

# Minutes

**Meeting of:** Western Area Committee

**Meeting held in:** Bishopstone Village Hall, Bishopstone, Salisbury.

**Date:** 23 June 2005

**Commencing at:** 4.30pm

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**Present:**

**District Councillors**

Councillor Mrs C A Spencer – **Chairman**  
Councillor Mrs J A 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 S A Willan.

Apologies: Councillor P D Edge

**Parish Councillors**

Mrs G Henderson (Tisbury) and Mr M Sumner  
(Sutton Mandeville)

**Officers**

J Crawford (Legal and Property Services), Mrs J  
Howles (Development Services), O Marigold  
(Development Services) and A Rose (Democratic  
Services).

**442. Public Questions/Statement Time:**

There were two questions asked by members of  
the public. They were as follows:

1. The following question was asked by Mr  
Alan Blake:

*I arrived at Salisbury District Hospital at  
10.30am for a 10.50am appointment, but 25  
minutes later had yet to find a car parking  
space and was therefore late for my  
appointment. At the hospital I met someone  
who had had the same experience.*

*A sensible scheme would appear to be for the  
hospital and Salisbury District Council to co-  
operate and provide a shuttle bus to the  
hospital from the Park and Ride site.*

*Also, is there anything that can be done to  
improve the parking situation at the hospital.*

The Chairman read out the following responses:

Response from Eric Teagle, Head of Forward  
Planning and Transportation at Salisbury  
District Council:

*Subject to the level of demand and its impact on normal  
Park and Ride operations, I would not anticipate that  
there would be an objection to the hospital running a  
shuttle bus service from the Britford Park and Ride site.  
It is most unlikely that the Council would wish to  
contribute to the cost of the bus service and it would  
expect users to pay the normal parking charge.*

Response from Councillor Dennis Brown, Portfolio  
Holder for the Environment and Transport:

*There can be no question of diverting Britford Park &  
Ride buses via the Hospital. Apart from adding some 15  
minutes to the journey time from the Park & Ride site to  
the City Centre, it would impact on the whole timetable  
to the extent that the advertised 10 minute rush-hour  
frequency from Park & Ride sites into the city centre  
would not be possible. If the Hospital authorities wished  
to operate their own shuttle bus system from the Park &  
Ride site to the hospital, and fund it, then we (Salisbury  
District Council) would be more than happy to meet with  
them and discuss the matter – in fact, if they would like  
to discuss anything on similar lines, a formal approach  
would be welcomed.*

Response from Frank Harsent, Chief Executive of Salisbury District Hospital:

*The Hospital Trust would support the Park and Ride Bus from Britford, linking with the hospital. The issue of car parking at the hospital is a significant problem. The Trust sees a growing number of patients, circa 270,000 in 2004/05 and as the largest employer in the area has a growing workforce, circa 3,700 in 2004/05.*

*It is the wish of the Trust Board to create more car parking spaces but presently lack of permission by the Council has prevented us from doing so.*

Councillor Mrs Willan, in her capacity as Deputy Portfolio Holder for Environment and Transport made the following additional comments:

- *The parking issue is frequently raised as a concern*
- *There is a new development at the hospital which is due to open in 2006, which includes additional car parking space.*
- *We must remember that the NHS is treating more and more patients and employing more staff, which puts great demands on the existing parking.*
- *The day in question mentioned by Mr Blake was a Tuesday, and Tuesdays are notoriously busy at the hospital.*

Since the date of these minutes, a meeting has been arranged at the hospital on 17<sup>th</sup> August to discuss parking issues. This follows on from a recent meeting with Friends Provident and James Hay, two other significant employers in Salisbury.

2. The following question was asked by Bishop John Bickersteth:

*With recycling now such a growing and essential issue in Europe and the UK, let alone in Wiltshire itself, would it not be a help in raising its profile both in council circles and with the public generally if a Salisbury District Councillor was given a specifically 'Recycling' brief rather than simply including the subject under Waste and Environmental Concerns? He or she would then make it his/her business to learn about the urgency of the matter, and convey this to others. A useful analogy, in considering this suggestion, might be that (as many of those present will know) Hills Waste has this year changed its name to Hills Recycling.*

The Chairman read out the following response from Councillor Dennis Brown, Portfolio Holder for the Environment and Transport:

*Salisbury District Council is totally committed to rolling out recycling centres (be they mini or larger) throughout the District and I (as Portfolio Holder) am more than happy to hoist the*

*banner higher and continue to promote the idea.*

*We have an excellent officer who is actively involved on a daily basis with this initiative, and his immediate line manager is similarly dedicated in this pursuit.*

*I, in my capacity of Portfolio Holder, am an active member of the Wiltshire Waste Partnership (which is a partnership between Wiltshire County Council, North Wiltshire District Council, West Wiltshire District Council, Kennet District Council, Salisbury District Council and Hills Recycling), and as one involved on a daily basis with the subject (directing the activities of the aforementioned officers in this respect), and also someone personally committed to the principle, am perhaps the councillor best suited to the role the Bishop recommends – although I would like to think I'm trying to do that already – but perhaps not at the speed the Bishop would like.*

Councillor Mrs Willan, in her capacity as Deputy Portfolio Holder for Environment and Transport made the following additional comment:

- *I will be talking to Councillor Brown regarding how to further promote recycling in the district and also how we can raise the profile of recycling within through the Council.*

**443. Councillor Questions/Statement Time:**  
There were none.

**444. Minutes:**

**Resolved** – that the minutes of the special meeting held on 16<sup>th</sup> May 2005 (previously circulated) and the ordinary meeting held on 26<sup>th</sup> May 2005 (previously circulated) both be approved as a correct record and signed by the Chairman.

**445. Declarations of Interest:**

The following declarations of interest were made:

1. Councillor Mrs Green declared a personal and prejudicial interest in planning application S/2005/0824 as the applicant is her husband. Councillor Mrs Green left the meeting during consideration of this matter.
2. Councillor Mrs Willan declared a personal and prejudicial interest in planning application S/2005/0885 as she is the applicant. Councillor Mrs Willan left the meeting during consideration of this matter.

**446. Chairman’s Announcements:**

The Chairman advised the committee that in September, the Sunshine Healthy Living Project, who were recently awarded funding from the SWAG budget, will be making a presentation to the Western Area Committee, as requested by members.

**447. S/2005/0810 – Full application – erect building for farm office, staff room and storage purposes at Dengrove Farm, Donhead St. Andrew, Shaftesbury, SP7 9EW for Mr K Isgar**

Mr K Isgar, the applicant, spoke in support of the above application.

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

**Resolved –**

(1). That for the following reasons:

1. The proposed building, because of the essential need for such a building for agriculture, and the appropriateness of its design for its location would not harm the character and appearance of the countryside or Area of Outstanding Natural Beauty and would comply with policies C1, C2, C4, C5 and C20 of the Replacement Salisbury District Local Plan.

And subject to the applicant:

1. submitting a plan showing the full extent of the holding at Dengrove Farm; and;
2. entering into a legal agreement under Section 106 of the Town and Country Planning Act 1990, securing that the building hereby approved is not sold separately or otherwise divorced from the farm buildings that form part of the farm holding, including the house known as Dengrove Farmhouse.

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.

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

2. The building hereby approved shall be used only as a workers mess room, office and storage in association with the agricultural operations of Dengrove Farm, and for no other use (including any other purposes within the definition of agriculture) without the prior express written consent of the Local Planning Authority.

Reason: The building has only been permitted on the basis of agricultural need

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building 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: in the interests of the character and appearance of the countryside

- (2) The applicant be informed that this decision has been taken in accordance with the following policies of the Salisbury District Local Plan:

- C1 Protection of the countryside
- C2 Protection of the countryside
- C4 Protection of the Area of Outstanding Natural Beauty
- C5 Development in the Area of Outstanding Natural Beauty
- C20 Development for agricultural purposes

**448. S/2005/0920 – Full application – Formation of three holiday flats in redundant farm building at Withyslade Farm, Tisbury Row, Tisbury, Salisbury SP3 6RZ for Stratton Management Services**

The application was withdrawn by the applicant prior to the meeting and was not considered by members.

**449. S/2005/0824 – Full application – construction of agricultural workers dwelling at Greenlands Farm, Sutton Mandeville, Salisbury SP3 5NL for Mr M Green**

Mr P Pollard, agent for the applicant, spoke in support of the above application.

Mr. M Sumner, of Sutton Mandeville Parish Council, advised the Committee that the Parish Council supported the above application.

Following receipt of these statements, and further to a site visit held earlier that day, the

committee considered the report of the Head of Development Services (previously circulated), together with a schedule of late correspondence circulated at the meeting:

**Resolved –**

(1). that the Western Area Committee do not consider that an occupancy condition should be imposed upon the existing dwelling associated with the farm contrary to the advice in para 4.64 of the Salisbury District Local Plan for the following reasons:

1. It is important to tie the land to the new house so that the house remains in perpetuity to serve the land and buildings (edged blue).
2. If Cromwell Manor were subject to an agricultural occupancy condition it would not benefit the agricultural community by reason of the size and type of that dwelling.

then for the following reasons:

- 1 It is considered that there is a justifiable and quantifiable need for a permanent residential dwelling at or near this site which cannot be provided by existing accommodation elsewhere in the vicinity as such the proposal complies with the spirit of Planning Policy Statement 7 and with policy H27 of the adopted local plan.
2. The proposal by reason of its design, size and appearance is considered to be an acceptable dwelling which would not have a significant adverse effect on either the Area of Outstanding Natural Beauty or the Special Landscape Area and as such complies with policies C2, C4 and C5 of the adopted local plan.

and provided that the applicant and any other interested parties enter into a Section 106 agreement, to be completed within three months of the committee resolution, for :

- (a) a commuted sum in respect of policy R2 of the adopted local plan,
- (b) tying the land edged in blue to the new dwelling and buildings,

then the Western Area Committee **recommend to the Planning and Regulatory Panel 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.

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

2. The precise positioning of the proposed buildings shall be pegged out on site and agreed in writing by the Local Planning Authority before development is commenced, and the buildings shall be positioned as so agreed.

Reason: To ensure the exact position of the buildings within the site.

3. 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.

Reason: To secure a harmonious form of development.

4. Before development is commenced, large scale details (not less than 1:10 scale) of the:

Chimney stacks, (to confirm height, corbel detailing and materials),

Eaves, gables and window sections to the front elevations of the dwelling hereby approved,

shall be submitted to, and approved in writing by the Local Planning Authority, and the development shall thereafter accord with the approved scheme.

Reason: To secure a harmonious form of development.

5. No development shall take place until details of the treatment of all 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.
- Reason: In the interests of the amenity and the environment of the development.
6. 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 and the environment of the development.
7. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
- Reason: In the interests of the amenity and the environment of the development.
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
- Reason: In the interests of the amenity and the environment of the development.
9. Notwithstanding the provisions of Classes A-E inclusive 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 alterations nor extensions to the dwellings nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.
- Reason: To enable the Local Planning Authority to retain control over the development in the interests of amenity and also to ensure that the size of the dwelling is commensurate with the agricultural need.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no windows/dormer windows [other than those expressly authorised by this permission] shall be constructed.
- Reason: To enable the Local Planning Authority to retain control over the appearance of the dwellings in the interests of visual amenity and the amenity of adjoining properties.
11. 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.

12. 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.

Reason: To ensure that the building is provided with a satisfactory means of foul drainage.

13. There shall be no vehicular access formed through the southern boundary of the site.

Reason: In the interests of amenity and highway safety.

- (2). The applicant be informed that this decision has been taken in accordance with the following policies of the Salisbury District local Plan:

- C2 Development in the countryside,
- C4- New development in the Area of Outstanding Natural Beauty,
- C5 Small Scale development in the Area of Outstanding Natural Beauty,
- C19 Agricultural land,
- C20- Development essential for agriculture,
- H27 New agricultural and workers dwellings
- R2 New residential development and the requirement for open space.

**450. S/2005/0885 – Listed Building Works – 2 pitched rooflights and 1 flat roof skylight at Bridges, Teffont Evias, Salisbury SP3 5RG for Mrs S Willan**

The committee considered the report of the Head of Development Services (previously circulated), together with a schedule of late correspondence circulated at the meeting:

**Resolved –**

- (1). that for the following reason:

The proposed alteration would be sympathetic to the character of the listed building.

the above application be **approved** subject to the following condition:

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). The applicant be informed that this decision has been taken in accordance with the following policy of the Salisbury District Local Plan:

CN3 to protect the character of listed buildings and ensure that the works do not significantly damage historic fabric.

**451. S/2005/0932 – Full application – replacement dwelling – approved extension at Osier Cottage, Milkwell, Donhead St. Andrew, Shaftesbury, SP7 9LQ for R J Lewis**

The committee considered the report of the Head of Development Services (previously circulated), together with a schedule of late correspondence circulated at the meeting:

**Resolved –**

- (1). that for the following reasons:

The proposals will have no greater impact than the existing dwelling as permitted to be extended, is appropriate to the 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 SDLP G2, C4, C5 and H19.

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.

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

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the proposed development 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.

3. Foul drainage shall be to the main sewer.

Reason: For the avoidance of doubt and to ensure that the building is provided with a satisfactory means of foul drainage.

4. Notwithstanding the provisions of Classes A, B, C and E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, no enlargement or other alteration to the dwelling (including the insertion of additional windows, rooflights and doors) nor the erection of any other structures within the curtilage of the dwelling shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over future development in the interests of the visual amenities of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

- (2). The applicant be informed that this decision has been taken in accordance with the following policies of the Salisbury District local Plan:

G2	General Development Guidance
C4	Development within the Area of Outstanding Natural Beauty
C5	Development within the Area of Outstanding Natural Beauty
H19	Development within a Housing Restraint Area

**452. S/2003/2171 Place Farm, Tisbury**

Mr S Fowler, agent for the applicant, spoke in support of the above application. Mrs G Henderson, of Tisbury Parish Council, advised the committee that the Parish Council supported the above application.

Following receipt of these statements, and further to a site visit held earlier that day, the

committee considered the report of the Head of Development Services (previously circulated), together with a schedule of late correspondence circulated at the meeting:

**Resolved –**

- (1). That for the following reasons:

The proposed redevelopment is a sensitive conversion for commercial use of agricultural farm buildings that has the potential to enhance the setting of a grade 1 listed building and scheduled ancient monument (the Tithe Barn). It is therefore considered to comply with policies E17 and CN6 of the adopted Salisbury District Local Plan;

and provided that the applicant and any other interested parties enter into a section 106 Agreement under the provisions of the Town and Country Planning Act for

- (a) a financial contribution towards the provision of recreational facilities in accordance with Policy R2 of the adopted Salisbury District Local Plan, within one month of this permission; and;
- (b) the retention within one ownership of the Tithe Barn, the buildings to be converted, the gatehouse and Place Farmhouse
- (c) a maintenance schedule for the whole Place Farm complex.

and subject to receipt of satisfactory amended plans which incorporate the acceptable alterations to units 1 & 2; and;

subject to approval from the Head of Development Services of amended details for the gable end elevations of units 1 & 2

the 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.

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

2. This development shall be in accordance with the following drawing[s], Drawings 20032-100C, 110H, 111 (awaited), 112K, 113C unless otherwise agreed in writing by the Local Planning Authority.
- Reason: For the avoidance of doubt.
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.
- Reason: To secure a harmonious form of development.
4. 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 and be implemented before the use of the buildings hereby permitted commences.
- Reason: In the interests of the amenity and the environment of the development.
5. The use of the buildings hereby permitted shall not begin until detailed plans to show the footpath in full details in respect of culverts, surfacing, lighting, crossings, levels, construction drainage have been submitted to and approved in writing by the Local Planning Authority. The footpath shall be constructed, surfaced and drained in accordance with the approved details and a footbridge shall be provided to link the footpath across the site to Court Street and the footway and footbridge shall be made available for use within 12 months of the occupation of the buildings or upon change of occupier of any part thereof
- (whichever is the sooner) and shall be maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.
- Reason: In the interests of highway safety and in the interests of visual amenity.
6. The use of the buildings hereby permitted shall not commence until the roof of the Tithe Barn has been repaired.
- Reason: In the interests of the historic environment and integrity of the listed buildings complex. This permission can only be justified if the historic fabric of the whole complex is safeguarded.
7. The occupation of the residential unit shall be restricted to a person/persons employed at the site and their resident dependants.
- Reason: In the interests of the amenity of the occupiers of the dwelling and in the interests of sustainability.
8. The use of the buildings hereby permitted shall not commence until the 30 mph limit has been extended along Chilmark Road to the site access.
- Reason: In the interests of highway safety.
9. No unit shall be occupied until a travel plan, which has as its aims the reduction in usage of the private car and the promotion of alternative means of transport such as cycling walking and public transport has been submitted to and approved in writing by the Local Planning Authority.
- Reason: In the interests of sustainable transport
10. No unit shall be occupied until the cycle parking and showers have been provided as shown on drawing (awaited) .
- Reason: In the interests of sustainable transport



11. The use of the buildings, hereby permitted, shall not commence until the new access has been formed, constructed, surfaced and drained and the existing accesses closed to vehicular traffic as shown on the approved plans.

Reason: In the interests of highway safety.

12. Development shall be carried out in accordance with the recommendations of section 7 of the Protected Species Survey Report by Chalkhill Consultants.

Reason: In the interests of the habitats of protected species.

13. The south western gable end window in the upper floor of the residential unit shall be obscured glazed and fixed shut to a height of 1.6m above internal floor level and shall remain in that condition thereafter.

Reason: To ensure adequate privacy for the occupants of neighbouring premises.

14. Notwithstanding the provisions of Class B of Schedule 2 (Part 2) 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 change of use of any unit from Class B1(a) unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: In the interests of the amenity of adjoining dwellings.

15. All public rights in respect of FP17 must be safeguarded.

Reason: In the interests of users of the public right of way.

- (2). The applicant be informed that this decision has been taken in accordance with the following policies of the Salisbury District Local Plan:

- E17 To ensure a satisfactory conversion of buildings to employment purposes.

- CN3 Work to be in a character appropriate to the setting of a listed building  
 CN4 Appropriate change of use of listed buildings  
 CN5 Curtilage works to respect setting of Listed Building  
 CN6 To ensure a satisfactory conversion of listed agricultural buildings.  
 CN8 Preservation and Enhancement of Conservation Area.  
 CN11 Safeguarding views in and out of Conservation Area

- (3). Wiltshire County Council be informed that repeater signs are preferred to lights within the area of the extended 30mph limit.

#### 453. S/2003/2172 Place Farm, Tisbury

Further to a site visit held earlier that day, the committee considered the report of the Head of Development Services (previously circulated), together with a schedule of late correspondence circulated at the meeting:

**Resolved – that**

- (1). for the following reasons:

This is an important complex of listed buildings on the edge of the settlement of Tisbury which are currently disused. Their restoration and conversion to B1 uses (with one residential unit) will bring them back into beneficial use in accordance with guidance in PPG15. The integrity of the complex as a whole can be ensured via a section 106 Agreement and relevant conditions.

and provided that the applicant and any other interested parties enter into a section 106 Agreement under the provisions of the Town and Country Planning Act for:

- (a). The retention of the whole of the place farm complex within one ownership  
 (b). A maintenance schedule for the Place Farm complex

then 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.

approved by the local planning authority.

2. The works for which Listed Building Consent is hereby granted shall be carried out using the materials specified in the submitted drawings and no variation shall be made without the prior written approval of the Local Planning Authority.

Reason: In the interests of the integrity of the Listed Building.

Reason: To ensure a harmonious architectural treatment.

3. All existing stonework/brickwork shall be retained and repaired as necessary and any repointing shall be executed in a style and mix of mortar which matches the original.

Reason: To maintain the present character of the building.

4. Any new or disturbed external surfaces shall be finished to match those of the existing building(s).

Reason: To maintain the present character of the building.

5. No work shall commence until vertical and horizontal sections of all joinery at a scale of 1:5 have been submitted to and approved in writing by the Local Planning Authority. These sections shall generally accord with the details submitted 1<sup>st</sup> June 2004 and shall be carried out in accordance with the approved details.

Reason: In the interests of the integrity of the Listed Building.

6. 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 and the environment of the development.

7. Details of the doorway to the south west elevation of unit 5 and the gate to the Pound shall be carried out in accordance with details which shall have been submitted to and

- (2). The applicant be informed that this decision has been taken in accordance with the following policies of the Salisbury District Local Plan:

- CN3 Work to be in a character appropriate to the setting of a listed building
- CN4 Appropriate change of use of listed buildings
- CN5 Curtilage works to respect setting of Listed Building
- CN6 Change of use of Listed adjacent Buildings
- CN8 Preservation and Enhancement of Conservation Area
- CN11 Safeguarding views in and out of Conservation Area

#### **454. Butts Croft, Mead End, Bowerchalke**

The committee considered the report of the Principal Planning Officer (Enforcement) (previously circulated):

#### **Resolved – that**

- (1). the Head of Legal and Property Services be authorised to issue an Enforcement Notice under the Town and Country Planning Act 1990 (as amended) in line with Option 1 set out in the officers' report (previously circulated), and serve it on the appropriate person(s)

Alleging the following breach of planning control:

Occupation of the dwelling without compliance with condition 1 attached to planning permission 5905/9569 dated 9<sup>th</sup> September 1965 (agricultural occupancy condition).

Requiring the following steps to be taken:

The occupation of the dwelling shall inure for the benefit of the current occupiers (Mr. & Mrs. R.G.C. Gallop) only and not for the benefit of the land. Once their occupation ceases, the dwelling shall not be occupied other than by a person or persons who are solely or mainly working, or last working, in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reasons for serving the Notice:

It appears to the Local Planning Authority that the above breach of planning control has occurred within the last 10 years. The dwelling is in the countryside within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, where new housing would not normally be permitted except where a need has been proven to meet the requirements of agriculture and forestry. The Council do not consider that there should be any relaxation of the condition in question because it has not been sufficiently demonstrated that there is no longer a need for such a dwelling on the holding or in the surrounding area and the unrestricted occupation of the dwelling would continue to deny its availability to those who comply with the condition and are in need of such accommodation and is therefore in conflict with policy H29 of the June 2003 adopted Salisbury District Local Plan.

Time Period For Compliance:

One month after the date this Notice takes effect or the date that Mr. and Mrs. R.G.C. Gallop cease to occupy the dwelling, whichever is the later.

- (2). The site owner be advised that they are invited to make a planning application to allow the current occupiers to continue to reside in the property whilst retaining the condition: This option, the effect of which would be similar to option 1 as detailed in the officers report, has an added advantage in that the wording of the current condition could then be amended to reflect that of the model condition, to ensure that in future the dwelling was only occupied by persons 'solely or mainly' employed in agriculture, whilst ensuring that persons 'lastly' employed in agriculture could also occupy the dwelling.

#### **455. Special Delegation Procedure**

**Telephone Mast at Tincknell & Son Ltd,  
Warminster Road, Wilton, Salisbury.**

**Resolved** – that the committee note the item dealt with under the special delegation procedure.

The meeting closed at 7.20pm

Members of the public: 15