

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 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

Mrs J Barnes (Donhead St Mary), J Blanchard (Donhead St Mary), P Boyles (Chilmark),
C Hazzard (Mere), G G Howard (Sedgehill and Semley), Mrs Henderson (Tisbury),
R Long-Fox (Teffont), J Pendrill (Donhead St Mary) and J Taylor (Dinton)

MINUTES NOT REQUIRING COUNCIL APPROVAL

202. PUBLIC STATEMENT/QUESTION TIME

There were no statements or questions from the public.

203. COUNCILLOR STATEMENT/QUESTION TIME

There were no statements or questions from Councillors.

204. MINUTES

RESOLVED – That the minutes of the last ordinary meeting held on 29th January 2004 and the adjourned meeting held on 3rd February 2004 (previously circulated) be approved as a correct record and signed by the Chairman

205. DECLARATIONS OF INTEREST

Councillor Brown-Hovelt declared a personal interest in planning application S/2004/0063 since his ex-wife lived with the applicant but was able to speak and vote on the matter.

Councillor Draper declared a personal interest in planning application S/2004/0063 since he could see the property from his own dwelling but was able to speak and vote on the matter.

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 and withdrew from the meeting during consideration thereof.

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 that uses the land free of charge and withdrew from the meeting during consideration thereof.

206. CHAIRMAN'S ANNOUNCEMENTS

- The Chairman reminded Members of the Special Western Area Committee meeting on 2nd March 2004, in the Alamein Suite, City Hall, Salisbury, commencing at 4pm.
- The Chairman informed the Committee that a Tisbury Community Planning Evening had been arranged for 3rd March. The meeting would be held at 7.30pm- 9pm in the South West Hotel, Tisbury and members of the public and parishes were welcome to attend.
- The Chairman reminded members of the Committee of the Council's Rules of Debate and asked that Members keep these points in mind at future meetings of the Western Area Committee in order to expedite business.

207. RELEASE OF R2 CONTRIBUTIONS FOR MERE PARISH COUNCIL

Mr Hazzard of Mere Parish Council informed the Committee that the current equipment is out of date and unsafe. He hoped that the Committee would support the release of R2 funds.

Following receipt of this statement, the Committee considered the previously circulated report of the Forward Planning Officer.

RESOLVED – That the £59,000 of R2 contributions be approved for release by this Committee for the funding of the recreation scheme as set out in the previously circulated report and that the release of the monies be made following receipt of invoices for the works undertaken.

208. RELEASE OF R2 CONTRIBUTIONS FOR DONHEAD ST MARY PARISH COUNCIL

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

RESOLVED – That the £9,300 of R2 contributions be approved for release by this Committee for the funding of the recreation scheme as outlined in the previously circulated report and that the release of the monies be made following receipt of invoices for the works undertaken.

209. SALISBURY DESIGN FORUM

The Committee considered the previously circulated report of the Design Adviser

RESOLVED – that Councillors Hooper and Mrs Green (as deputy) be appointed to the Panel.

210. PLANNING APPLICATION S/2004/0063 – USE OF ANNEXE AS A SEPARATE RESIDENTIAL UNIT (RETROSPECTIVE); CLOISTERS, 20 THE CROFT, BISHOPSTONE, SALISBURY – FOR JAMES NORTH

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 reason:-

The development provides accommodation which, subject to conditions, complies with Policy H33 of the Replacement Salisbury District Local Plan.

And subject to the following conditions:-

1. The residential annexe hereby permitted shall be used solely as ancillary accommodation to the existing dwelling known as Cloisters, 20 the Croft, Bishopstone (or any future name by which that property is known) and shall not be occupied, sold, leased, rented or otherwise disposed of as a separate dwelling unit.

Reason: The Local Planning Authority wishes to retain planning control over the use of the premises to ensure that a substandard dwelling is not created having regard to policy H33 of the Replacement Salisbury District Local Plan.

2. Within one month of the date of this permission, an internal doorway shall be formed between the annexe hereby permitted and the main dwelling and the works inspected and approved by the Local Planning Authority. Thereafter, the doorway created shall be retained unobstructed and available for use by the residents of the dwelling and/or annexe at any time in perpetuity.

Reason: The Local Planning Authority wishes to retain planning control over the use of the premises to ensure that a substandard dwelling is not created having regard to policy H33 of the Replacement Salisbury District Local Plan.

- (2) That the applicant be informed that the above permission has been taken in accordance with the following policy of the adopted Salisbury District Local Plan:-

Policy H33 purpose to ensure that ancillary accommodation does not subsequently become a separate dwelling.

211. PLANNING APPLICATION S/2003/1855: FULL APPLICATION – NEW DWELLING: 4 POUND STREET, EBBESBOURNE WAKE, SALISBURY – FOR MR J MARKS

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 reason:-

The highway objection is not substantial enough in the context of this location to warrant refusal on highway grounds.

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) to pay a commuted sum under Policy R2 of the Adopted Replacement Salisbury District Local Plan for the provision of recreational facilities 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

Reason: To comply with the provisions 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, including details of the windows and external doors, 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 and preserves the character and appearance of the Ebbesbourne Wake Conservation Area.

3. Prior to the commencement of development, details/a plan indicating the positions, design, materials and type of boundary treatment to be erected have been submitted to and approved in writing by the Local Planning Authority. The erection of the approved boundary treatment shall be completed before the dwelling is first occupied. Development shall be carried out in accordance with the approved details, maintained for a period of five years and thereafter retained.

Reason: In the interests of visual amenity and privacy for the occupants of the neighbouring properties.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactments thereof, no further windows (other than those expressly authorized by this permission) shall be inserted in the east and west (side) elevations (such expression to include the roof and wall) of the dwellings hereby permitted, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To avoid loss of privacy to the neighbouring properties.

5. The dwelling hereby approved shall not be occupied until the access, turning space, garaging and parking shown on the approved plan have been constructed, and these shall thereafter be retained and kept available for those purposes at all times.

Reason: In the interests of highway safety.

6. Notwithstanding the submitted details, the dwelling hereby permitted shall not be occupied until works for the disposal of foul sewage to serve the proposed dwelling and the existing dwellings at Nos 1-4 Pound Street have been completed on the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

(2) That the applicant be informed as follows:-

- (a) This permission has been taken in accordance with the following policies of the Replacement Salisbury District Local Plan: G2, G5, D2, H19, CN8, CN10, C5, TR11 and R2
- (b) This permission is granted under Town and Country Planning legislation and does not alter or impinge upon the rights of adjoining landowners under common law or under the Party Wall Act 1996. If any part of the development is physically attached to, or relies for support on, the neighbouring property, the consent of the relevant landowners/occupiers may need to be obtained under the provision of the Party Wall Act 1996.
- (c) The applicant is advised that Consent to Discharge in respect of the means of disposal of foul drainage will be required from the Environment Agency. This should be obtained prior to the commencement of development and before any discharge occurs.
- (d) The applicant's attention is drawn to the recommendation of the Environment Agency that a strip of land 2 metres wide adjacent to the top of the watercourse bank is left clear of all buildings, structures, fences and trees to facilitate access, essential maintenance and possible future improvements and ground levels should not be raised within this area.

212. PLANNING APPLICATION S/2003/2412: LISTED BUILDING (WORKS) – RE ROOF SOUTHERN ELEVATION IN WATER REED: FITZ HOUSE BARN, THE STREET, TEFFONT, SALISBURY – FOR MRS C TROUP AND MR T MORDAUNT-HARE

Mrs Troup, the applicant, spoke in support of the above proposal.

Mr Long-Fox of Teffont Parish Council, informed the Committee that the Parish Council had considered this application in great depth and had concluded that provided the overhang of the existing eaves was preserved, it was happy with the proposed change in materials

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:-

The replacement of combed wheat reed with water reed would result in the loss of the traditional roof material used on this listed building, and would contribute to the decline of the local tradition of using combed wheat reed, contrary to Policy CN3 of the Adopted Salisbury District Local Plan, and contrary to the guidance in PPG15: "Planning and the Historic Environment", Annex C.29, and the guidance in the English Heritage document, "Thatch and Thatching: a Guidance Note".

- (2) That the applicant be informed that this decision has been approved in accordance with the following policies of the Adopted Salisbury District Local Plan: Policy CN3 – Purpose: to preserve the character or setting of the Listed Building

(NOTE: A copy of English Heritage guidance note on Thatch and thatching to be circulated to all Members of the Committee)

213. PLANNING APPLICATION S/2003/2583 – LISTED BUILDING WORKS – RE ROOF IN HAND MADE CLAY PEG TILES: FITZ HOUSE BARN, THE STREET, TEFFONT, SALISBURY – FOR MRS C TROUP AND MR T MORDAUNT-HARE

Mr Long-Fox of Teffont Parish Council informed the Committee that the Parish Council objected to the application in light of the major changes required to the internal structure of the barn to withhold the weight of the tiles.

Following the receipt of the above statement 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 removal of thatch and reroofing with hand-made clay tiles would adversely affect the historic character and materials of the Listed Building, and would detract from the character of the Conservation Area, contrary to policies CN3 and CN8 of Adopted Salisbury District Local Plan, and contrary to the guidance in PPG15: "Planning and the Historic Environment", Annex C.29.

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

Policy CN3 – Purpose: to preserve the character or setting of a Listed Building

Policy CN8 – Purpose: to preserve or enhance the character of a Conservation Area

214. PLANNING APPLICATION S/2004/0040 – LISTED BUILDING WORKS – SINGLE STOREY REAR RESIDENTIAL EXTENSION: THE RAFTERS, MANOR FARM, BISHOPSTONE, SALISBURY – FOR MR N CUFF

Mr Hayes, a nearby neighbour spoke in objection to the above application.

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

RESOLVED –

- (1) That the above application be approved since the proposal is considered to conform with policy CN3 in that it will be an appropriate development for the building, and 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. No development shall take place until samples of the materials to be used in the construction of the external surfaces (including woodwork) 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.

- (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: Policy CN3 - Development on a Listed Building

215. PLANNING APPLICATION S/2004/I04 – FULL APPLICATION – STUDY EXTENSION TO GARAGE: PHOENIX COTTAGE, HIGH STREET, TISBURY, SALISBURY – FOR MR AND MRS J SMITH

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

Mrs Henderson of Tisbury Parish Council informed the Committee that the Parish Council was concerned that the garage could be converted into a separate dwelling in the future.

Following receipt of these statements, the Committee considered the previously circulated report of the Head of Development Services.

RESOLVED –

- (1) that the above application be approved for the following reasons:-

The proposal is 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 SDLP G2, D3, C5 and CN8.

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. 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.
3. The extension hereby permitted shall remain at all times as ancillary accommodation to Phoenix Cottage and shall at no time be let or sold separately.

Reason: In order that the Local Planning Authority may retain planning control over the use of the premises.

4. 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 (other than those expressly authorised by this permission) shall be constructed in the garage, nor roof-lights inserted into the roof slope.

Reason: To ensure adequate standards of privacy for the neighbouring dwelling(s) through the avoidance of overlooking from windows or roof-lights.

5. The extension hereby permitted shall be used only for private and domestic purposes incidental to the enjoyment of the associated dwelling and not for any trade, business or industrial purposes whatsoever.

Reason: In the interests of the amenities of neighbouring dwelling[s].

- (2) That the applicant be informed that the above application has been approved in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

Policy G2	General Development Guidance
Policy D3	General Design Guidance
Policy C5	Development within an AONB
Policy CN8	Development within a Conservation Area

216. PLANNING APPLICATION S/2004/I09 – FULL APPLICATION – TWO STOREY AND SINGLE STOREY REAR EXTENSIONS: 4 CASTLE HILL CRESCENT, MERE, WARMINSTER- FOR MRS K TAYLOR

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

RESOLVED –

- (1) That the above application be approved for the following reason:-

The proposal is 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 the Adopted Salisbury District Local Plan G2, CN8 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: 0004 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: 0014 To secure a harmonious form of development.

3. The proposed living room window in the east elevation and the proposed bedroom window in the west elevation shall be glazed with obscure glass to the satisfaction of the Local Planning Authority and shall be maintained in this condition thereafter and there shall be no additional windows inserted into the extension hereby permitted.

Reason: 0019 To prevent the undue overlooking of adjoining dwellings.

- (2) That the applicant be informed that this application has been approved in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

Policy G2	General Development Guidance
Policy D3	General Design Guidance
Policy C5	Development within an AONB
Policy CN8	Development within a Conservation Area

- (3) INFORMATIVE: - PARTY WALL ACT

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

217. PLANNING APPLICATION S/2003/1663 - FULL APPLICATION: ERECTION OF FOUR DWELLINGS AND GARAGES AND CONSTRUCTION OF NEW ACCESS AND SUB STATION: LAND ADJOINING – FORGE COTTAGE, CHILMARK, SALISBURY – FOR WILTON HOMES

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 since the drainage issues have not been fully resolved and will require amended plans for which renotification and consultation will be required.

218. PLANNING APPLICATION S/2003/2108 - FULL APPLICATION: WORKSHOP EXTENSION, NEW PAINT STORE, DEMOLITION OF DWELLING, 24 ADDITIONAL PARKING SPACES: TALBOT GARAGE, SALISBURY STREET, MERE, WARMINSTER – FOR F J CHALKE LTD

Mrs Cox of Salisbury Street, Mere spoke in objection to the above proposal.

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 approved for the following reason:-

The proposed development would not result in significant harm to the living conditions of the adjoining properties and would not harm highway safety. The character and appearance of the Conservation Area and the setting of listed buildings would be preserved. The proposal would also help to retain and encourage an existing employment site. In these respects it would comply with the aims of policies set out in the Replacement Salisbury District Local Plan.

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. 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.

3. Prior to the commencement of development, details of a scheme for the attenuation of excessive noise and odour resulting from the use of the paint store and the extended workshop shall be submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in accordance with the approved plans, and the use of the buildings shall be in accordance with those details thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the reasonable living conditions of adjoining properties.

4. The operational use of the workshop as extended and the paint store hereby approved shall be restricted to within the following hours:
- (i) 08:00 to 18:00 on Mondays to Fridays
 - (ii) 08:00 to 13:00 on Saturdays

Outside of these hours, and on Sundays or Bank Holidays, the workshop and the paint store shall not be used.

Reason: To ensure the reasonable living conditions of adjoining properties

5. Notwithstanding the Town and Country planning (Use Classes) Order 1987, the 24 car parking spaces identified on plan 1590/07 hereby approved shall not be used for the display of vehicles to be sold from the premises, or for the valeting, repair or preparation of vehicles.

Reason: To ensure the reasonable living conditions of adjoining properties and because additional car parking spaces would encourage the use of unsustainable means of transportation.

6. Prior to the commencement of the works hereby approved, the access serving the existing dwelling (Rook Hayes) shall be stopped up and remain stopped up in perpetuity, in accordance with details to be submitted to and approved, in writing, by the Local Planning Authority. No access shall subsequently be provided from the site onto North Road.

Reason: In the interests of highway safety and to ensure the reasonable living conditions of adjoining properties.

7. Prior to the commencement of development, details of the boundary treatment to be formed on the site, fronting North Street, shall be submitted to and approved, in writing, by the Local planning Authority. Development shall be undertaken in accordance with the details thereby approved by extension of the stone wall and by the recapping of the existing wall to an overall height of 2 metres.

Reason: To ensure the character and appearance of the Conservation Area is maintained.

- (2) that the applicant be advised that the grant of permission will not protect against any action taken in respect of Statutory Action for nuisance in relation to excessive fumes, noise etc.

219. PLANNING APPLICATION S/2003/2294 – CONSERVATION AREA (WORKS) – DEMOLITION OF EXISTING DWELLING TO FORM ADDITIONAL VEHICLE PARKING: TALBOT GARAGE, SALISBURY STREET, MERE, WARMINSTER – FOR F J CHALKE LTD

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 approved for the following reason:-

It is considered that the demolition of the dwelling would preserve the Conservation Area's character and appearance and that it would therefore comply with the policies set out in the Replacement Salisbury District Local Plan

And subject to the following condition:-

- I. 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Mr Spencer, the applicant spoke in support of the above 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 approved for the following reasons:-

The proposal is considered to conform with Adopted Salisbury District Local Plan policy G1, G2, D1, E17, CN8, CN11 and C4.

And subject to the following conditions:

- I. 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. 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: 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.

4. No deliveries or collections shall be taken at or dispatched from the site outside the hours of 7.00am and 7.00pm.

Reason: To avoid the risk of disturbance to the amenities of the neighbouring residents and the surrounding locality during unsocial hours

5. There shall be no outside industrial operations, nor storage, nor dumping of any materials of any kind.

Reason: In the interests of the visual amenity of the site and the Area of Outstanding Natural Beauty.

6. Any external lighting shall be installed and operated in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development commences.

Reason: To enable the Local Planning Authority to exercise control over the appearance of the lighting installation and the level of illumination in the interests of visual amenity.

7. Details and samples of all external facing and roofing materials to be used, including the colour finish, 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 building is satisfactory.

8. Notwithstanding the provisions of Part 8 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 extensions to the building hereby permitted shall be erected without express planning permission first being obtained from the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain planning control over the use of the building in the interests of amenity.

- (2) That the applicant be informed that the above application is in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

Policy	Purpose
G1	General Development Guidance
G2	General Development Guidance
D1	Design Guidance for Extensive Development
E17	General Employment Usage Guidance
CN8	Guidance for General Development within Conservation Areas

CN11	Guidance Regarding Views into Conservation Areas
C4	Guidance for Commercial Development within the AONB

- (3) That the applicant be informed that all public rights must be safeguarded in respect of Public Footpaths 8 and 28.

221. PLANNING APPLICATION S/2003/2673 – FULL APPLICATION – FARM CONVERSION PROJECT – PROPOSED CONVERSION AND ALTERATIONS FOR EMPLOYMENT AND RELATED USES: CHALDICOTTS FARM, SEMLEY, SHAFTESBURY – FOR JAMES BROS

Mrs Low, a nearby resident, spoke in objection to the above proposal.

Mr Southey, architect and agent for the applicant spoke in support of the above proposal for 1min 30 secs. Mr James, the applicant spoke in support of the proposal for the remaining time.

Mr Howard of Sedgehill and Semley Parish Council informed the Committee that the Parish Council supported the application but felt that the issue concerning the shop should be deferred until this project was established and the shop's viability could be properly ascertained.

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:-

The proposal will be of economic and community benefit to the locality and this outweighs any detriment to the visual qualities of the AONB that is caused by the retention of the larger farm buildings.

Furthermore the planting of woodland under a grant scheme in the adjoining field will significantly alter the character of the existing landscape.

The conditions proposed in relation to drainage, landscape, hours of delivery, occupancy of the dwellings on site and the provision of a travel plan would enable the proposal to deliver a sustainable development. Therefore the proposal is considered to comply with adopted local plan policy.

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) to (a) pay a commuted sum under Policy R2 of the Salisbury District Local Plan within one month and (b) keep the entire site within the red line within one ownership

Then the above application be approved subject to the following conditions

- I. 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: For the avoidance of doubt.

2. Before development is commenced;
 - (a) 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.
 - (b) Details of any painting/staining of timber and details of painting of the walls and roof of unit 9 a dark colour shall be submitted to and approved in writing by the Local Planning Authority.
 - (c) Development shall be carried out in accordance with the approved details and shall be maintained in the approved condition thereafter.

Reason: To secure a harmonious form of development.

3. Notwithstanding the provisions 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 painting of the exterior walls of the buildings other than as agreed by condition 2 above unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: To secure a harmonious form of development.

4. No development shall take place until a Travel Plan, which shall include measures to encourage travel to the site by means other than the single occupancy private car, targets to achieve a reduction in such use and penalties for non-compliance has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainability and highway safety.

5. No building shall be occupied until covered cycle parking and showers have been provided to serve that building in accordance with a scheme, which shall have been submitted to and approved in writing by the Local Planning Authority

Reason: In the interests of providing facilities for travel by means other than the private car.

6. No building shall be occupied until the accesses, parking and turning areas shown on the drawings hereby approved have been constructed surfaced and drained in accordance with a scheme which has been submitted to and approved by the Local Planning Authority

Reason: In the interests of highway safety.

7. The site shall be landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby permitted; such scheme to incorporate existing trees, shrubs or hedges to be retained, the planting of trees and shrubs of numbers, species, sizes and in positions to be agreed with the Local Planning Authority and such landscaping and planting shall be carried out and completed in accordance with the approved scheme within the first planting season following the first occupation of any of the buildings. In the event of any trees being removed, dying, being severely damaged or becoming seriously diseased within five years of planting, they shall be replaced by trees of similar size and species to those originally required to be planted.

Reason: In the interests of the visual amenity of the AONB.

8. No development shall commence until the planting under the woodland grant scheme has been carried out.

Reason: in the interests of the visual amenity of the AONB.

9. Notwithstanding the provisions of Class A of Schedule 2 (Part 8) to the Town and Country Planning General Development Order 1988, there shall be no extensions to the buildings nor the erection of any structures within the curtilages unless otherwise agreed by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: in the interests of the visual amenity of the AONB

10. Vehicle movements within, to and from the site for Class B1 or B8 uses shall not take place outside the hours of 7.00am to 7.00pm.

Reason: To avoid the risk of disturbance to the amenities of the locality during unsocial hours.

11. There shall be no outside industrial operations, nor storage, nor dumping of any materials of any kind.

Reason: In the interests of the visual amenity of the AONB.

12. Other than from the shop hereby permitted (unit 1) , no retail sales shall be made from the premises.

Reason: To comply with the shopping policies of the adopted Salisbury District Local Plan to ensure that the vitality and viability of nearby settlements are not adversely affected.

13. The shop, hereby permitted shall be operated as a general store and post office only and for no other use within class A1.

Reason: To comply with the shopping policies of the adopted Salisbury District Local Plan to ensure that the vitality and viability of nearby settlements are not adversely affected.

14. Prior to the occupation of each unit by a user falling within Class B8 (and each subsequent occupation of a unit by a new occupant within use class B8), details of the occupants business activities and vehicle movements shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid the risk of disturbance to the amenities of the locality during unsocial hours.

15. None of the buildings shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

16. Before development commences, a scheme for the discharge of surface water from the building(s) hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.

Reason: To ensure that the development is provided with a satisfactory means of surface water disposal.

17. No deliveries shall be taken at or despatched from the site outside the hours of 7.00am – 7.00pm nor at any times on Sundays, Bank or Public Holidays.

Reason: In the interests of amenity for the occupants of the nearby dwelling(s).

18. Any external lighting shall be installed and operated in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.

Reason: To enable the Local Planning Authority to exercise control over the appearance of the lighting installation and the level of illumination in the interests of visual amenity in an area with a dark night sky.

19. The occupation of the existing dwelling shall be limited to a person solely or mainly working, at the adjacent commercial premises hereby permitted or a widow or widower of such a person, and to any resident dependants. In the context of this condition 'working' shall include the management of the buildings.

Reason: In the interests of the amenities of the occupier of the dwelling whose amenities could be compromised by activities to which they are unrelated or over which they have no control.

20. The occupation of the dwelling Unit 2a shall be limited to a person solely or mainly employed or last employed in the business occupying unit 2b or a widow or widower of such a person, or any resident dependants.

Reason: To secure a sustainable form of development and in the interests of the amenities of the occupier of the dwelling whose amenities could be

compromised by activities to which they are unrelated or over which they have no control.

21. Notwithstanding the provisions of Part 6 of Schedule 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), no agricultural buildings, excavations or hardstandings shall be erected or carried out on the application site nor the land edged blue as shown on location plan 5000-01 without the prior express written consent of the Local Planning Authority.

Reason: In the interests of the visual amenity of the AONB.

- (2) That the applicant be informed that their attention is drawn to the requirements of the Environment Agency in respect of pollution control and bunding of fuel tanks.
- (3) That the applicant be informed that this permission has been given in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

Policy G1, Purpose	Sustainable development strategy
G2,	General development control criteria
C2	Development in the countryside
C4,	Development in the Area of Outstanding Natural Beauty
C5	Development in the Area of Outstanding Natural Beauty
C22,	Change of use of buildings in the countryside
E20,	Change of use of buildings in the countryside to employment purposes
R2	Recreational open space in association with residential development

- (4) That if the applicant does not comply with (1) above the application is delegated to the Head of Development Services to refuse the proposal on non-compliance with Policy R2 and for reason 7 of s/2003/1502 - the previous refusal;.

The meeting concluded at 8.00pm.