

Minutes

29th January 2004
at Wilton Middle School,
Wilton
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, P D Edge,
J B Hooper, G E Jeans and Mrs C A Spencer

Parish Representatives

T Batchelden (Wilton), Mrs B Belk (Wilton), Mrs J Bentley (Donhead St Andrew),
Mrs J Brown (Donhead St Andrew), M Cullimore (Donhead St Andrew), P Dalton (Ansty),
N Knowles (Fovant), P Lucas (Donhead St Mary), K Male (Wilton), Mrs N Morland (Wilton), J
R Pendrill (Donhead St Mary), J Rhind-Tutt (Wilton), M York (Donhead St Andrew)

MINUTES NOT REQUIRING COUNCIL APPROVAL

180. PUBLIC STATEMENT/QUESTION TIME – There were no questions forthcoming.

181. COUNCILLOR STATEMENT/QUESTION TIME – There were no questions forthcoming.

182. MINUTES OF THE LAST MEETING

RESOLVED – That the minutes of the ordinary meeting held on 18th December 2003 and the adjourned meeting on 12th January 2004 be approved as correct records and signed by the Chairman.

183. DECLARATIONS OF INTEREST

Councillor Edge declared a personal and prejudicial interest in Planning Applications S/2003/1016 and S/2003/1017 since he was employed by the applicant and withdrew from the meeting during consideration thereof.

Councillor Mrs Spencer declared a personal and prejudicial interest in planning application S/2003/2505 since she was a director of the farming company, Kenneth Spencer Ltd.

Mrs J Howles, Area Team Leader (North West) declared a personal and prejudicial interest in Planning Application S/2003/2505 since she was a member of the car club which uses the land free of charge and withdrew from the meeting during consideration thereof.

184. CHAIRMAN'S ANNOUNCEMENTS

For the benefit of the public present, the Chairman announced that the result of the Comprehensive Performance Assessment undertaken last week, would be announced in the forthcoming months. The purpose of the assessment is to improve the Council's performance in the future and the better the result, the greater the financial freedoms afforded to the Council.

The Chairman informed Members that the Training Day held in the City Hall last week by Development Services for Parish Councils had been very successful. Over 80 people, representing 30 parishes had been in attendance.

It is hoped that another similar event will be held in June. In terms of planning performance indicators, the Chairman explained that the Council's results are not as high as they could be and Parish Councils had a role to play in helping the Council improve and meet its targets. This would be further explained at the next meeting in June.

The Chairman reminded Members that the next Parish Liaison meeting would be held on 1st March and advised Parishes to send agenda items to the Democratic Services Unit at the Council House, Bourne Hill, Salisbury.

185. RELEASE OF R2 CONTRIBUTIONS FOR MERE PARISH COUNCIL

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

RESOLVED – That £19,050 of 'R2' contributions be released for 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.

186. PLANNING APPLICATION S/2003/1707 – FULL APPLICATION - AGRICULTURAL WORKERS DWELLING AND FORMATION OF ACCESS - LOWER WINCOMBE FARM WINCOMBE LANE DONHEAD ST. MARY SHAFTESBURY SP7 9DB - FOR MR & MRS W J WHITFORD

Mr Moon, agent for the applicant spoke in support of the above application (30 secs). Mr Whitford, the applicant spoke in support of the proposal for the remaining allotted time.

On behalf of Donhead St Mary Parish Council, Mr Lucas informed the Committee that the Parish Council whole heartedly supported this application.

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.

RECOMMENDED TO THE PLANNING AND REGULATORY PANEL –

That the above application be approved for the following reasons:-

- (a) There is a need for two full time workers to reside on the farm

- (b) The sustainability of the enterprise has been demonstrated by the length of time the applicant has run this farm.

And subject to all persons concerned entering into a section 106 Agreement under the provisions of the Town and Country Planning Act 1990 (as amended) requiring:

1. The applicant and any other third parties undertake to pay a commuted sum under Policy R2 of the Salisbury District Local Plan; and
2. The whole of the farm holding including all of the buildings and both the existing and proposed dwellings should be tied so that none can be sold separately from one another.

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

1. The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason -

By virtue of Section 91 of the Town and Country Planning Act 1990.

2. Details and samples of all external facing and roofing materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority before any on-site works commence. The development shall thereafter be carried out in accordance with the approved details.

Reason -

To ensure that the external appearance of the dwelling is satisfactory.

3. No development shall take place until proposals for the landscaping of the site have been submitted to, and approved in writing by, the Local Planning Authority. The landscaping scheme shall include provision for landscape planting, the retention and protection of existing trees and other site features, walls, fencing and other means of enclosure and any changes in levels.
Upon approval:

- a) the approved scheme shall be fully implemented with new planting carried out in the planting season October to March inclusive following occupation of the building(s) or the completion of the development whichever is the sooner, or in accordance with a timetable to be agreed in writing with the Local Planning Authority;
- b) all planting shall be carried out in accordance with British Standards, including regard for plant storage and ground conditions at the time of planting;
- c) the scheme shall be properly maintained for a period of 5 years and any plants (including those retained as part of the scheme) which die, are removed or become damaged or diseased within this period shall be replaced in the next planting season with others of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation; and

d) the whole scheme shall be subsequently retained.

Reason -

In the interests of visual amenity, to ensure that the approved landscaping scheme is carried out at the proper times and to ensure the establishment and maintenance of all trees and plants.

4. The construction of the dwelling, hereby approved, shall not be commenced until such time that the new vehicular access has been constructed and the existing vehicular access to the site has been permanently stopped up and abandoned in which respect details are to be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of these physical works, unless otherwise first agreed in writing by the Local Planning Authority.

Reason -

In the interests of highway safety.

5. 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.

Reason -

The site of the proposed dwelling is within an area where planning permission would not normally be granted for development unrelated to the essential needs of agriculture or forestry.

6. The occupation of the dwelling shall be limited to a person solely or mainly employed in relation to the adjacent agricultural farm buildings located to the north west of the dwelling, hereby approved, or a widow or widower of such a person, and to any resident dependants.

Reason -

The site of the proposed dwelling is within an area where planning permission would not normally be granted for development unrelated to the essential needs of the agricultural holding to which it relates and to protect the living conditions of the future occupants of the approved dwelling from any future unrelated use.

187. PLANNING APPLICATION S/2003/2398 – FULL APPLICATION - NEW ACCESS TO DWELLING BY USING EXISTING FIELD ENTRANCE AS ACCESS TO WYLYE HEAD AND LAY GRAVEL SURFACE - WYLYE HEAD, KILMINGTON, WARMINSTER BA126RD FOR MR & MRS DURWARD

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

Councillor Mrs Spencer on behalf of Kilmington Parish Council informed the Committee that the Parish Council supported the application and did not agree with the reasons for refusal as set out in the previously circulated agenda.

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 refused for the following reason:-
 1. The proposed access and driveway would, by reason of their siting in the open countryside and beyond the curtilage of the dwellinghouse, have an intrusive urbanising and domesticating impact on the open countryside and the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, harming its character and appearance. In this respect they would be contrary to policies C1, C2, C4 and C5 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: C1, C2, C4 and C5

188. PLANNING APPLICATION S/2003/2456 – CHANGE OF USE - FROM SHEEP PASTURE TO GARDEN LAWN - HILL HOUSE, CHICKSGROVE, TISBURY, SALISBURY SP3 6NA FOR MR & MRS C HUKE

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

Councillor Mrs Green, on behalf of Sutton Mandeville Parish informed the Committee that the Parish Council supported the application since it did not feel that the garden would intrude into the rural landscape and would not detract from the surrounding countryside .

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.

RESOLVED –

- (1) That the above application be refused for the following reason:-
 1. The site lies within an Area of Outstanding Natural Beauty where development is strictly controlled. The proposed change of use of existing agricultural land to residential garden area would result in a residential intrusion into the open rural landscape beyond the existing hamlet, which would be seriously detrimental to the character and appearance of the locality and the surrounding countryside in general. Therefore the proposal would be to be contrary to policies C1, C2 C4 and C5 of the Adopted 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 (G2, C1, C2, C5).

189. PLANNING APPLICATION S/2003/2553 – FULL APPLICATION - HOME EXTENSION: PART SINGLE STOREY, PART DOUBLE STOREY EXTENSION TO REAR – CALESTONE, SEMLEY, SHAFTESBURY SP7 9AX FOR MARK HAWES

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

Councillor Couper on behalf of Sedgehill and Semley Parish Council informed the Committee that the Parish Council 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 the above application be refused for the following reason:-
 1. The proposed extension of the dwelling in the manner proposed would significantly alter and adversely affect the simple character of the existing building by virtue of its design and increased bulk. The property is located in open countryside and the proposal would be detrimental to the wider Area of Outstanding Natural Beauty. Consequently, the proposal would be contrary to policies D3, H31, C5 and C24 of the Adopted 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 (D3, H31, C5, C24).

190. PLANNING APPLICATION S/2003/2601 – FULL APPLICATION - ENLARGE EXISTING DWELLING TO INCLUDE RAISING OF RIDGE LINE INTRODUCTION OF TWO STOREY GABLE AND PROVISION OF ADDITIONAL ACCOMMODATION IN THE ROOF (TO REPLACE EXISTING DORMERS) – FOXCOMBE, ANSTY SALISBURY SP3 5PR FOR MR AND MRS P POLLARD

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

Mr Dalton, Chairman of Ansty Parish Council informed the Committee that the Parish Council supported the application.

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

RESOLVED –

That the above application be approved for the following reason:

The proposals are considered to be compatible with the existing dwelling and surrounding area and will avoid unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers. Therefore it is considered to conform with Adopted Salisbury District Local Plan G2, D3 and C5.

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

Reason:

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

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.

Reason:

To secure a harmonious form of development.

191. PLANNING APPLICATION S/2003/1016 – OUTLINE APPLICATION - DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF 62 DWELLINGS TWO COMMERCIAL (B1) UNITS AND ONE RETAIL UNIT - E V NAISH LIMITED CROW LANE AND 51/ 53 NORTH STREET WILTON SALISBURY SP2 0HB FOR E V NAISH LTD C/O FPD SAVILLES LTD

At the Chairman's discretion, objectors and supporters were given ten minutes for each side to make their representations in relation to the above application.

Speaking in objection were :-

Mrs Finney, on behalf of herself and other Castle Lane residents.

Mrs Heseltine, an adjacent resident to the proposed development.

Mr Knapman, of Knapman Bayment, agent for Mr and Mrs Coombes, nearby residents

Mrs Whitworth, a nearby resident.

Mr Naish, the applicant and Mr Cocharan of Woolley and Wallis on behalf of FPD Savilles both spoke in support of the 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 – that the above application be deferred to enable officers to seek clarification on the matters as set out below and brought back to a special meeting of the Western Committee (date to be confirmed):-

1. comments from English Heritage
2. Details of the proposed buildings on the site
3. Consultation with WCC on the issue of a one-way street in Crow Lane and hatched box junctions
4. More traditional apartment blocks
5. WTC and applicant to discuss location of toddler area
6. Clarification of Primary school provision with WCC.

192. PLANNING APPLICATION S/2003/1017 – CONS.AREA (DEMO) - DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF 62 DWELLINGS TWO COMMERCIAL (B1) UNITS AND ONE RETAIL UNIT - E V NAISH LIMITED CROW LANE AND 51/ 53 NORTH STREET, WILTON SALISBURY SP2 0HB FOR E V NAISH LTD C/O FPD SAVILLES LTD

Further to the site visit held earlier that day, the Committee considered the previously circulated report of Head of Development Services together with the schedule of late correspondence circulated at the meeting.

RESOLVED – that the above application be deferred to enable officers to seek clarification on the matters as set out below and brought back to a special meeting of the Western Committee (date to be confirmed):-

1. comments from English Heritage

193. PLANNING APPLICATION S/2003/1532 – O/L APPLICATION - SINGLE BUNGALOW AND GARAGE AND CONSTRUCTION OF NEW ACCESS - THE WILLOWS, MILL ORCHARD, FOVANT, SALISBURY SP3 5JS FOR MR & MRS A J TOOMER

Mr Knowles, Chairman of Fovant Parish Council informed the Committee that the Parish Council objected to the application on the grounds of overdevelopment, adverse impact on the rural character of the village and the loss of an important open space. The Parish Council was also concerned that the proposed new access would become a safety hazard.

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 approved, for the following reasons:-
 - (a) The erection of a dwelling on this site would not harm the character and appearance of the area or the AONB, and would result in a more efficient use of land within the village. It would comply with the provisions of Replacement Salisbury District Local Plan policies D2, H16, C1, C2, C4, C5 and National guidance
 - (b) There is no evidence to suggest that the erection of a dwelling would harm protected species and it would comply with Adopted Replacement Salisbury District Local Plan policy C12 and national guidance
 - (c) The erection of a dwelling on the site would not harm the living conditions of adjoining properties or highway safety, and would comply with policy G2 of the Adopted Replacement Salisbury District Local Plan

and 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.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and

Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

2. Plans and particulars of the reserved matters referred to in condition 1 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.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

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.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

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.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

5. This development shall be in accordance with the amended drawing ref: BLB No 3, dated Nov 2003, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

6. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the proposed extension will relate appropriately to that of the existing building.

7. Any gates provided to close the proposed access shall be set a minimum distance of 4.5 metres from the carriageway edge and shall be made to open inwards only.

Reason: To ensure that a satisfactory form of access is provided in the interests of highway safety.

8. The gradient of the proposed access shall not exceed 1 in 15 for the first 4.5 metres as measured from the nearside edge of the carriageway.

Reason: To ensure that a satisfactory form of access is provided in the interests of highway safety.

9. The accessway area between the edge of the carriageway and a point measured 4.5m back from the carriageway edge shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details to be submitted to and approved, in writing, by the Local Planning Authority.

Reason: In the interests of highway safety.

10. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the public highway in accordance with details to be submitted to and approved, in writing, by the Local Planning Authority.

Reason: In the interests of highway safety.

11. Before the access hereby approved is first brought into use a property consolidated and surfaced turning space for vehicles shall be constructed in accordance with details to be submitted to and approved, in writing, by the Local Planning Authority. Such turning space shall be kept clear of obstruction at all times.

Reason: In the interests of highway safety.

12. The existing access shall be permanently stopped up when the new access is first brought into use.

Reason: In the interests of highway safety.

13. Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), the dwelling hereby approved shall be single storey and shall contain no living accommodation at first floor (roof) level, and no rooflights shall be installed in the roof, without express planning permission having first been granted.

Reason: In order to maintain the reasonable living conditions of the adjoining residential properties.

14. No development shall take place until a scheme for the provision for recreational public open space has been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure that adequate recreational open space is provided

15. This development shall be in accordance with the amended drawing ref: BLB and dated Nov 03, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt

16. The dwelling hereby approved shall have an internal floorspace of no more than 90 square metres (including any garage).

Reason: To ensure that the site is not overdeveloped, in the interests of maintaining the character of the area.

17. 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. (C03A)

Reason: 0010 To ensure the exact finished floor level(s) of the 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, D2, H16, C1, C2, C4, C5, C12, R2

194. PLANNING APPLICATION S/2003/2395 – FULL APPLICATION - TWO STOREY DWELLING UTILISING EXISTING ACCESS - PARK COTTAGE (PLOT ADJOINING DONHEAD ST ANDREW, SHAFTESBURY SP7 9DZ FOR MR M CLAIR & MRS B BADDELEY

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

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

Mr Cullimore, Vice-Chairman of Donhead St Andrew Parish Council informed the Committee that the Parish Council objected to the proposal, particularly in terms of its impact on public viewpoints.

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. By reason of its scale, massing, height, siting and orientation, it is considered that the proposal will be detrimental to the amenities of the occupiers of Spring Hill contrary to policy G2 of the Adopted Salisbury District Local Plan.
 2. By reason of its scale, massing, height, and siting, it is considered that the proposal is detrimental to the visual amenities of the Area of Outstanding Natural Beauty contrary to policies C4 and C5 of the Adopted Salisbury District Local Plan.

3. 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.

- (2) It should be noted that reason 3 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.

195. PLANNING APPLICATION S/2003/2422 – LISTED BLDG (WKS) - REPLACE WINDOWS, DOORS/FRAMES TO FRONT AND REAR ELEVATIONS - FORT KNOX, CHURCH STREET, MERE, WARMINSTER BA126DS FOR MR MICHAEL STEVENS

The Committee considered the previously circulated report of the Head of Development Services, together with the schedule of late correspondence circulated at the meeting.

RESOLVED –

- (1) That the above application be approved, subject to the following conditions:-

1. The development for which permission is hereby granted must be commenced not later than the expiration of 5 years beginning with the date of this permission.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. This development shall be in accordance with the submitted drawing[s] deposited with the Local Planning Authority on 14.11.03, as amended by the agents letter received on 08.01.04 (which clarifies that all references to replacement windows should be disregarded), unless otherwise agreed in writing by the Local Planning Authority..

Reason: For the avoidance of doubt.

- (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: CN3 and CN8 (Effect upon character of the listed building, and effect upon character and appearance of the conservation area).

196. PLANNING APPLICATION S/2003/2424 – FULL APPLICATION - ERECTION OF FOUR COTTAGES - GROVE HOUSE HOTEL SITE, LUDWELL, SHAFTESBURY SP7 9ND FOR MR J SAMTANI

Mr Pendrill, Clerk to Donhead St Mary Parish Council informed the Committee that the Parish Council objected to the application principally on the grounds that the four houses were being built outside the Housing Policy Boundary.

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 provided satisfactory amended/additional plans are received, then the above application be approved for the following reasons, subject to the following conditions:-

1. There shall be no windows on the east or west gables of the buildings hereby permitted (unless otherwise agreed in writing by the Local Planning Authority).

Reason: To ensure adequate privacy for the occupants of neighbouring properties, in accordance with policy G2 (vi) of the adopted Replacement Salisbury District Local Plan.

2. This development shall be in accordance with the following drawing[s] –1401-01C, 07A, and 09 deposited with the Local Planning Authority on 14th November, as amended by the drawing[s] 1401, 08A & 1401 II received on , 27.1.04 unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt, in accordance with policies G2 and D2 of the adopted Replacement Salisbury District Local Plan.

3. The trees on the western boundary shall be protected during the course of the development in accordance with British Standard BS 5837:1991 (Clauses 7 & 8).

Reason: In the interests of the amenity of the environment and the development, in accordance with policies G2 (v) and C5 (ii) of the adopted Replacement Salisbury District Local Plan.

4. No development shall take place until details of the treatment of the boundaries of the site, including measures to protect the setting of the River Nadder 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.

Reason: In the interests of the amenity of the environment and the development, in accordance with policy C5 (ii) of the adopted Replacement Salisbury District Local Plan

5. No development shall take place until details 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.

Reason: In the interests of the amenity of the environment and the development, in accordance with policies G2 (v) and C5 (ii) of the adopted Replacement Salisbury District Local Plan.

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.

Reason: In the interests of the amenity of the environment and the development, in accordance with policies G2 (v) and C5 (ii) of the adopted Replacement Salisbury District Local Plan.

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.

Reason: In the interests of the amenity of the environment and the development, in accordance with policies G2 (v) and C5 (ii) of the adopted Replacement Salisbury District Local Plan.

8. The buildings hereby permitted shall not be occupied until the area shown on drawing no.1401-01C 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.

Reason: To ensure that the development hereby permitted is provided with adequate facilities for the parking and turning of vehicles, in accordance with policy G2(i) of the adopted Replacement Salisbury District Local Plan.

9. No building hereby permitted shall be occupied until all necessary works for the drainage of foul and surface water from that building have been completed in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development is provided with a satisfactory means of drainage, in accordance with policy G5 of the adopted Replacement Salisbury District Local Plan.

10. Notwithstanding the provisions of Classes A, E, F and G 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 nor erection of any structures within the curtilage of the dwellings unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: To enable the Local Planning Authority to retain control over the development in the interest of amenity and the integrity of the

adjoining River Nadder, in accordance with policies G2 (v) and C5 (ii) of the adopted Replacement Salisbury District Local Plan.

11. Notwithstanding the provisions of Class A (Part2) to the Town & Country Planning (General Permitted Development) Order1995 (or any order revoking and re-enacting that order with or without modification) there shall be no erection of any gates, walls, fences or other means of enclosure unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the development in the interest of amenity and the integrity of the adjoining River Nadder, in accordance with policies G2 (v) and C5 (ii) of the adopted Replacement Salisbury District Local Plan.

- (2) That the applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G1 (sustainable development); G2 (general development criteria); D2 (infill development); H16 (development within HPBs); H23 (application of Housing Policy Boundaries); C4, C5 (development within the AONB).
- (3) That the applicant be informed that this permission supersedes planning permission S/02/515 dated 2nd May 2003 in relation to the development described in the proposal and shown on the accompanying plans.

197. PLANNING APPLICATION S/2003/2505 – FULL APPLICATION - ERECTION OF NEW 480 SQ METRE WAREHOUSE BUILDING FOR STORAGE USE - ST MARTIN FARM, ZEALS, WARMINSTER BA126NZ FOR KENNETH SPENCER LTD

The Committee considered the previously circulated report of the Head of Development Services, together with the schedule of late correspondence circulated at the meeting.

RESOLVED –

- (1) That provided all persons concerned enter into a Section 106 Agreement under the provisions of the Town and Country Planning Act 1990 (as amended), to ensure that the warehouse, existing office buildings and the remainder of the farm is not sold separately from the existing farmhouse.

then the above application be approved for the following reasons:-

The proposal is considered to conform with Adopted SDLP policy G1, G2, D1, E17, CN8, CN11 and C4.

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.

Reason: 0004 To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. Prior to the development being occupied pedestrian access should be created between the office accommodation previously approved under S/1999/1425 and the warehouse hereby approved.

Reason: 0054 To ensure that a satisfactory form of access is provided in the interests of highway safety.

3. The parking and turning spaces shown on the approved plans shall be provided/marked out on site prior to the use of the building hereby approved commencing.

Reason: To ensure adequate onsite parking and turning facilities are provided.

198. SOUTH WILTSHIRE AREA GRANTS SCHEME – THIRD TRANCHE

The Committee considered the previously circulated report of the Western Area Co-Ordinator.

RESOLVED – that grants be grants be determined as follows:-

No.	Applicant	Decision
W012	Mere Drama Society	(a) That a grant of £3,500 be made in favour of the Mere Drama Group to assist the costs associated with lighting. (b) That £200 be allocated from the Discretionary Budget, to assist with the purchase of the black out blinds.
W013	Tisbury Pre School	Grant of £5,000 subject to the conditions set out in the report
W014	Tisbury Arts Group	Grant of £2,000 as a guarantee against loss from ticket sales be made subject to the receipt of the Group's accounts (indicating a loss)
W015	Fovant Cricket Club	If the Parish Council so agrees, R2 funds for £500 be allocated in favour of Fovant Cricket Club. If the Parish Council does not wish to use R2 for this purpose, £500 be allocated from SWAG, subject to the conditions as set out in the report

199. EXTENSION OF MEETING

In compliance with Council Policy, as the Committee could not conclude its business by 9.00 pm, it resolved to extend the meeting by two hours (during which time the matters recorded under Minutes 191, 192, 193, 194, 195, 197 and 198 were considered).

200. ADJOURNMENT OF THE MEETING

RESOLVED – that due to the lateness of the hour, the meeting be adjourned until 3rd February, 2.30pm in Committee Room 1, Bourne Hill to consider the Area Grants review.

The meeting concluded at 10.45pm

Members of the public : 50