

**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 Mere Lecture Hall,  
Mere, on Thursday 17th April 2003 commencing at 4.30pm

**P R E S E N T**

**District Councillors**

Councillor M G Fowler - Chairman

Councillor Mrs S A Willan – Vice-Chairman

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

**County Councillors**

Apologies: County Councillor Read (Mere)

**Parish Representatives**

Mrs G Henderson (Tisbury), M F Lake (Mere) and W G Lockyer (Dinton),

**MINUTES NOT REQUIRING COUNCIL APPROVAL**

**981. PUBLIC STATEMENT/QUESTION TIME**

Mrs Sutton of Hilltops, Old Hollow asked the following question:-

“What is the Committee’s opinion of developers who seek outline planning permission, stating bungalows, knowing that it is not government policy to build bungalows as they are “land hungry” and take up more room than houses?”

The Chairman replied that there are certain instances where a single storey dwelling would be acceptable but a two storey would not. For instance, there may be an amenity issue if the adjacent properties are single storey or at a lower level, by reason of such issues as overlooking or overshadowing. If the area is exclusively developed by bungalows at present, a two storey dwelling may be out of character. There could also be landscape reasons where only a building of a lower height is acceptable. An example of the last point is the upper part of the Kingsmere development in Mere, which was restricted to bungalows.

Mrs Fricker of Shreen Water Cottages, Mere asked the following question:-

“What is this Council’s opinion of putting more land under concrete e.g. housing developments where drains and sewers are already in overload?”

The Chairman replied that Wessex Water are a statutory consultee and their advice is taken in respect of the capacity of sewers. If there are no mains sewers or if the site lies close to a ‘main’ river, then the advice of the Environment Agency is also sought.

If the area has a known surface water drainage problem which has resulted in flooding, for example part of Chilmark, then the Council’s Environmental Health Officer’s advice is also sought.

The Chairman added that written copies of the above responses would be sent to Mrs Sutton and Mr Fricker.

Mr Hazzard on behalf of Mere Parish Council thanked the Western Area Committee for supporting a larger enhancement grant last year which was used to undertake restoration works to the Clock Tower in Mere. The restoration of the clock including the building of a mini museum inside the tower represented a major improvement to the centre of Mere. Mr Hazzard went on to thank Councillor Draper (Portfolio Holder, Planning and Economic Development) for his support of the project at the Cabinet meeting and Sarah Hughes, Forward Planning Officer for all her invaluable help.

**982. COUNCILLOR STATEMENT/QUESTION TIME**

There were no councillor statements or questions.

**983. MINUTES**

**RESOLVED** – That the minutes of the last meeting held on 20<sup>th</sup> March be approved as a correct record and signed by the Chairman.

**984. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**985. CHAIRMAN'S ANNOUNCEMENTS**

**Communities in Action**

The Chairman informed Members of the Committee and the Public that Community First was holding a Communities in Action event on 18<sup>th</sup> June 2003. If anyone would like to attend, they should contact Community First on 01380 722475. The Day would include items such as displays by local projects, information and advice for local councils about village halls, community transport in action, credit unions, access to grants, support for community initiatives and services, good neighbour schemes and "Sustain the Plain".

**Chairman's Thanks**

The Chairman thanked all the well wishers during his recent indisposition and also Hobnob for the kind words written in Salisbury Journal.

**New Head of Development Services**

The Chairman congratulated Stephen Thorne on his appointment as the new Head of Development Services.

**Decision Making on Planning Applications during the election period**

The Chairman informed Members that during the election period the Head of Development Services has been granted delegated powers to determine applications that would normally go to an Area Committee. The Chairman went on to explain the reason for this.

The Government has recently set the authority targets of 60% of all major applications to be decided within 13 weeks; 65% of all minor applications to be decided within eight weeks and 80% of all other applications to be decided within eight weeks. By granting the Head of Development Services delegated powers to determine applications it is hoped that these minimum targets can be met.

Consequently, applications that would have been determined by an Area Committee during this period will now be determined by a weekly meeting of senior officers. However, if an application is recommended for refusal this would be discussed with the ward member who will retain the prerogative of "call in".

For the Western Area Committee, the window for delegation to officers will run from 7<sup>th</sup> April – 29<sup>th</sup> May.

**986. SOUTH WILTSHIRE AREA GRANTS**

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

**RESOLVED** – that the Western Area Committee's remaining discretionary funds of £499 be returned to the Council's Central Funds.

(NOTE: Councillor Mrs Spencer requested that her dissent to the above decision be recorded)

**987. TISBURY AND DISTRICT SPORTS CENTRE MANAGING BODY**

Mr Frankland, Chairman of the Tisbury and District Sports Centre Managing Body emphasised that first class staff worked at the Sports Centre.

Following receipt of this statement, the Committee considered the previously circulated minutes of the Tisbury and District Sports Centre Managing Body.

**RESOLVED** – that the minutes of the Tisbury and District Sports Centre Managing Body held on 25<sup>th</sup> February 2003 be noted.

**988. CREATING MORE AFFORDABLE HOMES IN SOUTH WILTSHIRE – MAKING IT HAPPEN AND DELIVERING THE ACTIONS**

Councillor Cole-Morgan, Portfolio Holder for Community and Housing introduced this item on behalf of Councillor Leo, Chairman of the Community and Housing Overview and Scrutiny Panel who had sent his apologies for the meeting.

Councillor Cole-Morgan explained that the purpose of this presentation was to ensure that Councillors understood the importance and implications of delivering affordable housing as part of the Council's planning policy.

As a result of the Housing Needs Survey, completed in 2002, a total of 797 households per annum had been identified as likely to be seeking affordable housing over the next five years. In addition to this there was a high demand for one and two bedroomed properties.

Councillor Cole-Morgan went on to explain that where affordable homes are achieved, this is the result of detailed negotiations between housing associations and developers. However, developers are not always keen to provide affordable homes.

Through the development of supplementary planning guidance at Salisbury District Council, ground rules will be established for the provision of affordable housing. Together with this, it would be important for Members to look for opportunities in which affordable housing can be developed.

In rural areas, developments of more than fourteen houses should include an element of affordable housing provision. When considering developments of this size Councillors should bear

in mind if more housing could be incorporated onto the site, thereby triggering the need for affordable housing where the number exceeds 14 and the possibility of split applications, where developers may try to get round the affordable housing stipulation.

Councillor Cole-Morgan concluded his presentation by emphasising the importance of village plans in the provision of affordable housing, working together with the Wiltshire Rural Housing Enabler.

Andrew Reynolds, Head of Strategic Housing then went on to take Members through the main findings of the Community and Housing Overview and Scrutiny Panel that had investigated the creation of more affordable homes in Wiltshire in 2002 and John Meeker, Principal Planning Officer explained that the Housing Needs Survey in the Western part of Salisbury District had revealed the figures as set out below:-

Annual need to reduce backlog	=	34
Newly arising need	=	235
Affordable supply	=	92
Overall Shortfall	=	177

The Chairman then invited comments from Parishes representatives present. Mr Lake, Chairman of Mere Parish Council stated that the main problem was how affordable houses actually remained affordable. Mrs Henderson, Chairman of Tisbury Parish Council suggested that small houses should be covenanted to ensure that they could not be extended.

The Chairman added that a housing needs survey form should be devised and made available for parishes to use to ensure that local needs could be clearly assessed.

The Officers noted the various points made.

**RESOLVED** – That the report be noted.

**989. PLANNING APPLICATION S/2002/2333: FULL APPLICATION – SINGLE STOREY REAR EXTENSION ADDITION OF DORMER WINDOWS TO FRONT AND REAR ELEVATIONS: 8 RIDGEWAY, CHILMARK, SALISBURY- FOR MR & MRS D MARSDEN**

Mr Marsden, the applicant spoke in support of 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** – that following the expiration of the 21 day notice period then the above application be refused for the following reason:-

1. The proposed dormer windows on the main roof of the dwelling, on account of their siting in the roof plane, are considered to unbalance the appearance of this pair of semi-detached houses, and that of the street scene. Therefore the proposal is contrary to Criterion (I) of Policy G1 of the Adopted Salisbury District Local Plan, in addition to Policy C6 of the Adopted Salisbury District Local Plan.

**990. PLANNING APPLICATION S/2002/2442 – LISTED BUILDING (WORKS) – DEMOLITION OF WALL TO PROVIDE PARKING BAY: 81 RIDGE, CHILMARK, SALISBURY – FOR THE FONTHILL SETTLED ESTATE**

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

**RESOLVED** – That the above application be refused for the following reason:-

1. The proposed parking area to the south of No 81 Ridge, will have an adverse impact on the setting of the listed buildings through the creation of an additional vehicular access and partial demolition of the western boundary wall, contrary to Adopted SDLP policies G1 (viii) and (ix), and CN9.

**991. PLANNING APPLICATION S/2002/2485 – CHANGE OF USE – PARKING FOR COTTAGES: RIDGE ROAD, CHILMARK, SALISBURY – FOR FONTHILL SETTLED ESTATE**

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

**RESOLVED** – That the above application be refused for the following reason:-

1. The proposed parking areas by reason of the siting and earthworks involved at Plot A will have an adverse impact upon the landscape (which lies within a designated Area of Outstanding Natural Beauty) The creation of an additional vehicular access in the western boundary wall at Plot B, will have an adverse impact on the setting of the listed buildings, The proposed parking areas are therefore considered to be contrary to Adopted SDLP policies G1 (viii) and (ix), C4, C6 and CN9.

**992. PLANNING APPLICATION S/2003/0006 – CHANGE OF USE – CONVERSION OF OUTBUILDING TO SELF CONTAINED HOLIDAY LET: DRU WRY MILL LANE, MERE WARMINSTER – FOR MR & MRS P GOODWRIGHT**

Mr Clark, a nearby resident, on behalf of himself and other residents spoke in objection to the above application.

Mr Lake, Chairman of Mere Parish Council informed the Committee that the Parish Council objected to the application, particularly on the grounds of traffic problems associated with the site.

Following receipt of these statements 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** – that the above application be refused for the following reason:-

Mill Lane, by reason of its restricted width, poor alignment and sub-standard junction with Petteridge Lane where visibility is restricted, it is considered unsuitable to serve as a means of access to the proposed development. Therefore the proposal is contrary to Criteria (iii), (iv) & (ix) of Policy G1 of the Adopted Salisbury District Local Plan - 1996.

**993. PLANNING APPLICATION S/2003/300 – OUTLINE APPLICATION – DEVELOP LAND BY THE ERECTION OF 13 DWELLINGS, PROVIDE OPEN SPACE AND PLAY AREA AND CONSTRUCT VEHICULAR AND PEDESTRIAN ACCESS THERETO: LAND OFF DOWNSIDE CLOSE AND OLD HOLLOW, MERE, WARMINSTER – FOR 0250 LIMITED**

Mrs Howell a nearby resident spoke in objection to the above application.

Mr Lake, Chairman of Mere Parish Council informed the Committee that the Parish Council was concerned about the impact this development would have on the Area Of Outstanding Natural Beauty. Just because the land fell within the boundary did not justify every square inch being developed. The Parish Council felt this represented overdevelopment and was concerned about the impact on drainage.

Following receipt of these statements 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 refused for the following reasons:-

1. In the opinion of the Local Planning Authority, in the absence of a hydrogeological survey, insufficient information has been submitted with the application to demonstrate to the Council's satisfaction that surface water can be adequately drained from the developed site without an adverse impact upon nearby properties and land contrary to policy G1 of the adopted Salisbury District Local Plan.
2. The proposed development does not make adequate provision for recreational open space and it therefore contrary to policy R2 of the adopted Salisbury District Local Plan.
3. The proposed development does not make adequate provision for affordable housing and is therefore contrary to policy H 14E and H25 of the adopted Salisbury District Local Plan and policy H24 of the replacement Salisbury District Local Plan.
4. In the absence of a measured site survey and cross sections through the site, insufficient information has been submitted with the application to demonstrate to the Council's satisfaction that the site levels, including road levels and floor levels of the dwellings, will not adversely impact upon the amenities of the neighbouring properties and views in and out of the Conservation Area and the wider landscape contrary to policies G1, C7 and CN16 of the adopted Salisbury District Local Plan.

(2) That the applicant be informed that reason 2 above could be overcome if a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 (as amended) is submitted to provide a scheme for recreational open space.

**994. PLANNING APPLICATION S/2003/396 – FULL APPLICATION – ERECT STORE SHED: PEMBROKE COTTAGE, HINDON ROAD, EAST KNOYLE, SALISBURY – FOR MR S HARRINGTON**

Mr Houston, joint applicant, spoke in support of the above proposal.

Mr Couper on behalf of East Knoyle Parish Council informed the Committee that the Parish Council objected to the application on the grounds of overdevelopment on the site.

Following receipt of these statements, 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 outbuilding 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.
- (2) That the applicant be informed that this permission has been taken in accordance with the following policies of the adopted Salisbury District Local Plan G1, CN12, CN14.

**995. PLANNING APPLICATION S/2002/851 – OUTLINE APPLICATION – BUILDINGS FOR USE CLASSES B1, B2, B8 AND UP TO 2 MOTOR DEALERSHIPS (SUI GENERIS) AND ASSOCIATED B1 (c) WORKSHOPS, CHILDREN'S DAY NURSERY AND ALTERATIONS TO ACCESS: SSEB DEPOT SITE, NETHERHAMPTON ROAD, SALISBURY – FOR DENVALE PROPERTIES (SOUTH SALISBURY LTD)**

The applicant and his agent were in attendance for this item but did not wish to speak in connection with the proposal.

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) relating to:-
  - The provision of a whole site green travel plan,
  - The provision of pedestrian and cyclist links across the site frontage,
  - The payment of a commuted sum relating to off site promotion of non – car based modes of transport,
  - Restricting the car sales element to no more than two units,

- Restricting the floorspace of B1a, B1c, B2 or B8 uses to be used for class B8 use only to 3,000 sq. m unless it is for a specified user from within Salisbury District.

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 applicant shall enter into a legal agreement with Wiltshire County Council to achieve the access and right turn lane as indicated on plan 3847 P 53 prior to the commencement of development within the application site, and the approved works shall be constructed to the satisfaction in writing of the Local Planning Authority, prior to any development being undertaken on the site.
7. 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.
8. 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.
9. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, 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.

10. 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'.
11. 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.
12. No development shall take place until details of the treatment to all hard surfaces, including road surfaces 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.
13. 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.
14. 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.
15. 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.
16. 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.

17. 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.
18. Development shall not commence until the measures approved in the scheme have been implemented.
19. 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.

20. 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.
21. 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.
22. Before development commences, a scheme for the discharge and attenuation of surface water from the buildings hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.
23. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to, and approved in writing by the Local Planning authority prior to installation. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata.

24. Notwithstanding the provisions of Part 3 of Schedule 2 to Town and Country Planning General Permitted Development Order 1995 (and any order revoking or re-enacting that Order) there shall be no change of use of the Motor Showrooms (sui generis) hereby permitted without the prior express written consent of the Local Planning Authority.
  25. There shall be no retail sales from the premises other than motor vehicles and motor vehicle parts from the showrooms hereby permitted.
  26. Prior to the occupation of any building, it shall be provided with covered cycle parking and internal shower facilities to the satisfaction in writing of the Local Planning Authority.
  27. There shall be no display of bunting or any form of advertising (including the display of prices) on any cars stored or displayed in front of the buildings or on the forecourt without the prior consent in writing of the Local Planning Authority.
  28. There shall be no external lighting of the site or buildings without the prior written permission of the Local Planning Authority.
  29. The layout and landscaping details to be submitted within condition 1 above shall include at least a five metre deep landscaping strip across the sites' northern frontage (excluding the access road and associated pathways). The landscaping scheme shall include additional tree planting along the frontage where existing tree cover does not exist. The site layout shall include no hardstanding within five metres of the cycleway and footpath adjoining the A3094.
- (2) That the applicant be informed that
1. This permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan (G1, G3, E2, E16, C12 & PS5)
  2. The site operators/developer should ensure that there is no possibility of contaminated water entering groundwater
  3. The foul drainage must be connected to the public sewerage system and kept separate from the clean surface and roof water.
  4. All trade effluent must connect to the foul sewer with the prior approval of Wessex Water.
  5. Oil storage must comply with The Control of Pollution (Oil Storage) (England) Regulations 2001.

**996. PLANNING APPLICATION S/2002/2363 – FULL APPLICATION – DEMOLITION OF EXISTING GARAGE/WORKSHOP AND ERECTION OF NEW DWELLING: GARAGE/WORKSHOP, NETHERWELLS LANE OFF WEST STREET, WILTON, SALISBURY – FOR TEMPLETON WALKER**

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 subject to 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 payment of a commuted sum under Policy R2 of the Salisbury District Local Plan within one month,

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. This shall include the erection of a sample panel of the scribed render and colour of paint to be used for the painted brickwork. Development shall be carried out in accordance with the approved details.
3. Other than the roof lights hereby permitted, there shall be no windows on the north west and south east sides of the dwelling hereby permitted, unless agreed in writing by the Local Planning Authority.
4. The proposed ground floor window in the south east elevation shall be glazed with obscure glass to the satisfaction of the Local Planning Authority and shall be maintained in this condition thereafter.
5. The area immediately to the north west of the courtyard room that is annotated as a parking area for two cars shall be retained as such in perpetuity.
6. No construction or demolition works shall take place on Sundays or public holidays or outside the hours of 0700 to 1900 on weekdays and 0700 to 1300 on Saturdays. This condition shall not apply to the internal fitting out of the building.
7. No development shall take place within the area of the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

8. No development shall be commenced until details of the existing and proposed finished floor levels have been submitted to and approved by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details.
9. Before the development hereby permitted commences on the site, a soil survey of the site shall be undertaken and the results provided to the Local Planning Authority. The survey shall be taken at such points and to such depth as the Local Planning Authority may stipulate. A scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority in writing and the scheme as approved shall be fully implemented and completed before the dwelling hereby permitted is first occupied
10. Prior to the construction of the roof of the dwelling hereby permitted, scale cross-sectional drawings shall be submitted to and approved by the Local Planning Authority to show the roof lights in the roof plane to be flush with the exterior of the slates.
11. Notwithstanding the provisions of Classes A-E 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 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) Policy R2

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.

(3) That the applicant be informed of the following:-

(a) Policy

This permission has been taken in accordance with the following policies of the adopted Salisbury District Local Plan: G1, H16, CN12, CN14, E2, CN7 and Policies G2, H15, CN8, E16, CN9, CN3 of the Replacement Salisbury District Local Plan.

(b) Flooding

It should be noted that whilst the proposed site lies outside the indicative 1 in 100 year flood plain of the River Nadder, the Environment Agency holds a number of records of land and property flooding in close proximity to the development site. Our records indicate that St Andrews House, 27 West Street, Wilton flooded in January 1995 to a depth of approximately 0.2m inside the property. It is assumed that this would have been the ground floor and not in a basement if one exists. The source of flooding is unconfirmed.

The Environment Agency would recommend that finished floor levels are set a minimum of 600mm above the maximum known flood level or 600mm above the estimated 1 in 100 year flood level., whichever is the greater. We estimate that the 1 in 100 year flood level of the River Nadder at this location is 53.4m Above Ordnance Datum (AOD) (no allowance for climate change), based on the Environment Agency Salisbury Flood Study carried out in 1996. We recommend that the finished floor levels are set at 54.0m AOD or the 800mm above the floor level of St Andrews House whichever is the greater.

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 CIRIA Report 156 'Infiltration Drainage, Manual of Good Practice'.

(c) Wessex Water

There is a public foul/surface water sewer crossing the site. Wessex Water normally requires a minimum three metre easement width on either side of its apparatus, for maintenance and repair. Diversion or protection works may need to be agreed.

Prior to any works, the applicant should agree with Wessex Water any arrangements for the protection of infrastructure crossing the site. This should occur prior to the submission of a Building Regulations application.

The site is within a foul sewer area, and it will be necessary for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal. This can be agreed at the detailed design stage.

Connection to water supply can be agreed at design stage. It is recommended that the developer should agree a connection into the Wessex Water infrastructure prior to commencement of works.

(d) Party Wall Act

It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent, which may be required from the adjoining landowner or any other person, or which may be required under any other enactment or obligation.

**997. PLANNING APPLICATION S/2002/2419 – LISTED BUILDING WORKS – DEMOLITION OF EXISTING GARAGE/WORKSHOP AND ERECTION OF NEW DWELLING: GARAGE/WORKSHOP NETHERWELLS LANE OFF WEST STREET, WILTON, SALISBURY – FOR TEMPLETON WALKER**

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 Office of the Deputy Prime Minister be informed that Salisbury District Council has no objection to the above application subject to the following conditions:-

1. The development for which permission is hereby granted must be commenced not later than the expiration of 5 years beginning with the date of this permission.
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. This shall include the erection of a sample panel of the scribed render and colour of paint to be used for the painted brickwork. Development shall be carried out in accordance with the approved details.
3. Prior to the construction of the roof of the dwelling hereby permitted, scale cross-sectional drawings shall be submitted to and approved by the Local Planning Authority to show the roof lights in the roof plane to be flush with the exterior of the slates.

(2) That the applicant be informed that this permission has been taken in accordance with the following policies of the adopted Salisbury District Local Plan: CN7 and Policy CN3 of the Replacement Salisbury District Local Plan.

**998. PLANNING APPLICATION S/2002/2449 – WITHOUT COMPLIANCE – CONTINUED SITING OF MOBILE HOME FOR OCCUPATION BY TENANT – NON COMPLIANCE OF CONDITION 1 OF PLANNING PERMISSION S/99/0023: WOODLANDS LANE (LAND AT) BERWICK ST JOHN, SHAFTESBURY – FOR MR F DINLEY**

Mr Dinley, the applicant 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 the above application be approved subject to the following conditions:-

1. When the workshop on the site ceases to be occupied by Mr J Pickett or at the end of 3 years from the date of this permission whichever shall first occur, the stationing of the mobile home hereby permitted shall cease and the mobile home shall be removed from the land.
2. The occupation of the mobile home hereby permitted shall be restricted to Mr J Pickett and his resident dependants.

(2) That the applicant be informed as follows:-

- (a) This permission has been taken in accordance with the following policies of the adopted Salisbury District Local Plan: H23, C6

- (b) Renewal of the Site Licence under the Provisions of The Caravan Sites & Control of Development Act 1960 is required as the existing licence expired on the 13/4/02. Please contact the Council's Environmental Health Department (Mr R Wells, Tel: 01722 434338).
- (3) That the Enforcement Officer be requested to visit the site in a month's time from the date of this permission to establish that the equipment stored outside the site has been removed.

**999. PLANNING APPLICATION S/2002/2537 – FULL APPLICATION: DEMOLITION OF FOUR TERRACED HOUSE, ERECTION OF 7 HOUSES TERRACED AND SEMI DETACHED AND ACCESS ROAD AND LANDSCAPING: 5-8 ANGEL LANE, MERE, WARMINSTER - FOR SHAFTESBURY HOUSING**

Mr Lake, Chairman of Mere Parish Council informed the Committee that the Parish Council was "lukewarm" in relation to this proposal. The Parish Council objected to the proposed density and was concerned about excess water and its drainage from the site. Furthermore, access down Angel Lane was not good.

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 the above application be refused for the following reasons:-
  - 1. In the opinion of the Local Planning Authority the proposed design, siting and layout of the dwellings and their relation to adjoining spaces and views is unsympathetic to the character of the local environment contrary to policies G1 and CN16 of the adopted Salisbury District Local Plan.
  - 2. The proposed development does not make adequate provision for recreational open space and is therefore contrary to Policy R2 of the adopted Salisbury District Local Plan.
- (2) That the applicant be informed that reason 2 above could be overcome if a unilateral undertaking under section 106 of the Town and Country Planning Act 1990 (as amended) is submitted to provide a scheme for recreational open space.

The meeting concluded at 8.55pm