

Minutes

Meeting of: Western Area Committee

Meeting held in: Mere Lecture Hall, Mere.

Date: 21 July 2005

Commencing at: 4.30pm

Present:

District Councillors

Councillor Mrs C A Spencer – **Chairman**
Councillor Mrs J A Green – **Vice Chairman**

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 and Mrs S A Willan.

Parish Councillors

R Coward (Mere) and M Cullimore (Donhead St Andrew).

Officers

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

456. Public Questions/Statement Time:

There were none.

457. Councillor Questions/Statement Time:

There were none.

458. Minutes:

Resolved – that the minutes of the meeting held on 23rd June 2005 (previously circulated) be approved as a correct record and signed by the Chairman.

459. Declarations of Interest:

There were none



Awarded in:
Housing Services
Waste and Recycling Services



460. Chairman's Announcements:

There were none

461. S/2005/1079 – Change of Use of Land – For stationing of 6 Static Holiday Caravans used for holiday lettings at Land Adjacent to Townsend Nursery, Mere, Warminster BA12 6JL For Mr C E J Hazzard

Mr C Hazzard, the applicant, spoke in support of the above application.

Mr R Coward, of Mere Parish Council, spoke to advise 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):

Resolved – that

(1). For the following reasons:

The increase in traffic movements resulting from the development is negligible and the access and egress onto the highway is considered to be acceptable. The development therefore complies with policies G2, C1, C2, C6, T7 and T9 of the Replacement Salisbury District local Plan;

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

1. The use hereby permitted shall be discontinued and the caravans removed from the land on or before 22nd July 2010, 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 interests of amenity.

2. The number of static caravans hereby permitted to be stationed on the site shall be restricted to six at any one time unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and highway safety.

3. The static caravans hereby permitted shall be used for holiday letting purposes only and not as permanent residential accommodation without the prior express written consent of the Local Planning Authority by way of a planning application in that behalf.

Reason: For the avoidance of doubt and to enable the Local Planning Authority to retain control over the development in the interests of amenity.

4. The septic tank and soakaway system proposed for the foul drainage from the proposed development shall meet the requirements for the British Standard BS 6297: 1983; there shall be no connection to any watercourse or land drainage system and no part of the soakaway system is situated within 10 metres of any ditch or watercourse, or within 50 metres of any well, borehole or spring.

Reason: To prevent pollution of the water environment.

5. Any electricity supply to the site shall be routed underground.

Reason: In the interests of visual amenity.

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

G2	General Development Criteria
C1	Development in the countryside
C2	Development in the countryside
C6	Development in the Special Landscape Area
T7	Proposals for static caravans
T9	Proposals for static caravans

462. S/2005/1131 – Without Compliance – relief of Condition 1 of Planning Permission S/1981/1223 at Stable Cottage, Manor Farm, The Street, Kilmington, Warminster BA12 6RW For Dr Redfern

Ms C. Stephens, agent for 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 – that

(1). For the following reasons:

Condition 1 of permission S/1981/1223 restricts the use of the building as a separate and permanent unit of residential accommodation.

It is considered that the use of the building as a separate and permanent residential unit is acceptable subject to the retention of car parking within the red line in perpetuity for use of the occupiers of the building and provision towards public recreational open space being made.

Then the above application is **approved** subject to the following conditions:

1. The car parking spaces within the red line in front of (to the east of) the building shall be retained in perpetuity for use by the occupiers of Stable Cottage and shall not be used for any purpose other than the parking of vehicles.

Reason: To ensure that the development hereby permitted is provided with adequate facilities for the parking of vehicles.

2. There shall be no extensions nor the alteration of the building without the prior written approval of the Local Planning Authority upon submission of a formal planning application in that behalf.

Reason: To enable the Local Planning Authority to retain control over the development.

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

G1 Principles of sustainable development
G2 General
C2 The rural environment
C22 Change of use and conversion of buildings in the open countryside
E16 Employment
T6 Tourist accommodation

(3). The applicant be informed that this decision shall be read in conjunction with the Section 106 Agreement (Town and Country Planning Act 1990), which is applicable to this application, in terms of its restrictions, regulations or provisions.

463. S/2005/1081 – Full Application – Loft conversion by means of raising ridge height to provide first floor accommodation and addition of covered porch to front elevation At Burwood Lodge, Sedgemoor, Shaftesbury SP7 9JQ For Mr & Mrs R King

The committee considered the report of the Head of Development Services (previously circulated):

Resolved – that

(1). For the following reasons:

The proposed development, by virtue of its non-prominent situation within the surrounding countryside, and its use of complimentary materials, would not have an adverse impact on the quality of the landscape of the amenity of neighbours;

The Planning and Regulatory Panel be recommended to **approve** the above application 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 materials to be used in the construction of the external surfaces of the extension(s) hereby permitted shall match those used in the existing building.

Reason: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

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

G2	General Principles for Development Policies
D3	Design of Extensions
C1	The Rural Environment
C6	Landscape Conservation

464. S/2005/1113 – Full Application – Install Equine Schooling Area At Rowberry Farm (Adjacent to Rowberry Farmhouse), Ferne Park Estate, Berwick St John, Shaftesbury SP7 0ET For Lord & Lady Rothermere

Mr G Warren, agent for the owner of the neighbouring property, spoke in objection to the above application
Mr P Pollard, agent for the applicant, spoke in support of the above application
Mr M Cullimore, of Donhead St Andrew Parish Council, advised the committee that the Parish Council objected to the above application.

Following receipt of these statements 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 the above application be **refused** for the following reasons:

The proposed ménage would cause detriment to the amenities of neighbours by reason of disturbance and overlooking contrary to G2 (vi) and R1C (iv) of the Adopted Salisbury District Local Plan.

Councillor Mrs Green requested that her abstention during voting be minuted.

465. S/2005/1158 – Full Application – Construction of a Flood Alleviation Scheme at Court Street Area, Tisbury, Salisbury SP3 6LS For Environment Agency

This application was withdrawn by the applicant and so was not considered at this meeting.

The meeting closed at 6.15pm

Members of the public: 15