

Southern Area Planning Committee

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 15 AUGUST 2024 AT MARLBOROUGH ROOM, THE RED LION HOTEL, 4 MILFORD STREET, SALISBURY, SP1 2A.

Present:

Cllr Andrew Oliver (Chairman), Cllr Sven Hocking (Vice-Chairman),
Cllr Richard Budden, Cllr Brian Dalton, Cllr George Jeans, Cllr Nabil Najjar,
Cllr Bridget Wayman, Cllr Ricky Rogers and Cllr Trevor Carbin (Substitute)

35 **Apologies**

Apologies were received from:

Cllr Charles McGrath
Cllr Sam Charleston – who was substituted Cllr Trevor Carbin
Cllr Rich Rogers

36 **Minutes of the Previous Meeting**

The minutes of the meeting held on 20 June 2024 were presented.

It was;

Resolved:

To approve as a correct record and sign the minutes.

37 **Declarations of Interest**

In relation to item 7, PL/2023/08818, 127 East Gomeldon Road, Councillor Andrew Oliver noted that he had been involved in the production of the Idmiston Parish Council Neighbourhood Plan, and confirmed that he would remain impartial and would consider the application with an open mind after having heard the whole debate on the matter.

38 **Chairman's Announcements**

The Chairman explained the meeting procedure to the members of the public.

39 **Public Participation**

The committee noted the rules on public participation.

40 **Planning Appeals and Updates**

The committee received details of the appeal decisions as detailed in the agenda.

It was;

Resolved:

To note the Appeals report.

41 **Application Number: PL/2023/08818 - 127 East Gomeldon Road, Gomeldon, Salisbury, SP4 6NB**

Public Participation

Mr Dan Roycroft (Agent) spoke in support of the application

Cllr Kirsty Exton (Chairman) of Idmiston Parish Council spoke in objection to the application.

The Senior Planning Officer, Julie Mitchell, introduced a report which recommended that the application for the conversion of existing barns to form a single storey two-bedroom residential dwelling (Use Class C3) and associated works be approved subject to a s111 agreement to secure mitigation for protected sites.

A minor correction to the applicant's name in the report was noted by the Officer, as the correct spelling was Diffey.

Key details as set out in the report include the principle of development/capability of conversion, visual impact on existing building and surrounding area and the impact upon neighbour amenity.

A series of site photos were explained along with the existing and proposed floor plans and elevations.

A previous planning application on the site had been refused and was then later refused by the planning inspector at appeal. It was noted however that one of the grounds for refusal at Committee had not been supported by the inspector, who was satisfied that the building was capable of conversion development.

Following the submission of a Landscape Visual Assessment, the landscape impacts of the proposed development on the site surroundings were considered as not significant.

Members of the committee then had the opportunity to ask technical questions of the officer. Details were sought on the elevation of the site above the road, which was noted as not significant.

The difference in the level of landscape harm now in relation to the previously refused application. It was explained that there were no differences, however the Inspector had felt there was harm but not arising from the building itself but from the associated use. If there was a change of use from agricultural to residential, there was an associated outside change also. The site was outside the main line of domestic properties, therefore the harm still existed, but the landscape assessment had taken a broader view and concluded that the proposal for change of use would not amount to a harm. Officers agree any harm would be very localised.

There were no other similar residential dwellings set back behind the ribbon development, and any application for a new build would not meet the criteria, it was only due to the proposal being for a conversion under CP48 that it was an exception to CP2.

Members of the public then had the opportunity to present their views to the committee as detailed above.

The Agent for the application noted the grounds for refusal by the Inspector and the urgent need for new housing due to the housing land supply.

The Idmiston Parish Council representative spoke in objection, noting the unsuitability of the conversion. A comparison was made to a separate site in the area that had received planning permission for conversion of a barn for a disabled living dwelling, which had included a caveat preventing the future sale of the dwelling. It was questioned why the application for consideration had not been restricted by the same limitations.

The Unitary Division member, Councillor Andy Oliver then spoke to the application, noting that he had called it in following a request to do so by the Parish Council.

Some of the points noted were the small size of the village, that there was no development boundary and that the site was classed as open countryside.

Cllr Oliver further noted the officer's point that the proposal was not considered as infill and that the Inspector had supported the view that the building was suitable for conversion.

Noting the character of the road as a ribbon development with linear rear or front gardens, highlighting that tandem or back land development would be unusual for the road.

The case Officer noted that the main point for consideration was CP48, when looking at conversion.

Councillor Oliver then moved the motion of refusal, against Officer recommendation, stating that the application was unsustainable and back land development.

The motion was seconded by Councillor Trevor Carbin.

The Committee then discussed the application, the main points included that the site was in open countryside, however as the application was not for a new build due to there being an existing building, the development was considered a conversion.

Other points raised were that the development was in an already residential area and would re-purpose an unused building into something of use.

The Officer clarified that demolishing the building had not been sanctioned and that should the building be demolished during construction the applicant may be at risk as the development of a new build had not been granted.

The current structure of the steel frame building was discussed, regarding the possibility of asbestos removal with and the associated impact on the building should this be required. The Officer clarified that if work started and the building fell down, there was no fall back if it were no longer standing, as the starting point would be that it was no longer a conversion of a building and fall back to CP2.

A point raised was the future need for housing over the coming years and that every area would be looked upon to accommodate some level of development to help meet the targeted numbers across the county.

Councillor George Jeans arrived at the meeting after the Officer presentation and public speakers and therefore did not take part in the discussion or the vote on the application.

At the close of debate, the Committee voted on the motion of refusal, against Officer recommendation, for the reason set out above.

The motion failed.

Councillor Brian Dalton then moved the motion of approval in line with Officer's recommendation, but with the added standard condition regarding hours of operation on the site.

Councillor Sven Hocking seconded the motion.

The Committee then voted on the motion of approval, as set out above.

It was;

Resolved

That planning permission for application PL/2023/08818 be granted subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site Location Plan PL/0011 ((received 12 October 2023)

Landscape Proposals/Site Plan 1092-MP-01 Rev A dated 10.10.2023 (received 13 May 2024)

Proposed north and south elevation 172.200 Page 01 Rev A dated 10.01.2022 (received 25 March 2024)

Proposed east and west elevation 172.200 Page 02 Rev A dated 10.01.2022 (received 25 March 2024)

Proposed floor plan 172.200 Page 03 dated 19.07.2021 (received 27 October 2023)

Proposed roof plan 172.200 Page 04 dated 19.07.2021 (received 27 October 2023)

External Lighting Plan 100002/LIGHT (received 25 March 2024)

Bat and Protected Species Survey 210510 rev01 dated July 2021

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 69.

4 The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council New Forest Protected Sites Mitigation scheme has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 34.

5 The proposed package treatment plant and drainage field shall be installed, maintained and operated in accordance with the submitted specification and details hereby approved, namely the Graf One2Clean Sewage Treatment Plant. Any subsequent replacements shall have an equivalent or improved performance specification. The package treatment plant and drainage field shall be installed, connected and available for use before the development is occupied and they shall be maintained and operated thereafter for the lifetime of the development.

REASON: To provide ongoing and adequate nutrient mitigation for the nutrient neutrality water catchment for the life of the development and to ensure that any future package treatment plant is of an equivalent or improved standard.

6 External lighting will be installed in strict accordance with the External Lighting Plan (10002/LIGHT). No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity.

7 The dwelling hereby approved shall not be occupied until the parking and turning areas together with a vehicular access thereto has been provided in accordance with details submitted to and approved in writing by the Local Planning Authority. The said parking and turning areas shall not be used other than for the parking and turning of vehicles or for the purpose of access.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

8 The mitigation and enhancement measures detailed in the following Bat and Protected Species Survey 210510 rev01 dated July 2021, Proposed East & West Elevation. Drawing no: 172.200 Rev A and Proposed North & South Elevation. Drawing no: 172.200 Rev A shall be carried out in full prior to the first occupation of the dwelling. These features shall continue to be maintained as approved for the target species for the lifetime of the development

REASON: To provide mitigation and enhancement for biodiversity

9 The dwelling hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external

water usage) and shall not be occupied until a water efficiency assessment to ensure compliance with the Building Regulations Optional requirement of a maximum water use has been complied with.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

10 All landscaping measures comprised in the approved details of landscaping as shown in Landscape Proposals. Drawing no: 1092-MP-01. Rev A. Indigo Landscape Architects shall be carried out in the first planting and seeding season following the first occupation of the dwelling or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure the protection of important landscape habitat features and the protection, mitigation and enhancement of landscape features and biodiversity.

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-H shall take place on the dwellinghouse(s) hereby permitted or within their curtilage.

REASON: In the interests of the amenity, character and appearance of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

12 No construction work shall take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity during the construction phase in the interests of the amenity of the area.

42 **Urgent Items**

There were no urgent items

(Duration of meeting: 3.00 - 3.40 pm)

The Officer who has produced these minutes is Lisa Alexander of Democratic Services, direct line 01722 434560, e-mail lisa.alexander@wiltshire.gov.uk

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