

Minutes

**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 J Green – Vice-Chairman – in the Chair
Councillor Mrs Spencer – Acting Vice-Chairman for the meeting

Councillors J A Cole-Morgan, T F Couper, E R Draper, P D Edge,
J B Hooper and G E Jeans

Apologies – Councillors A J A Brown-Hovelt,
Mrs S A Willan (Chairman of the Western Area Committee)

Parish Representatives

J S Blanchard (Donhead St Mary), B Kerwood (Teffont), C Hazzard (Mere),
Mrs G Henderson (Tisbury), G Howard (Sedgehill & Semley Parish Council),
W Lockyer (Dinton), J R Pendrill (Donhead St Mary)

MINUTES NOT REQUIRING COUNCIL APPROVAL

45. PUBLIC STATEMENT/QUESTION TIME

There were no statements or questions from the public.

46. COUNCILLOR STATEMENT/QUESTION TIME

There were no statements or questions from the councillors.

47. MINUTES

RESOLVED – That the minutes of the last ordinary meeting held on 10th July 2003 be approved as a correct record and signed by the Chairman

48. DECLARATIONS OF INTEREST

Councillor Edge declared a personal and prejudicial interest in Planning Application S/2003/1182 since he lived next door to the property concerned and withdrew from the meeting during consideration thereof.

Mrs Howles, North-West Area Team Leader declared a personal interest in Planning Application S/2003/495 since her car was serviced by the applicant and withdrew from the meeting during consideration thereof.

49. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements.

50. AIR QUALITY MANAGEMENT AREA ORDER – A36 AT WILTON

The Committee considered the previously report of the Senior Environmental Health Officer.

RESOLVED – That the Committee exercises the power conferred by the Environment Act 1995 Section 83 (1) to make the order designating an air quality management area in King Street/Queen Street Wilton and as defined in the draft Order.

(NOTE: The Committee was very concerned that Air Quality Management in Wilton could not be met if money was withdrawn by Central Government for the Local Transport Plan).

51. REVIEW OF MANAGEMENT OPTIONS FOR LEISURE SERVICES

Mr Frankland, Chairman of the Tisbury and District Sports Centre Managing Body was in attendance to present the Committee with the views of the Managing Body. The Managing Body had considered this item at its last meeting on 22nd July 2003 and its views were summarised in the schedule of late correspondence, circulated at the meeting.

Mr Frankland made the following comments:-

- Tisbury and District Sports Centre has received much assistance from the District Council over the past twelve years, for which it is extremely grateful.
- The population in Tisbury is rising and will continue to do so into the foreseeable future, thus increasing demand for the services provided by the Sports Centre.
- Originally the Sports Centre was apprehensive about the different options for leisure services in Salisbury District, but now people have begun to crystallise their views and the Managing Body recognises that change may come. However, the Managing Body is extremely concerned that this will make the Sports Centre vulnerable.
- Staff are enthusiastic, more so now that they have been assured that their terms and conditions of employment will continue as before if Trust Status is adopted.
- The main concern of the Managing Body was to ensure that the level of service provided by the Tisbury and District Sports Centre continued despite any potential changes to the overall management structure of leisure facilities in Salisbury District.

Following these comments, the Committee considered the previously circulated report of the Principal Leisure and Community Officer, together with the report as considered by the Cabinet at its meeting on 4th June 2003 and the report prepared by PMP Consultancy. The Committee noted that the appendices were separate from the open report as they contained exempt business. However it was not necessary during consideration of this item to move into exempt business.

The Committee then received a presentation from the Principal Leisure and Community Officer on the Management Options appraisal for leisure services

RESOLVED –

- (1) That the comments raised by the Tisbury and District Sports Centre Managing Body be endorsed.
- (2) The Committee is concerned about the ability to find the necessary expertise to run the Trust at a local level.
- (3) The Committee asked that the possibility of Wilton benefitting from an outreach service, bearing in mind the facilities that already exist at Wilton Middle School, be investigated.

52. PLANNING APPLICATION S/02/1682 – ERECTION OF 30M LATTICE TOWER WITH ANCILLARY EQUIPMENT COMPRISING OF 3 x ANTENNAS, 1 x METER CABINET, CABLE GANTRY AND EQUIPMENT CABIN WITH NEW COMPOUND AREA: NAISHES FARM, COMPTON CHAMBERLAYNE

The Committee considered the previously circulated report of the North-West Area Team Leader on behalf 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 similar conditions, as before and as set out below:-
 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 light grey colour to the satisfaction of the Local Planning Authority, and 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.
- (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 C5, PS7

53. PLANNING APPLICATION S/2003/84: CONSERVATION AREA (DEMO) – DEMOLITION OF EXISTING (UNLISTED) DWELLING AND OUTBUILDING: READS CLOSE (B3089) THE STREET, TEFFONT, SALISBURY – MRS M FOY AND MRS D JEFFORD

Mr R Perry-Robinson, a nearby resident spoke in objection to the above application.

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

Mr Kerwood on behalf of Teffont Parish Council informed the Committee that the Parish Council felt that the amended plan was an improvement on the original scheme but still had concerns in relation the proposed courtyard in that it was not appropriate to the steep slope on which it would stand and would be out of keeping with the dominant linear pattern of the village.

The Chairman read out a statement on behalf of Councillor Mrs Willan, Ward Member for Fonthill and Nadder which detailed the Councillor's objection to this 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 the above application be refused for the following reasons:-
 1. Reads Close, by virtue of its design, evolution, materials and position within its curtilage, as well as the contrast it presents to the more dominant vernacular character is considered to represent a positive contribution to the appearance and character of the Teffont Conservation Area. As such, the demolition of a building which could be retained even if re-developed is contrary to the requirements of policy CN9 (i & ii) of the adopted Replacement Salisbury District Local Plan.
 2. The demolition of Reads Close will result in the loss of an important element of the Teffont streetscene and Conservation Area and therefore fails to preserve or enhance the Conservation Area, contrary to the requirements of policies CN8 and CN9 of the adopted Replacement Salisbury District Local Plan.
- (2) That the applicant be informed that this decision has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan CN8, CN9.

54. PLANNING APPLICATION S/2003/495: FULL APPLICATION – CONSTRUCTION OF WORKSHOP FOR B2 USE (VEHICLE RESTORATION) CHANGE OF USE BARN “B” TO B8: THROOPE DOWN BARN, BLANDFORD ROAD, COOMBE BISSETT, SALISBURY – FOR R A CLASSICS

Mr Softley a nearby resident spoke in objection to the above application.

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

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 the above application be approved for the following reasons:-
- (a) the highway recommendation does not reflect the levels of traffic which could be generated by the agricultural uses which could take place on this site; and
 - (b) this business represents a specialist craft operation which should be supported and encouraged to remain within the district.

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. The building shall be used for repair, maintenance and restoration of classic vehicles by the applicant, R A Classics, and for no other purpose (including any other purpose in Class B1, B2 or B8 of the Schedule to the Town and Country Planning [Use Classes] Order 1987 or in any provision equivalent to that Class in any other statutory instrument revoking and re-enacting that Order).
3. No operations or deliveries shall take place except between the hours of 08.30 – 17.30 on Mondays to Fridays, on Saturdays 08.30 – 13.00 and on Sundays and Public Holidays no use.
4. Within one month of the date of this permission 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, shall have been submitted to and approved in writing by the Local Planning Authority.
5. The approved landscaping shall then be carried out in its entirety in the first planting season following the date of approval. Any trees or other planting that shall subsequently die or is damaged shall be replaced to the satisfaction in writing of the Local Planning Authority for a period of 5 years following the first planting of the approved scheme.
6. Within 1 month of the date of this permission a scheme for the treatment of foul surface water shall be submitted to and approved in writing by the Local Planning Authority.
7. Within three months of the approval of drainage works set out in condition 6, all necessary works for the drainage of foul and surface water from that building shall have been completed in accordance with

details which shall have previously been approved by the Local Planning Authority.

8. Within one month of the date of this permission a detailed scheme for the siting of external storage areas shall have been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall demonstrate those areas that are to be used for storage and those areas that are to be kept free together with a schedule of the items that are to be stored. The operation hereby permitted shall be carried out in accordance with the approved scheme of storage in perpetuity.
9. Within one month of this permission, a scheme for the disposal of waste generated by the operation shall have been submitted to and approved in writing by the Local Planning Authority. The operation shall be carried out in accordance with the approved scheme in perpetuity.
10. No paint spraying shall take place on the site.
11. Within one month of this permission, a scheme for the noise insulation of the new building, barn 'A', hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The noise insulation works shall be completed in accordance with the approved scheme.

55. PLANNING APPLICATION S/2003/871 – FULL APPLICATION – ERECT NEW PRE REP SCHOOL BUILDING WITH ASSOCIATED NEW DRIVE AND PARKING AREA AND PASSING BAYS: SANDROYD SCHOOL, WALLED GARDEN TO HOUSE, RUSHMORE PARK, TOLLARD ROYAL, SALISBURY - FOR SANDROYD SCHOOL TRUST LTD

Mr Hillary, Chairman of the Board of Governors, Sandroyd School, spoke in support of the proposal.

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 .

RESOLVED –

- (1) That the above application be refused for the following reason:-
 1. The proposed development, by virtue of its design and relationship to the existing walled garden, particularly the northern elevation of the walled garden fails to respect the importance and scale of the existing boundary wall and context for the walled garden and therefore fails to preserve the setting of the walled garden, contrary to the requirements of policies CN3 and CN5 of the Adopted Replacement SDLP
 2. In the absence of an approved Green Travel Plan the proposed development is likely to result in an increase in vehicle based trips

contrary to the requirements of PPG 13, Wiltshire County Structure Plan policy DP3 and policy G1 of the Adopted Replacement SDLP.

- (2) That the applicant be informed that this decision has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan G1, G2, D3, CN3, CN5, C1, C4, C5.

56. PLANNING APPLICATION S/2003/872 – LISTED BUILDING (WKS) – ERECTION OF PRE PREP SCHOOL BUILDING INCORPORATING EXISTING GARDEN WALL, DEMOLISH EXISTING LEAN TO SHEDS AND FORM NEW OPENING IN WALL: SANDROYD SCHOOL, WALLED GARDEN TO HOUSE, RUSHMORE PARK, TOLLARD ROYAL, SALISBURY – FOR SANDROYD SCHOOL TRUST LTD

Mr Proctor, architect for the applicant spoke in support of the above proposal.

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 reason:-
1. The proposed development, by virtue of its design and relationship to the existing walled garden, particularly the northern elevation of the walled garden fails to respect the importance and scale of the existing boundary wall and context for the walled garden and therefore fails to preserve the setting of the walled garden, contrary to the requirements of policies CN3 and CN5 of the Adopted Replacement SDLP
- (2) That the applicant be informed that this decision has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan D3, CN3, CN5.

57. PLANNING APPLICATION S/2003/1158 – FULL APPLICATION – TWO STOREY EXTENSION: WESTBOURNE COTTAGE, WEST END, EBBESBOURNE WAKE, SALISBURY – FOR MR & MRS N GEOFF

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. The bulk, form and design of the proposed extension is out of keeping with the character of the existing traditional dwelling and would cause material harm to the visual amenity of this part of the Area of Outstanding Natural Beauty. The proposal is therefore contrary to policies D3 (i), C24 and C5 of the Replacement Salisbury District Local Plan.

58. PLANNING APPLICATION S/2003/1190 – FULL APPLICATION – EXTENSION TO FORM BEDROOM, BATHROOM AND SHOWER: 1 ST GEORGES COTTAGES, TUCKINGMILL, TISBURY, SALISBURY – FOR P F BURT AND C A BURT

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

RESOLVED –

- (1) That the above application be refused for the following reasons:-
 1. The proposed development is considered by the Local Planning Authority to conflict with policy D3 of the adopted Salisbury District Local Plan in that it is incompatible with the existing property in terms of the materials used in its construction, and does not relate well with existing adjacent properties.
 2. The proposed development is considered by the Local Planning Authority to conflict with policy G2 of the adopted Salisbury District Local Plan in that it would result in overlooking to the detriment of the existing occupiers of the adjacent residential property.

59. PLANNING APPLICATION S/2003/1264 - FULL APPLICATION: IMPROVEMENT OF SURFACE FOR VEHICLE ACCESS TO PLAYING FIELD, PROVISION OF 10M X 37.5 M HARD STANDING FOR CAR PARKING AND ALTERATION TO ACCESS: THE SCHOOL PLAYING FIELD, DUCK LANE, BARFORD ST MARTIN, SALISBURY – FOR BARFORD ST MARTIN PARISH COUNCIL

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 would constitute an undesirable intrusion into an attractive area of open space surrounded by open countryside to the detriment of the visual amenities of the locality and the character and landscape setting of the Area of High Ecological Value. It is therefore contrary to policies C4, C5 and C13 of the Adopted Salisbury District Local Plan and C3 and C8 of the Wiltshire Structure Plan.
2. The proposed development erodes the already limited open space within the village to the detriment of the residents. It is therefore considered to be contrary to policy R5 of the Adopted Salisbury District Local Plan.

60. PLANNING APPLICATION S/2003/2436 - FULL APPLICATION: DEMOLITION OF EXISTING DWELLING AND OUTBUILDINGS AND CONSTRUCTION OF THREE DWELLINGS AND ASSOCIATED LANDSCAPING AND ALTERATION TO ACCESS: READS CLOSE (B3089), TEFFONT, SALISBURY – FOR MRS M FOY AND MRS D JEFFORD –

Mr R Perry-Robinson spoke in objection to the above application.

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 refused for the following reasons:-
1. Reads Close, by virtue of its design, evolution, materials and position within its curtilage, as well as the contrast it presents to the more dominant vernacular character is considered to represent a positive contribution to the appearance and character of the Teffont Conservation Area. As such, the demolition of a building which could be retained even if re-developed is contrary to the requirements of policy CN9 (i & ii) of the adopted Replacement Salisbury District Local Plan.
 2. The proposed development, requiring the demolition of Reads Close will result in the loss of an important element of the Teffont streetscene and Conservation Area and therefore fails to preserve or enhance the Conservation Area and will have an adverse impact upon the character of the Housing Restraint Area, contrary to the requirements of policies CN8, CN9 and H19 of the adopted Replacement Salisbury District Local Plan.
 3. The proposed development fails to make provision for recreational public open space and is therefore contrary to the requirements of policy R2 of the adopted Replacement Salisbury District Local Plan.
 4. The proposed development by reason of its siting rising up the hillside would be too dominant in the street scene which is typified by dwellings and other buildings generally located at road level and therefore is to the detriment of the character of the Teffont Conservation Area, contrary to the requirements of the Adopted Replacement Salisbury District Local Plan, Policy CN8,
 5. The proposed development by reason of its number, massing and scale of dwellings and consequent loss of trees would adversely impact upon the character of the Conservation Area and Housing Restraint Area contrary to the requirements of policies CN10 and H19 (i,ii and iii) of the Adopted Replacement Salisbury District Local Plan.
- (2) That the applicant be informed that this decision has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan G1, G2, G4, D2, H19, CN8, CN9, CN10.

**61. PLANNING APPLICATION S/2003/893 – FULL APPLICATION:
CONSTRUCTION OF AGRICULTURAL DWELLING (FARMHOUSE): TWO
COUNTIES FARM, SHAFTESBURY ROAD, MERE, WARMINSTER – FOR MR
AND MRS E J MITCHELL**

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

Mr Hazzard, Vice-Chairman of Mere Parish Council, informed the Committee that the Parish Council unanimously supported the above application and was very keen to ensure that farmhouses should be retained for farm workers.

Following receipt of the above statement, the committee considered the previously circulated report of the Head of Development Services.

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) to (a) ensure that the dwelling hereby permitted and the existing farm dwelling are not sold separately from either the farm land and buildings or from one another and (b) to pay 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. 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.
 3. The occupation of the dwelling shall be limited to a person 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.
 4. The dwelling hereby permitted shall be occupied in the first instance by a person/persons working in farming at Two Counties Farm & their resident dependants.
 5. The dwelling shall not be occupied until works for the disposal of sewage and for the drainage of surface water have been provided on the site to serve the development hereby permitted, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.
 6. No development shall take place until details of tree and shrub planting to the northern and western boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Any tree or shrub planting or hedges thus approved shall be planted prior to the occupation of the building and shall be maintained thereafter 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.
- (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: H27 R2

- (3) That the applicant's attention be drawn to the comments of the Environment Agency.
- (4) That if the applicant does not comply with (1) above then the application be delegated to the Head of Development Services to refuse the proposal on non-compliance with Policy R2 and because the requirement for the dwelling is only justified on agricultural grounds in respect of the needs of the holding in question which requires the presence of two persons on site in proximity to the livestock buildings.

62. PLANNING APPLICATION S/2003/965 – FULL APPLICATION: PROPOSED SINGLE STOREY REAR EXTENSION: HOPE COTTAGE, TOLLARD ROYAL, SALISBURY – FOR MR AND MRS A MCINDOE

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 amended plans removing the projecting utility room and confirming refacing the existing west elevation of the lean to with reclaimed brickwork (to be approved)

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[s] ref: D-481-03-1 Rev A deposited with the Local Planning Authority on 28th July 2003, unless otherwise agreed in writing by the Local Planning Authority.
 3. No development shall take place until samples of the reclaimed bricks 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. The east elevation of the existing lean to extension shall be refaced with the approved reclaimed bricks to match. Development shall be carried out in accordance with the approved details.
 4. The natural slates to be used for the external roof of the extension hereby permitted shall match those used on 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: G2, C4, C5, CN8, CN11, H19

63. PLANNING APPLICATION S/2003/1077 – FULL APPLICATION – PROPOSED ALTERATIONS TO FORM THREE SINGLE PERSON DWELLINGS FROM ONE RESIDENTIAL UNIT AND ESTATE AGENTS OFFICE FROM OLD COAL SHOP: THE OLD COAL SHOP, HIGH STREET, TISBURY, SALISBURY- FOR NEIL BAKER ESQ

Mrs Henderson, Chairman of Tisbury Parish Council informed the Committee that the Parish Council fully supported the 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 all persons concerned entering 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 of this permission,

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. The retained garage shown on submitted drawing number NB/2003/10/1 (ground floor as proposed) shall be retained for parking purposes only and shall not be used for any other purpose including domestic or other storage purposes without the prior written consent of the Local Planning Authority.
- (2) That the applicant be informed that the above permission has been taken in accordance with the following policy G2 of the Adopted Salisbury District Local Plan and DP1 of the Wiltshire Structure Plan.
- (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 the grounds of non-compliance with Policy R2.

64. PLANNING APPLICATION S/2003/1182 – FULL APPLICATION – ALTERATIONS AND TWO STOREY REAR EXTENSION WITH BALCONY ON ROOF: 101 NORTH STREET, WILTON, SALISBURY – FOR MR AND MRS A BROWN-HOVELT

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 drawings ref.(Awaited) deposited with the Local Planning Authority on (Awaited), unless otherwise agreed in writing by the Local Planning Authority

3. 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[s].
4. An obscure glazed screen shall be erected and retained on the balcony boundary closest to 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) That the applicant be informed that this permission has been taken in accordance with the following policy/principles of the Replacement Salisbury District Local Plan: G2

**65. PLANNING APPLICATION S/2003/1218 – LISTED BUILDING (WKS);
RENDERING OF “MODERN” WING BRICKWORK WITH LIME RENDER:
BRAMLEY COTTAGE, HARVEST LANE, BISHOPSTONE, SALISBURY – FOR
ANNE BANNISTER**

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:-

The proposed render finish would create a visual break in the building, which would be incongruous, given that the wall and roofline are continuous, and this would be contrary to Policy CN3 of the Replacement Salisbury District Local Plan.

**66. PLANNING APPLICATION S/2003/1253 – FULL APPLICATION – FOUR
BEDROOMED DETACHED HOUSE AND CONSTRUCTION OF ACCESS:
GABLE COTTAGE, PECKONS HILL, LUDWELL, SHAFTESBURY – FOR MR M
AND MRS A BATHO**

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

Mr Pendrill on behalf of Donhead St Mary Parish Council informed the Committee that the Parish Council had a number of objections to the application, as set out in the previously circulated report.

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

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

1. The proposed dwelling, by reason of its bulk and scale is inappropriate to the character of the locality, contrary to Policy D2 of the Adopted Salisbury District Local Plan.
2. The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the adopted Salisbury District Local Plan because appropriate provision towards recreational open space has not been made.

67. PLANNING APPLICATION S/2003/1356 – FULL APPLICATION – TWO STOREY AND SINGLE STOREY EXTENSION: 1 MOUNT PLEASANT SEDGEHILL, SHAFTESBURY – FOR MRS C R BERGG

Mrs Bergg, 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, together with the schedule of late correspondence circulated at the meeting.

RESOLVED

- (1) That subject to no adverse comments from English Heritage, then the above application be delegated to the Head of Development Services to approve 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[s].
- (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, C6, C24, H31
- (3) 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.

68. PLANNING APPLICATION S/2003/1413 – FULL APPLICATION – NEW DWELLING AND DETACHED GARAGE: LAND ADJACENT BRUMUNA, NEWTOWN, BROAD CHALKE, SALISBURY – FOR JOHN S MAXFIELD

Councillor Draper read out a statement on behalf of Broadchalke Parish Council objecting to the proposals.

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 the above application be refused for the following reason:

1. The proposed render finish would be too obtrusive on this prominent site and would cause material harm to the visual amenity of the Area of Outstanding Natural Beauty and the Conservation Area. The proposal is therefore contrary to Policies C5(ii), CN8 and CN11 of the adopted Salisbury District Local Plan.

69. 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 51, 62, 64, 65 and 68 were considered).

The meeting concluded at 11.00pm.