club House and return to agriculture

(iii) The provision of an off site recreational contribution in accordance with policy R2 of the adopted Salisbury District Local Plan;

permission be GRANTED for the following reason and subject to the conditions in the officer's report and the additional condition cited as condition 15, as set out below:

This proposal would result in minimal visual alteration to this cluster of rural buildings situated within the wider Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. Where alterations and additional building is to be carried out the overall design approach adopted is considered to be appropriate respecting the intrinsic characteristics of the buildings themselves, the setting of the AONB and the adjacent listed buildings.

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 external facing materials shall be submitted, and, where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on the site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D05A)

Reason: To secure a visually harmonious form of development.

(3) No development shall take place until full details of both hard and soft landscape works 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. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant]. (G01A)

Reason: To enable the Local planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interest of visual amenity.

(4) Measures shall be submitted to and approved in writing by the Local Planning Authority, to prevent mud being deposited on the public highway by vehicles leaving the site and must be implemented during the whole of the construction period. No vehicle shall leave the site unless its wheels have been sufficiently cleaned to prevent mud being deposited on the highway.

Reason: In the interest of the cleanliness and safety of the surrounding highway network.

(5) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) are occupied in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details. (G06A)

Reason: To enable the Local Planning Authority to secure the satisfactory treatment of the boundary(ies) in the interests of visual amenity/securing adequate standards of privacy for occupants of the proposed dwelling(s) and/or neighbouring premises.

(6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no windows/dormer windows [other than those expressly authorised by this permission] shall be constructed. (V20A)

Reason: To ensure adequate standards of privacy for the neighbouring dwelling(s) through the avoidance of overlooking

from dormer windows or rooflights.

(7) Notwithstanding the provisions of Classes B&C of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, (or, any other Order revoking and re-enacting that order with or without modification), there shall be no extensions nor alterations to the roofs of the dwellings unless otherwise agreed in writing the Local Planning Authority upon submission of a planning application in that behalf.

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

(8) Notwithstanding the provisions 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.

(9) There shall be no external lighting of the site or buildings without the prior written permission of the Local Planning Authority. (N01A)

Reason: To enable the Local Planning Authority to exercise control over the appearance of the lighting installation and/or the level of illumination in the interests of visual amenity and/ or highway safety for the users of the adjoining road.

(10) Any external lighting shall be installed and operated in accordance with details to be submitted to and approved by the Local Planning Authority before development commences. (N02A)

Reason: To enable the Local Planning Authority to exercise control over the appearance of the lighting installation and/or the level of illumination in the interests of visual amenity within the wider AONB

(11) The development hereby approved shall not be commenced until details of the means of achieving satisfactory foul and surface water drainage of the site, including details of all points of connection to existing infrastructure and /or, water courses where applicable, and details of flow rates / calculations, and measures for the protection of any existing watercourses and water infrastructure within the site, has been approved in writing by the LPA.

Reason: In the interest of the water environment and existing infrastructure.

(12) No development shall commence until a scheme of energy and water efficiency measures to reduce the energy and water consumption of the dwellings hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall subsequently be implemented and brought into operation prior to the first occupation of the dwellings and shall thereafter be retained, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interest of the water and energy efficiency of the development

(13) The Home Office / Storage areas of the buildings as illustrated on the approved plans, shall be ancillary to the respective residential units and shall not be used for habitable accommodation at any time.

Reason: In the interest of maintaining an acceptable level of sustainability within the development.

(14) Notwithstanding the provisions 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 walls or fencing of any kind erected anywhere on the site 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 maintain control over the development in the interest of amenity.

(15) All car parking (the details of which to be agreed under condition 3 above) shall be contained to within the courtyard area of the development hereby approved.

Reason: In the interest of the visual amenity of the countryside setting within the wider Cranborne Chase & West Wiltshire Downs AONB.

The applicant is advised that should planning permission be applied for, any future garaging should be formed by using / altering the existing stable buildings.

25. S/2009/0416 – VARIATION OF CONDITION 3 OF PLANNING CONSENT S/2008/0965 TO PERMIT A FOOD RETAIL USE OF UNIT 2 – UNIT 2 BOURNE RETAIL PARK, BOURNE WAY, SALISBURY:

Public Participation:
There were none.

The Committee considered the officer's report and debated the application. The officer's recommendation was to contest the appeal for the reasons as set out in the report. The committee subsequently added resolutions 2,3 and 4.

Resolved unanimously:

1. That the Council, in its statement of case to the Planning Inspectorate, contest the appeal on the grounds that the applicant has not at this time demonstrated the following:

- A quantitative need for a discount food store, bearing in mind the potentially limited capacity as a result of other food store proposals;**
- That a sequentially preferable site is not available within the town centre, notably why the former Woolworth's store would not be suitable for a discount food retailer;**
- Nil detriment to the town centre, bearing in mind the potential cumulative impact of other food store proposals in harming the viability of existing town centre stores.**

2. In light of the fact that there was no objection from the Highway Authority therefore meaning the Council cannot contest the appeal on traffic grounds, that the Planning Inspectorate be urged to visit the site during peak hours to witness the volume of traffic accessing the A36 from the Tesco Site.

3. That a letter, expressing the committees concern over the high volumes of traffic on and around this stretch of the A36, be written to:

- The Corporate Director of Transport, Environment and Leisure, Wiltshire Council**
- The Highways Agency**
- The Secretary of State for Transport.**
- The South West Regional Development Agency**

4. That this matter be brought back to the next scheduled meeting or a special emergency meeting be arranged to further consider this application in light of any advice from the Council's consultants.

26. Variation of Section 106 Agreement related to planning approval No: S/2007/1680 for: Erection of 10 Houses Formation of Access and Associated Parking:

The committee considered the previously circulated report of the Principal Planning Officer and Principal Housing Development Officer.

Resolved unanimously:

That the committee authorises that the Section 106 Agreement is amended as necessary so that units 9 and 10 are handed over to the nominated RSL in accordance with the existing obligation and the third unit to be handed over once agreement has been reached, in writing, with the Council's Director of Housing and subject to an obligation that this third unit shall not be disposed of on the open market.

(Duration of meeting: 6.00pm – 7.46pm)

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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