

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

SALISBURY DISTRICT COUNCIL

Minutes of the Meeting of the **WESTERN AREA COMMITTEE** held at Dinton Village Hall,
Dinton, on Thursday 20th March 2003 commencing at 4.30pm

P R E S E N T

District Councillors

Councillor Mrs S A Willan – Vice-Chairman – IN THE CHAIR

Councillors A J A Brown-Hovelt, J A Cole-Morgan, T F Couper, E R Draper, P D Edge
Mrs J A Green, J B Hooper, G E Jeans and Mrs C A Spencer

Apologies – Councillor M G Fowler (Chairman)

Parish Representatives

Miss Davies (Hindon), Mrs G Henderson (Tisbury), N Knowles (Fovant), M Lake (Mere),
W G Lockyer (Dinton), T Sykes (Alvediston), S Whitmore (Broadchalke),
R Wright (Sutton Mandeville) and Hindon Parish Council

MINUTES NOT REQUIRING COUNCIL APPROVAL

951. ELECTION OF VICE-CHAIRMAN FOR THE MEETING

RESOLVED – That Councillor E R Draper be elected as Vice-Chairman for the meeting.

952. PUBLIC STATEMENT/QUESTION TIME

Mr Knowles of Fovant Parish Council asked the following question:-

“Does the Committee agree that the large number of planning applications on the agenda will adversely impact the democratic discussion time available to Councillors and further, that decisions made after 9pm are likely to be severely impaired due to fatigue/time constraints?”

The Chairman replied that the agenda before the Western Area Committee was a indeed large.. She added that the Committee would ensure to conclude all the business at the meeting and cover all the relevant points during discussion of each item. The Chairman explained that if the meeting was adjourned and reconvened on another date to conclude business, it would be difficult to ensure that all the Members could attend. The Chairman reminded Members to keep their comments short and to the point.

953. COUNCILLOR STATEMENT/QUESTION TIME

Area of Outstanding Natural Beauty

The Chairman invited Councillor Hooper to provide Members with an update on this matter. Councillor Hooper informed Members that he had attended a meeting in Longleat that very day. The Chairman of Alvediston Parish Meeting had also been in attendance. Councillor Hooper explained that there was new Chairman of the AONB Steering Group and very soon the Western Area Committee Members who had been appointed to the various working groups (Economic –

Councillor Fowler, Landscape and Agriculture – Councillor Mrs Spencer and Social – Councillor Hooper) would have an opportunity to feed their comments into the Steering Group.

The next Landscape and Agriculture Working Group would meet on 27th March and the Economic Group would meet on 2nd April. Councillor Mrs Spencer said she had received no notification in relation to this and Councillor Hooper agreed to follow this up to make sure appropriate details were sent to Councillor Mrs Spencer.

Councillor Brown-Hovelt informed Members that he had raised a question at the last Cabinet meeting stating that the AONB should form part of the Wiltshire Strategic Planning Group. He was awaiting a response on this.

954. MINUTES

RESOLVED –

- (a) That subject to minute 948 being amended to read:-
 - (1) That subject to the applicant and all persons concerned entering into a section 106 agreement under the provisions of the Town and Country Planning Act 1990 (as amended) **within three months** relating to the removal of the temporary mast and all ancillary equipment, generator and base on or before 20th February 2004"; and
- (b) under minute 950, the word "report" being inserted after the words "previously circulated",

then the minutes of the last ordinary meeting held on 20th February be approved as a correct record and signed by the Chairman.

955. DECLARATIONS OF INTEREST

Councillors Brown-Hovelt and Edge declared personal and prejudicial interests in Planning Applications S/2003/194 and S/2003/195 and withdrew from the meeting during consideration thereof.

Councillor Mrs Green declared a personal and prejudicial interest in Planning Application S/2003/127 and withdrew from the meeting during consideration thereof.

Councillor Hooper declared a personal and prejudicial interest in Agenda Item 9: Proposed Diversion of Footpath, Kilmington 9 (Part) and the Extinguishment of Footpath Kilmington 30 (Part) and withdrew from the meeting during consideration thereof.

Councillor Jeans declared a personal interest in Planning Application S/2002/2493, but remained in the meeting to speak and vote on the matter.

Mrs Howles, Planning Officer declared a personal interest in Planning Applications S/2003/194 and S/2003/195 since she knew one of the objectors to the proposal.

956. CHAIRMAN'S ANNOUNCEMENTS

Councillor Fowler

The Chairman informed the Committee that Councillor Fowler, Chairman of the Western Area Committee had suffered a heart attack two weeks ago. He was now at home, recovering well and she invited Members to sign the Get Well Card for him.

957. RURAL FLORAL ENHANCEMENTS

RESOLVED –

- (1) that a sum of £2,500 from the Western Area Committee's Discretionary Budget (2003-2004) be allocated for the Rural Floral Enhancement Scheme 2002.
- (2) That a letter should be sent to all parishes in the Western Area explaining (a) that the Committee does not consider the use of its discretionary budget to fund rural floral enhancements a good use of this resource and (b) that this is likely to be the last year that the Area Committee is inclined to fund this scheme. Parishes are therefore encouraged to consider perennial options and the funding of floral enhancements through the Parish Precept.

(NOTE: Councillors Couper and Hooper requested that their dissent to the decision to awards funds for Rural Floral Enhancements set out in (1) above be recorded)

958. SOUTH WILTSHIRE AREA GRANTS

The Committee considered the previously circulated report of the Democratic Services Officer.

RESOLVED – that this matter be deferred to the April meeting so that a more detailed report can be prepared for Members information.

959. PROPOSED DIVERSION OF FOOTPATH, KILMINGTON 9 (PART) AND THE EXTINGUISHMENT OF FOOTPATH KILMINGTON 30 (PART)

The Committee considered the previously circulated report of the Licensing Officer, together with the schedule of late correspondence circulated at the meeting.

RESOLVED –

- (1) that confirmation be given that when the Western Area Committee considered both applications on the 28th November 2002 and made its resolution, it had regard to:-
 - (a) the reasons given by the applicants for their proposals; as follows:-
 - (i) it will enable the owner of "Homestalls", Mr Bridgeman, to fulfil his vision to improve the whole area, affording him privacy, better security for his house and any young children playing in the area of the house.
 - (ii) The western end of Footpath 9, currently transverses an arable field. It would greatly assist Mr Neish who owns and farms that field if the line of the path were diverted around the perimeter of the field i.e. D, E and C

- (iii) The diverted route will afford good views of King Alfred Tower between points C, E and towards point D which is not currently available from points C,B and towards point A.
 - (iv) The short distance between points D and A is considered not to be substantially less convenient.
 - (v) The extra 150 metres between the current line of footpath 9 and the proposed route is not considered to be substantially less convenient to the public.
 - (vi) The extinguishment of footpath 30 between points B and E is not needed for public use if footpath 9 is diverted as proposed.
- (c) The legal situation and conclusion as outlined in paragraphs 6.1, 6.2 and 7 of the original report (previously circulated); and
 - (d) The objections to the proposals.
- (2) That the Committee authorizes a report to be prepared for submission to the Secretary of State, for the confirmation of the orders.

960. PLANNING APPLICATION S/02/1380: OUTLINE APPLICATION – AGRICULTURAL WORKERS DWELLING: CHURCH FARM, ALVEDISTON

Mr Sykes of Alvediston Parish Meeting informed the Committee that the Parish Meeting was of the view that this building should be connected to the land and should not be sold off as an ordinary dwelling for someone not connected with farming.

Following receipt of this statement, the Committee considered the previously circulated report of the Area Team Leader North West on behalf of the Head of Development Services.

RESOLVED –

- (1) That the condition be amended in line with the applicant's request but reworded slightly to reflect that it is the new dwelling that is "hereby permitted" and not the original farmhouse.

Condition 10 will therefore read as follows:-

The occupation of the dwelling hereby permitted and the existing farmhouse shall be limited to persons solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

- (2) That the applicants be given until 30th April to complete the legal agreement.

961. PLANNING APPLICATION S/2003127- FULL APPLICATION – CONVERSION OF EXISTING BARN TO ONE DWELLING: SHEEPWELL, MANOR FARM, SUTTON MANDEVILLE, SALISBURY – FOR STRANG LIMITED

Mrs Strang, the applicant spoke in support of the above proposal.

Mr Wright of Sutton Mandeville Parish Council informed the Committee that the Parish Council supported the proposed conversion for holiday lets since it represented a form of diversification and would put a potential eye sore in terms of a redundant farm building to good use.

Following the receipt of the above statement and further to the site visit held earlier that day the Committee considered the previously circulated report of the Head of Development Services, together with the schedule of late correspondence circulated at the meeting.

RECOMMENDED TO PLANNING AND REGULATORY PANEL

(NOTE: This application has been referred to the Planning and Regulatory Panel since it is contrary to Policy, specifically it represents a material departure from Policy C21)

- (1) That the above application be approved for the following reasons:-
1. The application represents a farm diversification scheme.
 2. There is a need to preserve the existing building.
- (2) that provided all persons concerned enter into a section 106 agreement under the provisions of the Town and Country Planning Act 1990 (as amended) to ensure that (a) the building shall not be sold or otherwise alienated from the farm holding and (b) that the building shall only be used for holiday lets only with no letting period in excess of 28 days,

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.
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.
3. Any new or disturbed external surfaces shall be finished to match those of the existing building(s).
4. No development shall commence until the new access to the A30 currently under construction (approved under ref S/2002/852) is brought into use, and the existing trackway junction to the A30 closed in accordance with a scheme to include details of the phasing of all necessary works comprising the removal and disposal of the existing trackway material, the reinstatement of the affected site, its landscaping and maintenance, and this access shall remain permanently closed thereafter.
5. Notwithstanding the provisions of Schedule 2 (Part1) 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 barn conversion and extension hereby permitted 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.

6. The building shall not be occupied until works for the disposal of sewage have been provided on site to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Local Planning Authority.
7. The buildings on site that are not proposed to be converted shall be dismantled and removed from the site prior to the development hereby permitted being brought into use.

962. PLANNING APPLICATION S/2003/178 – FULL APPLICATION – CONSTRUCT CONSERVATORY: HILLVIEW, THE DENE, HINDON, SALISBURY – FOR MR & MRS S K BARTLETT

The Committee did not consider this application since it had been withdrawn by the applicant.

963. PLANNING APPLICATION S/2002/2493 – CHANGE OF USE – OF BARN AND LAND TO LOGGING AND LANDSCAPE GARDEN BUSINESS: WET LANE, MERE, WARMINSTER – FOR MR ERIC MITCHELL

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

Mr Lake of Mere Parish Council informed the Committee that the Parish Council fully supported the application; it represented a countryside business in a countryside setting.

Following receipt of this statement, the Committee considered the previously circulated report of the Head of Development Services.

RESOLVED –

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

1. The proposal represents farm diversification, which would help a small farmer.
2. The benefits of the proposal to the local economy outweigh the visual detriment to the Special Landscape Area

And subject to no comments being received that raise any new issues before the advert expiry date of 24th April 2003, then the above application be approved subject to the following conditions:-

1. Within one month of the date of this decision notice, the site shall be fenced along or within the perimeter of the red line shown on the plan in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.
2. The premises shall be used for storage in connection with a logging and landscape garden business and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
3. The use hereby permitted shall be carried on only by Mr E Mitchell.

4. The use of machinery on the site shall not take place except between the hours of :-
 - 7.00am – 7.00pm on Mondays to Fridays
 - 7.00am – 1.00pm on Saturdays, and
 - not at all on Sundays and Public Holidays
5. There shall be no retail sales from the premises.
6. All public rights in respect of public footpath FP39 must be safeguarded.
- (2) That the applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G1 and C23 of the Replacement Salisbury District Local Plan.
- (3) That the applicant's attention be drawn to the requirements of the Environment Agency.

964. PLANNING APPLICATION S/2002/2510 – FULL APPLICATION – CONVERSION OF PUMP HOUSE TO A SINGLE DWELLING: ROWBERRY PUMP HOUSE, BROOK WATER, DONHEAD ST ANDREW, SHAFTESBURY – FOR MRS P DAY
The Committee did not consider this application since it had been withdrawn by the applicant.

965. PLANNING APPLICATION S/2003/20 – OUTLINE APPLICATION – PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF RESIDENTIAL DEVELOPMENT WITH ANCILLARY WORKS AND ALTERATION TO ACCESS: FORMER T & N SITE, NETHERHAMPTON ROAD, SALISBURY – FOR BRYANT DEVELOPMENTS
The Committee considered the previously circulated report of the Head of Development Services.

RECOMMENDED TO THE PLANNING AND REGULATORY PANEL –

(NOTE: This application has been referred to the Planning and Regulatory Panel since it is on the border of two neighbouring area committees (Western and City)).

- (1) That subject to (a) the satisfactory resolution of the outstanding chromium contamination issue, and (b) all persons concerned entering into a section 106 agreement under the provisions of the Town and Country Planning Act 1990 (as amended) relating to:-
 - The provision and phasing of a minimum 25% affordable housing,
 - The provision of acceptable off site recreational facilities for youth and adult need,
 - The provision of on site toddler play facilities,
 - The maintenance of on site public open spaces, including street trees,
 - The payment of a commuted sum relating to the need for local educational infrastructure improvements, and

- The payment of a commuted sum relating to the improvement of accessibility from the site to modes of transport other than the car,

Then the above application be approved subject to the following conditions:-

1. Approval of the details of the siting, design and external appearance of the buildings and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.
2. Plans and particulars of the reserved matters referred to in condition above, relating to the siting, design and external appearance of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
4. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
5. The details of the development which are required pursuant to the above conditions shall generally accord with the illustrative layout drawing and design statement principles relating to scale, massing, details, materials, together with hard and soft landscaping which have been submitted in amplification of, but do not form part of, the outline application.
6. The access into the development shall generally accord with the highways access drawing W581/GA/03 Rev F, or any subsequent drawing amending or amplifying the access design.
7. Prior to the commencement of development the applicant, or their successor in title shall enter into an Agreement with Wiltshire County Council as the appropriate Highways Authority to secure the adoption, where possible, of visibility splays, together any other details relating to the construction and phasing of the access works indicated on drawing W581/GA/03 Rev F.
8. The finished floor levels of the proposed buildings shall be in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development is commenced.
9. 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.

10. Screen walls and fences of a type, height and in positions to be agreed in writing with the Local Planning Authority shall be erected prior to the occupation of the dwellings hereby permitted.
11. Prior to the commencement of development the applicant, or their successor in title shall submit to and have approved in writing measures to provide acoustic barriers between the proposed development and the adjoining Harnham Road Trading Estate, and the approved measures shall be implemented prior to the first occupation of any dwelling physically linked to the noise attenuation measures.
12. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.
13. 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 nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services 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').
14. The trees on the eastern boundary shall be protected during the course of the development in accordance with British Standard BS 5837:1991 (Clauses 7 & 8).
15. 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 buildings.
16. No development shall take place until details of the treatment to all hard surfaces, including road surfaces generally in accordance with the design statement, page 21 have been submitted to and approved in writing by the Local Planning Authority. The development shall accord with the details as so approved unless otherwise agreed in writing by the Local Planning Authority.
17. Prior to the commencement of development a phasing plan indicating the proposed method of construction for the overall site, to include associated landscape proposals and structural landscape planting to be undertaken in conjunction with that phase shall be submitted to and approved in writing by the Local Planning authority prior to the commencement of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is

the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

18. The development hereby permitted shall not commence until details of all vehicle parking and turning space within the site have been submitted to and approved in writing by the Local Planning Authority; and the development shall be undertaken in accordance with those approved details.
19. All existing buildings, structures and foundations on the site shall be demolished (and removed) in accordance with a scheme to be submitted to and approved by the Local Planning Authority before commencement of the development hereby permitted.
20. The demolition of existing buildings, structures and foundations, together with the removal of debris resulting therefrom, shall take place only between the following hours:- 0700 - 2100 on Mondays to Fridays; 0800 - 1300 on Saturday; and at no times on Sundays and Public Holidays.
21. Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority.
22. The above scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the [public/buildings/environment] when the site is developed.
23. Development shall not commence until the measures approved in the scheme have been implemented.
24. Prior to the commencement of development the applicant or their successor in title shall submit to and have approved in writing by the Local Planning Authority a scheme for the management of the construction process to include measures to control:
 - noise and vibration,
 - traffic management and public access,
 - movement, storage and treatment of bulk materials and spoil,
 - dust and odour control,
 - silt control,
 - storage of fuels and oils and other hazardous materials,
 - impact upon the water environment
 - waste and ground conditions,
 - method of construction

The proposed development shall thereafter accord with the approved construction management plan.

25. Prior to any works to demolish any of the buildings located within the site, the applicant or their successor in title shall submit to and have approved in writing

a report undertaken by an appropriately qualified assessor which shall set out the findings of survey work to identify habitat for any protected species within the application site, together with proposed measures to mitigate loss of habitat either through translocation, or the provision of alternative habitat within the development as a result of design solutions, and the development shall subsequently accord with the approved scheme.

26. Notwithstanding the provisions of Classes A-H 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 dwellings 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.
 27. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), the car parking and servicing areas shall not be used for any other purpose without the prior approval by the Local Planning Authority of a formal planning application in that behalf.
 28. No development approved by this permission shall be commenced until the developer has demonstrated that potential contaminants on site will not cause pollution of Controlled Waters. If the potential for significant ground and groundwater contamination is confirmed, a Method Statement shall be produced detailing the remediation requirements. This must be approved in writing by the Local Planning Authority prior to remediation commencing.
 29. If during development, contamination not previously identified is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted an addendum to the Method Statement to the satisfaction of the Local Planning Authority.
- (2) That the applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan (G1, G3, H25, E2, C9, C12, C17, R2, and R13).

966. PLANNING APPLICATION S/2003/104 – FULL APPLICATION – RECLADDING OF EXTENSION WALLS IN STONE, ONE AND HALF STOREY REAR EXTENSION AND EXTERNAL ALTERATIONS: CHURCH BOTTOM, NEWTOWN, BROAD CHALKE, SALISBURY – FOR MR AND MRS 1 SUTTON

Mr Whitmore of Broadchalke Parish Council informed the Committee that he had a personal interest in this application since he lived in the adjacent property, but went on to submit comments on behalf of the Parish Council, namely that the Parish Council objected to the extension since it would make the property more prominent and visible on its elevated site.

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

RESOLVED –

- (1) That 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.
 2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extensions hereby permitted and the re-cladding of the whole dwelling have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
 3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order (or any order revoking or re-enacting that order) the stone walling of the dwelling hereby permitted shall not be painted without the express written consent of the Local Planning Authority.
- (2) That the applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan G1, CN12, CN14, CN16, C6, H16 and G2, CN8, CN11, H15, C5 of the Replacement Salisbury District Local Plan.

967. PLANNING APPLICATION S/2003/110 – FULL APPLICATION – PORCH CANOPY, NORTH ELEVATION CONSERVATORY AND BALCONY/ROOF SOUTH ELEVATION CONVERSION OF GARAGE TO HALL AND KITCHEN: BLOATERS LODGE, FLAMSTONE STREET, BISHOPSTONE, SALISBURY –FOR T ATKINS ESQ

Mr Inman, agent for the applicant, spoke in support of the above proposal.

Following receipt of this statement, the Committee considered the previously circulated report of the Head of Development Services.

RESOLVED –

- (1) That 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.
 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.
- (2) That the applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G1, C4, C6, H31.

968. PLANNING APPLICATION S/2003/156 – FULL APPLICATION – NEW DWELLING AND GARAGE: BRUMUNA (LAND ADJACENT) CHURCH BOTTOM, BROAD CHALKE, SALISBURY – FOR JOHN J MAXFIELD LIMITED

Mr Whitmore of Broadchalke Parish Council informed the Committee that he had a personal interest in this application since he lived in the adjacent property, but went on to submit

comments on behalf of the Parish Council, namely that the Parish Council objected to the application for the reasons of loss of open space and breach of policies H16, H17 and CN8.

Following receipt of this statement and further to the site visit held earlier that day the Committee considered the previously circulated report of the Head of Development Services together with the schedule of late correspondence circulated at the meeting.

RESOLVED –

- (1) that provided all persons concerned enter into a section 106 Agreement under the provisions of the Town and Country Planning Act (1990) as amended to pay a commuted sum under Policy R2 of the Salisbury District Local Plan within one month, then the above application be delegated to the Head of Development Services to approve subject to (a) the submission of satisfactory (matching) fenestration; (b) the proposal being built in stone and (c) the following conditions:-
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
 2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
 3. There shall be no additional windows on the north and south sides in the first floor elevations of the dwelling hereby permitted.
 4. The dwelling shall not be occupied before a temporary fence has been erected to prevent any overlooking from the kitchen window on the north elevation in a position to be agreed in writing by the Local Planning Authority. Thereafter the fence as agreed shall not be removed until the planting prevents views of the garden of Field House. This shall be agreed in writing with the Local Planning Authority.
 5. The building(s) shall not be occupied until works for the disposal of sewage have been provided on site to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Local Planning Authority.
 6. No construction work shall take place on Sundays or public holidays or outside the hours of 7.30am to 8.00pm, weekdays and 7.30 am to 1.00 pm Saturdays unless otherwise agreed in writing with the Local Planning Authority. This condition shall not apply to the internal fitting out of the buildings.
 7. No development shall take place until there has been submitted to and approved by 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.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
 9. The finished floor level of the proposed dwelling shall be in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development is commenced.
- (2) That the applicant be informed that:-
- (a) This permission has been taken in accordance with the following policies of the Adopted Salisbury District Local Plan G1, H16, C6, CN12, CN14, CN15, CN16, R2 and G2, H15, C5, CN8, CN10, CN11, R2 of the Replacement Salisbury District Local Plan.
 - (b) 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.
 - (c) This permission has been taken in accordance with the following policies of the adopted Salisbury District Local Plan G1, H16, C6, CN12, CN14, CN15, CN16, and Policies G2, H15, C5, CN8, CN10, CN11 of the Replacement Salisbury District Local Plan.

969. PLANNING APPLICATION S/2003/194 – FULL APPLICATION – ALTERATIONS AND TWO STOREY REAR EXTENSION WITH BALCONY: 101 NORTH STREET, WILTON, SALISBURY – FOR MR & MRS A BROWN-HOVELT
Mrs Cooper of 103 North Street, Wilton spoke in support of the above application.

Following receipt of this statement, the Committee considered the previously circulated report of the Head of Development Services, together with the schedule of late correspondence circulated at the meeting.

RESOLVED –

- (1) That subject to the receipt of satisfactory amended plans, 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.
 2. This development shall be in accordance with the amended drawing[s] ref: 605/2 rev D deposited with the Local Planning Authority on 18/03/03, unless otherwise agreed in writing by the Local Planning Authority.

3. 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.
 4. An obscure glazed screen shall be erected and retained on the balcony boundary with 99 North Street. The screen shall be 1.8m high (when measured from the balcony floor level) and to a design and specification that shall be submitted to the Local Planning Authority for consideration and approval prior to the construction and use of the balcony area.
 5. No new window openings or alterations to enlarge existing window openings, other than the windows proposed as part of this permission, shall be formed or constructed on the property without the prior approval of the Local Planning Authority.
- (2) The applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G1

970. PLANNING APPLICATION S/2003/195 – FULL APPLICATION – ALTERATIONS AND TWO STOREY REAR EXTENSION WITH BALCONY ON ROOF: 103 NORTH STREET, WILTON, SALISBURY – FOR MR & MRS N COOPER

The Committee considered the previously circulated report of the Head of Development Services.

RESOLVED –

- (1) That 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.
 2. The materials and finishes of the external walls and roof of the proposed development hereby permitted shall match in colour and texture those of the existing building.
 3. An obscure glazed screen shall be erected and retained on the balcony boundary with 105 North Street. The screen shall be 1.8m high (when measured from the balcony floor level) and to a design and specification that shall be submitted to the Local Planning Authority for consideration and approval prior to the construction and use of the balcony area.
 4. No new window openings or alterations to enlarge existing window openings, other than the windows proposed as part of this permission, shall be formed or constructed on the property without the prior approval of the Local Planning Authority.
- (2) That the applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan (G2 (vi)).

971. PLANNING APPLICATION S/2002/454 – LISTED BUILDING (WORKS) – REPLACEMENT SIGNS ON LISTED BUILDING: THE LAMB INN, HIGH STREET, HINDON, SALISBURY – FOR YOUNG AND CO BREWERY PLC

A representative from Hindon Parish Council informed the Committee that the Parish Council objected to the new sign and bracket which was felt to be unsuitable for a Grand II listed building. The Parish Council felt that the applicant should modify the signage to respect the character and integrity of this historic building and continue to use the old bracket.

Following receipt of this statement the Committee considered the previously circulated report of the Head of Development Services.

RESOLVED –

- (1) That the above application be refused for the following reason:-

Sign B (hanging sign) on account of it not being hung from the existing bracket, but on a separate bracket, is considered to be inappropriate and detracts from the character and appearance of the Listed Building to which it is attached. It is therefore contrary to Policy CN7 of the Adopted Salisbury District Local Plan.

- (2) That this application be passed to Enforcement for further action.

972. PLANNING APPLICATION S/2002/612 – ADVERT APPLICATION: REPLACEMENT OF EXTERNALLY ILLUMINATED SIGNS (RETROSPECTIVE): THE LAMB INN, HIGH STREET, HINDON, SALISBURY – FOR YOUNG AND CO BREWERY PLC

The Committee considered the previously circulated report of the Head of Development Services.

RESOLVED –

- (1) That Sign A be approved subject to the following condition:-

1. With regard to Sign A, this shall be erected in accordance with the amended drawing ref: Drwg No. YOUNGS 3B deposited with the Local Planning Authority on 24/7/02, and that received on the 7/2/03, unless otherwise agreed in writing by the Local Planning Authority.
2. The existing sign that is to be replaced by Sign A shall be removed from the site on or before a period of three months from the date of the decision. The amended Sign A hereby approved (shown on drawing no. YOUNGS 3B received on the 24/7/02) may be erected in its place

- (2) That Sign B (the hanging sign) be refused for the following reason:-

1. Sign B (hanging sign) on account of it not being hung from the existing bracket, but on a separate bracket, is considered to be inappropriate and detracts from the character and appearance of the Listed Building to which it is attached. It is therefore contrary to Policy CN7 of the Adopted Salisbury District Local Plan.

- (3) That the applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan CN7, CN12, CN14, CN20.

973. PLANNING APPLICATION S/2002/1654 – FULL APPLICATION – RECONSTRUCTION AND RE-ERECTION OF BARN (DESIGN AS CONVERSION PREVIOUSLY SUBMITTED) TO PROVIDE WORKSHOP SPACE WITH OCCASIONAL ACCOMMODATION FOR BEETHOVEN COTTAGE: BEETHOVEN COTTAGE, HAZELDON LANE, WARDOUR, SALISBURY – FOR MR AND MRS P DAW

Mr Daw the applicant spoke in support of the above proposal.

Mrs Henderson on behalf of Tisbury Parish Council informed the Committee that the Parish Council fully supported the application.

Following receipt of these statements, the Committee considered the previously circulated report of the Head of Development Services, together with the schedule of late correspondence circulated at the meeting.

RESOLVED –

- (1) That subject to all persons concerned undertaking a Section 106 agreement under the provisions of the Town and Country Planning Act 1990 (as amended) to :- formally tie the building to the land edged red on the submitted plan so that it cannot be occupied, sold, leased, rented or otherwise disposed of as a separate dwelling or business unit,

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.
 2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
 3. The use of the barn as a non-domestic workshop shall be carried out by the applicants Mr & Mrs Daw only. Upon them ceasing to occupy the premises it shall be used solely for purposes ancillary to the existing dwelling (known as Beethoven Cottage) and not for trade or business purposes.
- (2) That the applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G1, C7, C4 C6, E19
- (3) That the applicant be informed that as follows:-
The application form states that foul drainage is to an existing septic tank. This may require a Consent to Discharge from the Environment Agency, which

should be obtained before development commences. The Agency can be contacted on 01258 456 080

The surface water soakaways may require the approval of the Local Authority's Building Control Department and should be constructed in accordance with the BRE Digest No 365 dated September 1991 or the CIRIA Report 156 "Infiltration Drainage, Manual of Good Practice"

974. PLANNING APPLICATION S/2002/2196 – FULL APPLICATION – ERECT RESIDENTIAL UNIT WITH ASSOCIATED ACCESS DRIVE AND PARKING: CROSS KEYS HOTEL – LAND, FOVANT, SALISBURY – FOR MRS P STORY

Mrs Story the applicant spoke in support of the above proposal.

Mr Knowles on behalf of Fovant Parish Council informed the Committee that the Parish Council objected to this proposal for a number of reasons, namely the new development represented an extension of the existing planning approval granted for 6 business motel units, which together with these units would result in overdevelopment on the site. The Parish Council was of the view that if this permission was approved, it should be with a view to replacing the original permission granted for six motel units.

Following receipt of these statements, the Committee considered the previously circulated report of the Head of Development Services, together with late correspondence circulated at the meeting, including submissions from Mrs Story and Fovant Parish Council.

RESOLVED –

- (1) that subject to all persons concerned entering into a Section 106 Agreement under the provisions of the Town and Country Planning Act 1990 (as amended) for (a) the payment of a commuted sum for local public open space provision, and (b) retaining a permanent right of access between the A.30 and the dwelling's parking and turning area and (c) revoking, without compensation, planning permission numbers S/98/540 and S/981440,

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.
2. This development shall be in accordance with the amended drawing ref: 381-20-01A deposited with the Local Planning Authority on 24th February 2003, unless otherwise agreed in writing by the Local Planning Authority.
3. The finished floor level of the proposed building shall be in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development is commenced.
4. 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.

5. All window frames in the development hereby permitted shall be of timber finished with a dark stain which shall thereafter be retained unless otherwise agreed in writing with the Local Planning Authority.
6. 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 buildings.
7. No development shall take place until there has been submitted to and approved by 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.
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
9. The building hereby permitted shall not be occupied until the area shown on drawing No.381-20-01A for the parking and turning of vehicles has been drained and surfaced and that area shall not thereafter be used for any purpose other than the parking or turning of vehicles.
10. No development shall commence until a pedestrian link is provided across the grass verge on the northern side of the A.30 opposite the site access to the satisfaction in writing of the Local Planning Authority.
11. Before development commences, a scheme for the discharge of surface water from the building and hard surfaces hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.
12. Notwithstanding the provisions of Classes A-H 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.

- (2) That if the applicant does not comply with (1) within three months of this permission then above the application is delegated to the Head of Development Services to refuse the proposal on non-compliance with Policy R2 and the cumulative impact of this development plus the extant approvals on the Area of Outstanding Natural Beauty and the character of the Conservation Area at the entrance to the village
- (3) That the applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan (Adopted SDLP G1, H16, CN7, CN9, C4, C6).

975. PLANNING APPLICATION S/2002/2212 – FULL APPLICATION – PROPOSED GARAGE BLOCK WITH STORE AND OR STUDIO ABOVE: FERN BANK, MILKWELL, DONHEAD ST ANDREW, SHAFTESBURY – FOR MR AND MRS M NEWMAN-WREN

Further to the site visit held earlier that day, the Committee considered the previously circulated report of the Head of Development Services.

RESOLVED –

- (1) That 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.
 - 2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
 - 3. Prior to the first use of the studio/store hereby approved, the first floor window on the south elevation shall be obscure-glazed and permanently fixed shut in accordance with details to be submitted to and approved by the Local Planning Authority. Thereafter the window shall be fitted in accordance with the approved details and remain as such unless otherwise agreed in writing with the Local Planning Authority
 - 4. The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Fernbank.
 - 5. 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.
 - 6. Other than those hereby permitted, there shall be no additional windows or roof lights on the building hereby permitted.
- (2) That applicant be informed that this permission has been taken in accordance with the following policy/policies of the Adopted Salisbury District Local Plan; G1, CN9, C6, H20.

**976. PLANNING APPLICATION S/2002/2396 – FULL APPLICATION –
CONSTRUCTION OF BUILDING TO FORM 3 NO INDUSTRIAL UNITS AND A
WASTE STORAGE ENCLOSURE: DINTON BUSINESS PARK, CATHERINE
FORD ROAD, DINTON, SALISBURY – FOR GREAT WESTERN ENTERPRISE
LTD**

The Committee considered the previously circulated report of the Head of Development Services.

RESOLVED –

(1) That 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.
2. This development shall be in accordance with the following drawing(s) 01/68/EN deposited with the Local Planning Authority on 15/01/03, as amended by the drawing(s) 01/681/04/D and the accompanying letter received on 3/03/03 unless otherwise agreed in writing by the Local Planning Authority.
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.
4. All decorated and painted finishes (with the exception of the window frames which shall be painted white) shall be painted dark green and remain that colour thereafter unless otherwise agreed by the Local Planning Authority.
5. No development shall take place until there has been submitted to and approved by 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.
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
7. Notwithstanding the provisions of Class A of Schedule 2 (Part 8) to the Town and Country Planning General Permitted Development Order

1988, there shall be no extensions to the buildings nor the erection of any structures within the curtilages unless otherwise agreed by the Local Planning Authority upon submission of a planning application in that behalf.

8. Industrial operations within Class B2 and associated vehicle movements to and from the site shall be restricted to the following times:- Monday to Friday - 7.00am to 7.00pm; Saturdays - 8.00am to 1.00pm; Sundays and Public Holidays - No Use.
9. Vehicle movements to and from the site for Class B8 uses shall not take place outside the hours of 7.00am to 7.00pm.
10. There shall be no outside industrial operations, nor storage other than in the waste enclosure hereby permitted, nor dumping of any materials of any kind.
11. Before the development, hereby permitted, is commenced, a scheme for the insulation against noise emission of all extractor fans, air compressor motors and similar equipment shall be submitted to and approved by the Local Planning Authority.
12. No retail sales shall be made from the premises.
13. Before commencement of the development hereby permitted visibility at the access shall be improved to provide a major road distance in both directions of 120m from a set back distance of 4.5m, such visibility splays to be maintained free of any obstruction at a level over 600mm above the adjacent carriageway level.
14. Before development is commenced, the applicants shall submit to and have approved by the Local Planning Authority, a 'travel plan' for the development which shall incorporate measures to reduce dependence upon the single occupancy private car by promoting other means of travel to work.
15. Prior to the occupation of each unit by a user falling within Classes B2 or B8 (and each subsequent occupation of a unit by a new occupant), details of the occupants business activities shall be submitted to and approved in writing by the Local Planning Authority.
16. Prior to the commencement of development hereby permitted the applicant shall:- a) employ the services of a consultant acceptable to the Council to ensure that a detailed survey of the site is carried out to identify any contamination or physical problems on the site. b) Submit a fully detailed survey of the site together with a scheme for dealing with any contamination, prepared by the consultant referred to in paragraph a) above, to the Council and shall not implement the planning permission until approval of the scheme in writing has been obtained from the Council. c) Retain the services of the consultant referred to in paragraph a) above to provide supervision of the works to deal with the contamination problems. d) On completion of the works to deal with

the contamination, to submit to the Council a certificate from the consultant referred to above confirming that the approved scheme to deal with the contamination problems has been satisfactorily carried out.

17. Development shall take place in accordance with the method statement by Associated Building Consultants for Great Western Enterprise dated January 2003 and drawing no.01/681/EN and no development, including earth moving of any description shall take place within the designated SSSI.
 18. None of the units shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
- (2) That the applicant be informed as follows:-
- (a) For guidance in meeting the requirements of condition 15 above, the applicant's attention is drawn to the letter from the Environment Agency.
 - (b) This permission has been taken in accordance with the following policies of the Adopted Salisbury District Local Plan (E16, E20)
- (3) That a letter be sent from the Western Area Committee to Great Western Enterprise Ltd requesting that lights on the site are turned off at night.

977. PLANNING APPLICATION S/2002/2486 – FULL APPLICATION – CONSERVATORY LPG GAS TANK EQUESTRIAN BUILDING; POUND HOUSE, BROOK STREET, FOVANT, SALISBURY – FOR MR HASBURY

Mr Knowles of Fovant Parish Council informed the Committee that the Parish Council did not object to the installation of the LPG Gas Tank or the erection of a conservatory, but did object to the new build development of the Equestrian Building and car port on the grounds of its proposed size. However, the Parish Council would support if it was reduced in size and related to stabling alone and the accessway remained as a grass and dirt trackway.

Following receipt of this statement and further to the site visit held earlier that day, the Committee considered the previously circulated report of the Head of Development Services, together with the schedule of late correspondence circulated at the meeting.

RESOLVED –

- (1) That 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.
 2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the stables/car port and extension hereby permitted have been submitted to and approved

in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

3. The stable/car port shall only be used for the stabling of horses, storage of vehicles and used as ancillary domestic storage to the dwelling known as Pound House, and for no other purpose unless otherwise agreed in writing by the Local Planning Authority.
4. The driveway shown on the approved plans shall be surfaced with grey scalplings as detailed in the letter from the applicant's agent dated 4/2/03.
5. Prior to the commencement of development, details of the provision for the prevention of the discharge of surface water and loose material onto the highway shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details.

- (2) That the applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan G1, CN12, CN14, CN16, C6, H16.

978. EXTENSION OF MEETING

In compliance with Council Policy, as the Committee could not conclude its business by 9.00 pm, it resolved to extend the meeting by one hour (during which time the matters recorded under minutes 975 - 980 were considered).

979. EXEMPT INFORMATION

RESOLVED - that the press and public be excluded from the meeting during consideration of agenda item 14 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 14
(minute 980)

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 14

In connection with a property in Alvediston

The meeting concluded at 10.00 p.m.