
Minutes

Thursday 10th July 2003
at the Nadder Middle School,
Salisbury, Tisbury
Commencing at 4.30pm

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

P R E S E N T

District Councillors

Councillor Mrs S A Willan – Chairman

Councillor Mrs J Green – Vice-Chairman

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

Apology – Councillor P D Edge

Parish Representatives

C B Adcock (Compton Chamberlayne), M Glover (Dinton), B Kerwood (Teffont), W Lockyer (Dinton),
Mrs G Henderson (Tisbury), M Lake (Mere), T Sykes (Alvediston), S Wilson (East Knoyle)
and Mr Wright (Sutton Mandeville)

MINUTES NOT REQUIRING COUNCIL APPROVAL

24. PUBLIC STATEMENT/QUESTION TIME

There were no statements or questions from the public.

25. COUNCILLOR STATEMENT/QUESTION TIME

There were no statements or questions from the Councillors.

26. MINUTES

RESOLVED – That the minutes of the last ordinary meeting held on 12th June 2003
and the special meeting on 19th May be approved as correct records and signed by the
Chairman

27. DECLARATIONS OF INTEREST

There were no declarations of interest.

28. CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed the Committee that a Highways Forum meeting would be held on 22nd July at 6.30pm in Dinton Village Hall. The Forum would consider highway issues in the Tisbury Division and all Parishes were invited to send two representatives to raise transport related issues e.g. road surfaces, speed limits, traffic calming measures, The invitation was also open to Western Area District Councillors.

29. RELEASE OF R2 FUNDS IN EAST KNOYLE

The Committee considered the previously circulated report of the Forward Planning Officer.

RESOLVED – That £6,694 of 'R2' contributions be released by this Council to assist the funding of the recreation scheme outlined in the report and that the release of the monies be made following receipt of invoices for the works undertaken.

30. SOUTH WILTSHIRE AREA GRANTS SCHEME 2003-2004: FIRST TRANCHE

The Committee considered the previously circulated report of the Western Area Coordinator.

RESOLVED –

That the following grants be determined as follows :-

No:	Applicant	Decision
W001	East Knoyle Village Hall Management Committee	Grant of £1,000
W002	Teffont Village Hall	Refused
W003	Mere Methodist Church	Refused
W004	Bishopstone Village Hall	Refused
W005	Victoria Hall Management Committee	Refused

31. SPECIAL DELEGATION PROCEDURE

The Committee noted those matters that had been dealt with via the Special Delegation Procedure as previously set out under Agenda Item 9.

32. PLANNING APPLICATION S/2003/944: CHANGE OF USE - CHANGE OF USE ON 0.59 HA AGRICULTURAL LAND TO ENABLE THE SITING OF TEPEES FROM 28TH MARCH TO 1ST OCTOBER IN ANY YEAR WITH THE PROVISION FOR PORTABLE TOILETS FOR USE ON SITE - ELCOMBE FARM PART OF ELCOMBE FARMHOUSE, ALVEDISTON, SALISBURY SP5 5LG – FOR T & S MARKS T/A MARKS CATTLE

Mr Marks, the applicant spoke in support of the above application.

Mr Sykes, Chairman of Alvediston Parish Meeting informed the Committee that the sentiment in the village was that this diversification would enable the applicant to continue farming. The proposal would also provide a feature for children, would only be there for six months of the year and would be hidden behind the ridge.

Following the receipt of the above 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.

RECOMMENDED TO PLANNING AND REGULATORY PANEL –

Members of the Western Area Committee felt that provided the teepees were in an appropriate colour they would not be obtrusive nor would they adversely affect the landscape. Furthermore the proposal represented an acceptable diversification of the farm.

For these reasons therefore, the proposal is recommended for approval subject to the following conditions:-

1. The use hereby permitted shall be discontinued on or before 1/10/2005 and the land shall be reinstated to its former use as an agricultural field, unless otherwise agreed in writing by the Local Planning Authority by submission of a planning application in that behalf.
2. The tepees shall not be stationed on the land other than between 28th March to 1st October inclusive in any one calendar year and shall not exceed four in number at any one time.
3. The tepees and portable toilets shall be of a muted colour in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.
4. No tepee shall be occupied/let for a period longer than 28 days continuously for each occupant.

33. PLANNING APPLICATION S/2003/1082: CHANGE OF USE - FROM AGRICULTURAL TO B.8 (STORAGE) AND ASSOCIATED WORKS - OAKLEY INDUSTRIAL COMPLEX, DINTON, SALISBURY SP3 5EU -- FOR MR K WOODFORD

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

Mr Glover, Vice-Chairman of Dinton Parish Council informed the Committee that the Parish Council supported the application since it provided local employment. However, the Parish Council was concerned that the existing road system was not designed for anything other than small vehicles and so would wish to see an improvement to road maintenance.

Following the 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 – That the above application be refused for the following reasons.

1. The proposed development by virtue of its scale and location in relation to existing communities and public transport routes is likely to increase the number and length of vehicle based trips, contrary to the aims of national and local planning policies designed to reduce the need to travel, influence the rate of traffic growth and reduce the environmental impact of transport overall, contrary to the requirements of the Adopted Wiltshire Structure Plan Policy DP3 and the Adopted Replacement Salisbury District Local Plan Policies G1 (i & ii) and PPG 13.

2. The proposed development, taken with existing approval S/99/2073, represents a significant employment site in the countryside which will be of sufficient scale if developed to challenge the need for alternative, allocated employment sites identified within the Replacement Salisbury District Local Plan contrary to the requirements of Adopted Wiltshire Structure Plan DP3 and the Adopted Replacement Salisbury District Local Plan Policies G1 (i & ii), E10 and E20 (iv)
3. The existing highway network in the vicinity of the site, by reason of its inadequate width, alignment and junctions is considered to be unsuitable to accommodate the traffic likely to result from the development proposed, contrary to the Adopted Replacement Salisbury District Local Plan Policies G2 (ii), E20 (i) and C24 (ix)
4. This application represents a major industrial or commercial operation for which there is no proven national need which could not be met within existing employment sites located either outside the Area of Outstanding Natural Beauty or at existing allocations within the AONB, therefore it is contrary to Policy SPC8 of the Adopted Wiltshire Structure Plan and Policy C4 of the Adopted Replacement Salisbury District Local Plan.
5. The continued retention of this utilitarian structure will continue to detract from the landscape qualities underpinning the AONB designation, contrary to the requirements of Policy C22 (iii) of the Adopted Replacement Salisbury District Local Plan
6. In the absence of evidence to the contrary the development fails to demonstrate that there will be no harm to protected species arising from the proposed conversion of these buildings into employment uses, contrary to the requirements of Policies C13 of the Adopted Replacement Salisbury District Local Plan.

34. PLANNING APPLICATION S/2003/1183 – FULL APPLICATION - NEW DETACHED DWELLING AND ALTERATION TO ACCESS - LAND ADJ TO EBBLEWAY, CHAPEL LANE, BISHOPSTONE, SALISBURY SP5 4BT – FOR MR & MRS SPICER

Mr Coward of the nearby property, Cheriton House, spoke in objection to the above application.

Councillor Draper, on behalf of Bishopstone Parish Council, informed the Committee that the Parish Council was concerned about the trees and surface water on the site.

Following the receipt of the above 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 reason:-

1. The bulk, form and design of the proposed dwelling would be detrimental to the character and appearance of the conservation area. The proposal is therefore contrary to the adopted Salisbury District

Local Plan policies G1(i) and CN12 and policies D2 (ii) and (iii) and CN8 of the Replacement Salisbury District Local Plan.

2. The site lies within an area with no mains drainage and the neighbours letters have highlighted drainage problems. Although the Environment Agency and the Environmental Health team have raised no objection in principle to the proposal, Circular 3/99 advises that suitability of non-mains sewerage disposal is a material consideration, in the determination of a planning application. The site is restricted in size. Insufficient information has been supplied to demonstrate that the proposed development can be satisfactorily drained of both foul and surface water without detriment to the environment or neighbouring properties, contrary to policy G4 of the Adopted Salisbury District Local Plan.
3. There is insufficient information on the submitted drawings to satisfy the Planning Authority that this proposal will not damage existing mature trees overhanging the south of the site. These mature trees are an important landscape feature, which if damaged would have a detrimental impact on the character of the conservation area. The proposal is therefore contrary to policy G2 (iv) and (v) of the Salisbury District Local Plan.
4. The proposal would be contrary to policy R2 of the adopted Salisbury District Local Plan in that it makes no provision for recreational public open space.

- (2) It should be noted that reason 4 given above relating to Policy R2 of the adopted Local Plan could be overcome if all the relevant parties can agree with a Section 106 Agreement, or, if appropriate by a condition, in accordance with the standard requirement of public recreational open space.

35. PLANNING APPLICATION S/2003/427 – FULL APPLICATION - ERECT 48 HOUSES AND GARAGES FOR 1-10 CLEMENTS LANE (10), PUBLIC HOUSE AND SKITTLE ALLEY, ACCESS ROADS, SURFACE WATER SEWER TO SOUTH OF SITE, DIVERSION OF FOOTPATHS - LAND TO REAR OF CLEMENTS LANE & THE WALNUT TREE P H, CLEMENTS LANE, MERE, WARMINSTER BA126DF -- FOR C G FRY & SON LTD

In light of the public interest in this item the Chairman allowed Mrs Snook and Mrs Van-Slotan to speak for three minutes each in objection to the application.

Mr P Fry, on behalf of the applicant, C G Fry and Son Ltd spoke in support of the proposal. The Chairman granted him six minutes in which to make his statement to reflect the additional time granted to the objectors.

Mr Lake on behalf of Mere Parish Council informed the Committee that the Parish Council accepted the inevitability of the application but felt that this proposal represented a gradual erosion to the outline plan which had specified a less dense development. Mr Lake went on to emphasise those points as detailed in the previously circulated report of the Head of Development Services (page 18 refers).

Following receipt of the above statements and further to the site visit 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 provision of affordable housing
- A commuted sum in relation to the provision of off site provision for youth and adult play provision,
- The provision of on site toddler play facilities
- A commuted sum for any on site landscape maintenance requirements, including maintenance of the toddler play facility,
- The provision of and a maintenance sum for the provision of street trees,
- The phasing for the provision of the replacement public house facility,
- The retention of such a facility for community use
- The provision of safe pedestrian access to the centre of Mere (avoiding Pettridge Lane to comply with the Local Plan Policy)

Then the above application be delegated to the Head of Development Services to approve, in consultation with the two ward Members (Councillors Jeans and Mrs Spencer), after consultation with Mere Parish Council, provided satisfactory amended plans are received relating to the following:-

- i. Pedestrian/emergency access only at Edge Bridge access (with consequent minor reconfiguration of the layout)
- ii. The separation of the pub car parking from that of domestic residences.
- iii. The pub car park to be screened by an acoustic fence/wall.
- iv. The Toddlers play area to be fenced in accordance with the recommendations of the police, the trees to be removed (to be relocated elsewhere on the development) and a gate to be provided on the north side (i.e. away from the pub).
- v. The delineation of any access liable to be blocked by parking by hatched markings.

And 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 details:-
 - Applicants' letter deposited with the Local Planning Authority on 8th April 2003.
 - Revised site layout plan (awaited)
 - Revised site landscape plan (awaited)
 - House type drawings, 957/Planning Drawings
 - Adoptable areas layout drawing, 957/Site Drawings/10
 - Materials schedule

Unless otherwise agreed in writing by the Local Planning Authority.

3. 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.
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. Before development commences, a schedule of details for the chimneystacks, eaves, gables and porches shall be submitted to, and approved in writing by the Local Planning Authority, and development shall thereafter accord with the approved scheme.
6. Other than those windows shown on the approved drawings, there shall be no additional windows in any dwelling (unless otherwise agreed in writing by the Local Planning Authority).
7. The garages shown on the approved drawings shall be erected and made available for use prior to the occupation of the associated dwellings.
8. The garages shown on the approved drawings shall not be converted into a habitable room without the permission in writing of the Local Planning Authority.
9. The screen walls and fences shown on the approved drawings shall be erected before occupation of the buildings hereby permitted.
10. No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.
11. If within a period of 5 years from the date of the planting of any tree, that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, [or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective,] another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
12. The trees and hedgerow on the north and east boundaries, together with the protected Walnut Tree itself shall be protected during the course of the development in accordance with British Standard BS 5837:1991 (Clauses 7 & 8).

13. 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.
14. Before development commences, the applicant shall submit to and have approved in writing by the Local Planning Authority a scheme for the provision of acoustic screening to the public house parking area.
15. Before development commences the applicant shall submit to, and have approved in writing by the Local Planning Authority details of the boundary treatment to the toddler play area and the development shall subsequently accord with the approved scheme.
16. No development shall take place until details and where required, samples, of the treatment to all hard 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.
17. 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.
18. 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.
19. The development hereby permitted shall not be commenced until vehicular access to the site from Clements Lane has been constructed in accordance with the details illustrated on the applicant's drawing 957/Site Drawing/10C, received on 6th May 2003, as amplified by any further details reasonably required to be approved in writing by the Local Planning Authority or with such other details as may be approved by the Local Planning Authority. The sight lines forming part of the approved details for the new access shall be kept permanently free of any structure, erection of other obstruction to visibility exceeding one metre in height above the carriageway level of Clements Lane.
20. No development shall commence until the applicant has submitted to and had approved in writing by the Local Planning Authority a scheme to provide for streetlighting and improvements to local footpaths.

21. The buildings hereby permitted shall not be occupied until the area shown on drawing No.957/Planning/Site Drawings/10 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.
22. Prior to the commencement of development the applicant shall submit to and have approved in writing by the Local Planning authority details of the field gate to the northern boundary together with the pathway between this gate and the estate road.
23. Prior to the commencement of development the applicant shall submit to and have approved in writing by the Local Planning Authority a scheme for the demolition of the existing Walnut Tree Public House together with its ancillary outbuildings and hard surfaces. This scheme shall include:
 - the phasing for demolition of the existing public house and its timing in relation to the construction of the replacement public house, and
 - the method of disposal of any rubble not retained for re-use within the approved development.
24. The demolition of existing buildings, structures and foundations, together with the removal of debris resulting there from, shall take place only between the following hours:- 0800 - 2000 on Mondays to Fridays; 0830 - 1400 on Saturday; and at no time on Sundays and Public Holidays.
25. No construction work shall take place on Sundays or public holidays or outside the hours of 0800 – 2000, weekdays and 0830 – 1400 on Saturdays. This condition shall not apply to the internal fitting out of the buildings.
26. Before development commences, a scheme for the discharge of surface water from the site and buildings hereby permitted, to include attenuation measures, runoff limitation and routing to the south of Mere shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.
27. A clear strip of land shall at all times be maintained adjacent to the top of the bank of the watercourse along the northern boundary of the site which must be kept clear of all new buildings and structures (including gates, walls and fences). Ground levels must not be raised within such a strip of land. The width of the strip of land shall be approved in writing by the Local Planning authority prior to the commencement of development.
28. The development of the replacement public house facility shall include the acoustic attenuation measures set out in the applicants' letter of 8th April 2003, and these measures shall be retained thereafter.
29. The internal layout for plots 47 and 48 shall be undertaken entirely in accordance with the approved plans.

30. Notwithstanding the provisions of Classes A - D 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 unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.
31. No development shall commence until the applicant has submitted to, and had approved in writing by the Local Planning Authority a scheme which sets out the process to achieve the transfer of a garaged parking space, rights of access and the opportunity to achieve a parking space within the garden to numbers 1 – 10 Clements Lane. The approved scheme will require these parking spaces to be offered to the residents upon the completion of the parking area and access roads which serve that part of the development.
32. No development shall take place until Footpath 29 has been formally diverted.
33. Prior to the commencement of development, the applicant shall submit to and have approved in writing by the Local Planning Authority a scheme for the provision of street lighting which sets out location, design and light contours.

- (2) That the applicant be informed that this permission has been taken in accordance with the following policies H14D, G1, R2, R13 and PS6 of the Adopted Salisbury District Local Plan and G1, G2, G5, D1, R2, H13B, H24, PS3, PS7 of the Replacement Salisbury District Local Plan.
- (3) That the applicant be informed that construction traffic is to approach the site from the south.
- (4) That the applicant be advised to impose restrictive covenants to prevent any additional external lighting.

36. PLANNING APPLICATION S/2003/624 – O/L APPLICATION - OUTLINE APPLICATION FOR DETACHED SINGLE DWELLING AND CONSTRUCTION OF NEW ACCESS - THE COTTAGE PITTS LANE, BISHOPSTONE, SALISBURY SP5 4AQ – FOR MR & MRS S M COLE

Mrs Tatner spoke in objection to the above application.

Councillor Draper read out a letter received from Bishopstone Parish Council detailing the objections of the Parish Council to the proposal, notably this application represented an overdevelopment of the site.

Following receipt of the above statements and further to the site visit 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 reasons:-

1. Notwithstanding the proposed alterations to the junction of Pitts Lane with the C12, it is considered that the increased use of Pitts Lane by vehicular and pedestrian traffic that would occur as a result of this proposal, would be prejudicial to highway safety.

By virtue of its relatively narrow width and excessive gradient up to its junction with the Broadchalke/Coombe Bissett Road (C12), Pitts Lane is considered inadequate and unsuitable to serve any additional dwellings and the alterations to the junction proposed, would in the opinion of the Local Planning Authority, worsen the current unsatisfactory situation in that vehicles waiting to enter Pitts Lane would block the visibility of those wishing to egress from it, and alterations to the junction configuration would reduce the area of footpath and therefore reduce safety for pedestrians. As a result the proposal would be contrary to the provisions of criteria (i) and (ii) of Policy G2 of the adopted Salisbury District Local Plan.

2. The proposal would be contrary to policy R2 of the adopted Salisbury District Local Plan in that it makes no provision for public open space.

37. PLANNING APPLICATION S/2003/978 – O/L APPLICATION - OUTLINE PLANNING PERMISSION FOR SINGLE DETACHED RESIDENTIAL DWELLING UTILISING EXISTING VEHICULAR ACCESS - COMPASSES INN PH (ADJACENT TO) CHICKS GROVE, TISBURY, SALISBURY SP3 6NB – FOR MR & MRS A STONEHAM

Mr Stoneham, the applicant spoke in support of the above application.

Mr Wright, Chairman of Sutton Mandeville Parish Council informed the Committee that the Parish Council fully supported the application.

Following the receipt of the above statements and further to the site visit 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)
 - (a) to ensure that the occupation of the dwelling shall be limited to the owner or person employed at The Compasses Inn and the residents' dependents and
 - (b) to formally tie the dwelling and Plumtree Cottage to the Compasses Inn so that they cannot be sold or otherwise disposed of as separate dwellings, within three months from the date of this decision then;

the above application be approved subject to the following conditions:

1. Approval of the details of the design and external appearance of the building[s], the means of access thereto 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 design and external appearance of any buildings to

be erected, the means of access to the site 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 siting of the proposed development as part of the approval of the reserved matters shall be as shown on the illustrative plan accompanying the application.
6. The finished floor level[s] of the proposed building[s] shall be in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development is commenced.
7. 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.
8. 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 building[s].
9. Before development commences, a scheme for the discharge of surface water from the building(s) hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.
10. Foul drainage from the development shall be a treatment works with a suitable outfall. 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.
11. Development shall not begin until details of the junction between the proposed service road and the highway have been approved by the Local Planning Authority; and the building shall not be occupied until that junction has been constructed in accordance with the approved details.
12. 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.

13. 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.
14. 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.
15. Notwithstanding the provisions of Class[es]A -Eof 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 alterations or 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.
16. No development shall take place until details of provision for recreational open space in accordance with policy R2 of the SDLP have been submitted to and agreed in writing by the LPA.

- (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: G2, H19, C4, C5, CN3
- (3) That the applicant be advised to contact the Local Planning Authority prior to any submission of details so that compliance with Policy R2 can be discussed.
- (4) WESSEX WATER- There is a water main in the vicinity of the proposal. It will be necessary for the developer to agree a point of connection onto the system for the satisfactory supply of water for the proposal. This can be agreed at the detail design stage.

It is recommended that the developer should agree with Wessex Water prior to the commencement of any works on site.

- (5) That the applicant be informed that if the requirements of Resolutions (1)- (4) above are not met the decision be delegated to the Head of Development Services to refuse on the grounds of non compliance with R2, PPG13, inability to maintain the viability of the Public House to provide additional accommodation, the effect of noise and disturbance from the Public House and insufficient details of drainage.

38. PLANNING APPLICATION S/2003/983 - FULL APPLICATION - ERECTION OF DWELLING - CHANGE TO APPROVED SCHEME UNDER S/02/2137 - MICHAELMAS (PLOT ADJACENT) WEST END LANE, DONHEAD ST ANDREW, SHAFTESBURY SP7 9DZ – FOR MR & MRS W M GARDNER

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 provision of public recreation open space, within one month of this permission being granted,

then 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 finished floor levels 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.
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. There shall be no windows in the north and south sides in the first floor elevations and roof slopes of the dwelling hereby permitted.
5. No development shall take place until details of the treatment of the south, west and north 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 building[s].
6. 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.
7. 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.

8. The garage shown on the approved drawings shall not be converted into a habitable room, unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

(2) That the applicant be informed that this permission has been taken in accordance with the following policy/policies of the Adopted Replacement Salisbury District Local Plan:G2, C4, C5, H16, R2

(3) That 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.

39. PLANNING APPLICATION S/2003/1102 - FULL APPLICATION - PROPOSED ADDITIONAL TEMPORARY CLASSROOM ACCOMMODATION - CHILMARK C OF E AIDED SCHOOL THE STREET CHILMARK SALISBURY SP3 5AR - FOR THE GOVERNORS OF THE SCHOOL / SALISBURY

This application was not considered by the Committee since the Parish Council had withdrawn its objections to the application. The matter would instead be dealt with under delegated powers.

40. PLANNING APPLICATION S/2003/1120 – LISTED BLDG (WKS) - RE ROOFING OF EXISTING FARMHOUSE WITH ADDITION OF NEW DORMERS AND CHIMNEY REPAIRS LINING AND REDECORATION OF EXISTING ROOF SPACE ADDITION OF NEW STAIR BATHROOM TO ROOF SPACE - COOLS FARM, EAST KNOYLE, SALISBURY SP3 6DB – FOR MR & MRS Q EDWARDS

This application was not considered by the Committee since the Parish Council had withdrawn its objections to the application. The matter would instead be dealt with under delegated powers.

41. PLANNING APPLICATION S/2003/1166 – FULL APPLICATION - NEW TELECOMMUNICATIONS BASE STATION CONSISTING OF A 15M HIGH MONOPOLE TOWER SUPPORTING THREE ANTENNA AND FOUR TRANSMISSION DISHES AND GROUND BASED EQUIPMENT CABINETS – TUCKINGMILL FARM HATCH LANE TISBURY SALISBURY SP3 6NT FOR ORANGE PERSONAL COMMUNICATIONS

Mrs O'Sullivan spoke in objection to the application. Mr Kerwood, from the CPRE asked if the Committee would consider the use of camouflage as a way of disguising the proposed mast.

Following receipt of the above statements and further to the site visit 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 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 development hereby permitted shall be dismantled and removed from the land, the use shall cease, and the land shall be reinstated to its former condition, on or before 23/01/2013, unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.
 3. The telecommunications mast hereby permitted shall be painted a colour to be agreed by the Local Planning Authority, and thereafter shall remain this colour, unless otherwise agreed in writing by the Local Planning Authority.
 4. Notwithstanding the provisions of Class A of Schedule 2 (Part 24) to the Town & Country Planning (General Permitted Development) Order 2001, (or any Order revoking and re-enacting that Order), there shall be no installation, alteration or replacement of any telecommunications apparatus unless otherwise agreed in writing by the Local Planning Authority upon submission of a Planning Application in that behalf.
 5. Prior to the commencement of development, details of a landscaping scheme to provide effective visual screening for the application site's northern and south east boundaries with the byway shall be submitted to and approved by the Local Planning Authority. Thereafter any planting shall be undertaken in the next available planting season after commencement of development, and should any tree die, become diseased, or defective in the opinion of the Local Planning Authority, that tree shall be replaced in the next planting season after discovery of its death, disease or defect.
- (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 C6, PS10 and Policies C5, PS7 of the Replacement Salisbury District Local Plan.
 - (3) That the applicant be informed that the proposed radio mast and base station are approx. 25m away from the Salisbury – Shaftsbury 132Kv overhead line. The site contractors should contact SSE Power Distribution's Major Projects Office at PO Box 2004 Branksome Poole Dorset BH12 1HH (Tel 01202 784840) to agree a safe method of work.

42. PLANNING APPLICATION S/2003/1249 - FULL APPLICATION - ERECTION OF GREENHOUSE - PEMBROKE COTTAGE HINDON ROAD, EAST KNOYLE SALISBURY SP3 6AA - FOR STEPHEN HARRINGTON

Mr Heuston, on behalf of 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 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) That the applicant be informed that this permission has been taken in accordance with the following policies of the Adopted Replacement Salisbury District Local Plan G2, C4, C5, H16, CN8

(NOTE: Councillor Couper requested that his dissent to the above decision be recorded).

43. PLANNING APPLICATION S/2002/2160 - FULL APPLICATION - PROPOSED NEW DWELLING AND GARAGE AND CONSTRUCTION OF NEW ACCESS - THE PADDOCK HIGH STREET TEFFONT SALISBURY SP3 5QP FOR MR AND MRS A F GOODFELLOW

Mrs Tyler of Hillside Cottages, a nearby property, on behalf of herself and other residents, spoke in objection to the above application.

Mr Nicholson, at the request of the applicant, spoke in support of the above proposal.

Following receipt of the above statements and further to the site visit 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:-

1. In the opinion of the Local Planning Authority, the development proposed would be contrary to policies H19 (ii), CN10 and CN8 of the Adopted Replacement Salisbury District Local Plan in that it would lead to the loss of an important open space within the heart of the Teffont Conservation Area and Housing Restraint Area and would neither preserve nor enhance the quality of the Conservation Area.
2. The proposal is considered to be contrary to policy R2 of the adopted Salisbury District Local Plan in that it makes no provision for recreational open space.

44. EXTENSION OF MEETING

In compliance with Council Policy, as the Committee could not conclude its business by 9.00 p.m., it resolved to extend the meeting by two hours (during which the matters recorded under minutes 37, 38, 41, 42 and 43 were considered).

The meeting concluded at 11.00 pm.