

SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 28 JULY 2011 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Richard Britton, Cllr Brian Dalton, Cllr Christopher Devine, Cllr Jose Green (Vice Chairman), Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr Ian West and Cllr Fred Westmoreland (Chairman)

Also Present:

Cllr Richard Clewer and Cllr Graham Wright

88. **Apologies for Absence**

There were no apologies

89. **Minutes**

The minutes of the meeting held on 7 July 2011 were presented.

Resolved:

To approve as a correct record and sign the minutes.

90. **Declarations of Interest**

Cllr Brian Dalton declared a personal interest in respect of the public participation item in which Cllr Cheryl Hill of Salisbury City Council spoke. He made it clear that he had no involvement in this issue.

Cllr George Jeans declared a personal interest in S/2011/0632 - The Manse Boar Street Mere Warminster as he lives near the property. He gave his assurance that he would consider the application with an open mind.

91. **Chairman's Announcements**

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

92. Public Participation and Councillors' Questions

Cllr Cheryl Hill of Salisbury City Council addressed the committee on the City Council's policy and procedures in respect of the consideration of City area planning applications. She expressed concern that submitted comments from the City Council are not uploaded onto the Wiltshire Council website nor presented at planning meetings.

The Chairman thanked Cllr Hill for her comments and added that he hoped that this would be resolved in the future.

Cllr Mike Hewitt requested that a report on the availability of R2 monies be brought to committee. It was agreed that a report would be brought to a future meeting.

Cllr Richard Britton asked for an update report on progress in respect of the Old Coach House at East Grimstead. It was agreed that a report would be brought to the next meeting.

93. Planning Appeals

The committee received details of the following appeal decisions:

S/2010/0451 - Land at 7 School Lane/ Folly Close, Alderbury – committee – dismissed

S/2009/1272, S/2010/1248, S/2010/1275 - Former Knightwood Kennels, West Grimstead – delegated - dismissed

S/2010/1661, S/2010/0007, S/2011/0001 - Stonehenge Campsite, Berwick St James – committee - allowed

And forthcoming appeals as follows:

S/2011/0566 – 36 Sidney Street/ 8 James Street, Salisbury

S/2011/0527 - 19 Southbourne Way, Porton

94. Planning Applications

94a S/2011/0708 - Hillbilly Acre Southampton Road Clarendon Salisbury SP5 3DG

Public participation

Ms E Cole spoke in objection to the application

Mr G Watt spoke in objection to the application

Mr P Jenks spoke in objection to the application

Mrs E Hartford representing Alderbury Parish Council spoke in objection to the application

The Planning Officer introduced the report, which was recommended for approval, and drew attention to the late correspondence.

During the ensuing debate issues of the impact of neighbouring listed buildings and emerging legislation were discussed.

The Chairman requested that a report on site selection methodology and a report on enforcement action in respect of this site be brought to the next meeting.

Resolved:

To refuse the application for the following reasons

- 1. The application site lies within the countryside where new residential development is strictly controlled. Emerging government policy set out in the DCLG consultation document "Planning for Travellers Sites" seeks fair play with everyone being treated equally and even-handedly through consistent application of policy on housing provision for both the travelling and settled communities. The local planning authority applies considerable weight to this emerging policy, particularly in view of the statement in the Ministerial foreword that "... the current planning policy for traveller sites does not work". The proposal, to permanently station residential mobile homes on the site, would not achieve consistency with housing policy in the countryside, and consequently conflicts with the emerging policy.**
- 2. Notwithstanding reason for refusal no. 1, the application site lies within a sensitive countryside location comprising open land and woodland, and scattered residential properties. The importance of the landscape within the area is recognised by its inclusion within the Landscape Setting of Salisbury policy area where new development is strictly controlled to ensure there is no detriment**

to the visual quality of the landscape. To the immediate south-east side of the site is a grade I listed residential property (St Maries Grange) and to its north-west side a grade II listed residential property (Belmont House); both properties are set in extensive parkland gardens which positively contribute to the countryside character of the area; and the natural and un-cluttered landscape which surrounds these properties equally contributes to their grand country house status and historic significance. To the south-west side of the site is a flood plain of the River Avon, designated as an Area of High Ecological Value; the River Avon itself is a Site of Special Scientific Interest and a Special Area of Conservation.

The proposed development, by reason of the relatively intensive nature of the use and the resulting appearance and spread of the various mobile structures, buildings and engineering works and by reason of the inevitable associated activity and domestic paraphernalia, would be inappropriate in, and uncharacteristic of, this particularly sensitive countryside area as described. In addition, the proposed development, again by reason of the appearance and spread of the various mobile structures, buildings and engineering works, would not preserve the setting or outlook of the adjacent grade I listed house (St Maries Grange) in particular.

The local planning authority recognises that there is a need for accommodation consistent with gypsies nomadic lifestyle. However, the sensitivities of this particular site make it unsuitable as a gypsy site in view of the demonstrated overriding environmental objections. The proposal is, therefore, contrary to Policies H34 (Gypsy Sites), G1 (General Principles for Development), G2 (General Criteria for Development), C2 (Rural Environment), C7 (Landscape Setting of Salisbury), CN3 (Listed Buildings) and CN5 (Listed Buildings) of the Salisbury District Local Plan 2003, and the aims and objectives of PPS5 (Planning for the Historic Environment).

94b **S/2011/0642 - 35 York Road Salisbury SP2 7AT**

Public participation

Mr J Smith spoke in objection to the application

Mr J Byrne, the applicant, spoke in support of the application

Cllr J Rooney, representing Salisbury City Council, spoke in objection to the application

Cllr R Clewer, local member, spoke in objection to the application

The Planning Officer introduced the report, which recommended approval, and drew attention to the late correspondence.

A debate ensued during which issues of overdevelopment, loss of amenity space and parking were discussed.

It was

Resolved:

Subject to the landowner entering into an appropriate unilateral planning obligation and submitting the relevant financial contribution in accordance with Policy R2 of the adopted Salisbury District Local Plan that planning permission be granted for the following reason:

The proposed development is considered accordant with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D3 (Design), H8 (Housing Policy), TR14 (Transportation) and R2 (Open Space Provision) of the saved policies of the adopted Salisbury District Local Plan, insofar as the proposed development would not adversely affect the amenity of neighbours, and makes provision for outdoor recreational facilities in accordance with Policy R2.

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) This development shall be in accordance with the submitted drawing[s] deposited with the Local Planning Authority on 27.04.2011 and 11.05.2011, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt

3) Before development commences the applicant shall commission the services of a competent contaminated land consultant to carry out a detailed contaminated land investigation of the site and the results shall be submitted to the local planning authority. The investigation shall include

- (i) A full desktop survey of historic land use data**
- (ii) A conceptual model of the site indentifying all potential and actual contaminants, receptors and pathways (pollution linkages)**
- (iii) A risk assessment of the actual and potential pollution linkages identified**
- (iv) A remediation programme for contaminants identified, to incorporate a validation protocol for the remediation work implemented, confirming whether the site is suitable for use.**

REASON: In the interests of public health and safety.

POLICY: G2

4) The land contamination remediation programme shall be agreed in writing by the local planning authority before development is commenced, and the remediation works shall be carried out in accordance with the details thereby agreed.

REASON: In the interests of public health and safety.

POLICY: G2

Informative:

The applicant should note that additional residents parking permits will not be allocated to new developments in restricted parking areas. In this case no more than the two permits to which the existing dwelling is already entitled will be issued.

Cllr Brian Dalton requested that his dissention be recorded

94c **S/2011/0518 - Summerfield House Berwick St. James Salisbury SP3**
4TQ

Public participation

Mr T Allen, agent, spoke in support of the application
Mr W Grant, applicant, spoke in support of the application
Mrs S Grant, applicant, spoke in support of the application

The Planning Officer introduced the report, which recommended approval, and drew attention to the late correspondence which included revised conditions.

During the debate the issue of retention of the trees near the entrance was discussed.

It was therefore

Resolved:

That the decision to grant planning permission be delegated to officers following negotiations with the applicant to retain all the roadside trees and amend condition no.18 accordingly. The reason as follows:

The principle of the general redevelopment of the site as proposed has already been agreed and, subject to conditions, it is not considered that the revisions now proposed would result in any significant additional impacts which would make the development unacceptable in planning terms. The development would therefore accord with the aims and objectives of the development plan and other material Government guidance, having particular regard to saved policies G1, G2, G4, H30, E21, CN21, CN22, C2, C6, C8, C12, TR11, TR14, R1C and PPS1, PPS4, PPS5, PPS7, PPS25, PPG13.

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 Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2) This decision relates to documents/plans submitted with the application, listed below:

Plan Ref....368-01 Rev.E...
Plan Ref....Gws/wd/02A...
Plan Ref....Gws/wd/03A...
Plan Ref....Proposed stable block details...
Plan Ref....Proposed secure store details...
Plan Ref....Proposed office details...

Reason: For the avoidance of doubt.

- 3) Notwithstanding the information originally submitted with the application, no development shall take place until details of the timing of demolition works for all existing buildings on the site have been submitted to and agreed in writing by the local planning authority. The buildings shall be demolished in accordance with the agreed details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the visual benefits of removing existing buildings, which are essential to the development's overall acceptability, are secured within a reasonable timeframe.

Policy: C6

- 4) No development (other than the menage and northern access already completed) shall take place until details and samples of all external facing and roofing materials (including the colour of any timber stain) to be used in the construction of the replacement dwelling, stable block/store building, office building and storage building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and the character and appearance of the area.

Policy: C6

- 5) No development (other than the menage and northern access already completed) shall take place, including site clearance, until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning

Authority and these works shall be carried out as approved. These details shall include indications of all existing trees, hedgerows and other site features and details of any to be retained together with measures for their protection in the course of development and proposed finished levels or contours. The details of the hard landscaping of the site shall include details of the surfacing materials and colours of all hard surfaces and where so required by the Local Planning Authority, samples of such materials and finishes.

Reason: In the interests of visual amenity and the character and appearance of the area.

Policy: C6

- 6) Soft landscape works shall include planting plans and full written specifications and schedules of plants, including species, plant sizes, numbers/densities and positions. If within a period of 5 years from the date of the planting or establishment of any tree, shrub or plant, that tree, shrub or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub or plant of the same species and size as that originally planted shall be planted at the same place unless the Local Planning Authority gives its written consent to any variation.**

Reason: In the interests of visual amenity and the character and appearance of the area.

Policy: C6

- 7) No development (other than the menage and northern access already completed) shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.**

Reason: In the interests of visual amenity and the character and appearance of the area.

Policy: C6

- 8) No development (other than the menage and northern access already completed) shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

Reason: In the interests of visual amenity and the character and appearance of the area.

Policy: C6

- 9) No development (other than the menage and northern access already completed) shall take place until further details of the ecological mitigation measures have been submitted to and agreed in writing by the local planning authority. Details shall include drawings to demonstrate that the mitigation measures detailed within sections 6.1, 6.2 and 6.5 of the submitted Survey for Protected Wildlife Species (Country Contracts, May 2010) can and will be incorporated into the development design, and a timetable for implementation. The development shall be carried out in accordance with the agreed details.**

Reason: In the interests of protected species

Policy C12

- 10) No work shall be undertaken to demolish any building during the period 1st March to 31st August, unless otherwise agreed in writing by the local planning authority.**

Reason: In order to protect nesting birds

Policy: C12

- 11) The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (ref: Brimble Lea & Partners / Development**

Partnerships Ltd - August 2006).

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

Policy: PPS25

- 12)No development (other than the menage and northern access already completed) shall take place until the detailed design of the revised surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include details of the proposed soakaways and clarification of any overland flow routes in an exceedance event.**

Reason: To prevent the risk of surface water flooding.

Policy: PPS25

- 13)No development (other than the menage and northern access already completed) shall take place until a scheme of water efficiency measures to reduce the water consumption of the replacement dwelling, stable block/store building, office building and storage building, hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented and thereafter retained in accordance with the approved details.**

Reason: In the interests of the conservation of water and energy resources.

Policy: G1

- 14)No development (other than the menage and northern access already completed) shall take place until a scheme for the discharge of foul water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out prior to the**

first commencement of the use of the buildings hereby approved and shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

Policy: G2, G5

15)No development (other than the menage and northern access already completed) shall take place until a method statement detailing the potential risks from pollution, such as the storage of oils, fuels and chemicals to include mitigation measures during and after construction to the river system, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To minimise the risk of pollution of the water environment.

Policy: G2, C18

16)No development (other than the menage and northern access already completed) shall commence within the area indicated (proposed development site) until:

- A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and**
- The approved programme of archaeological work has been carried out in accordance with the approved details.**

Reason: To enable the recording of any matters of archaeological interest.

Policy: CN22

17)No development (other than the menage and northern access already completed) shall take place until a Waste Management Plan

has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall include targets and objectives for the minimisation and recycling of any waste or materials generated during the demolition and construction phases. The development shall be carried out in accordance with the approved details.

Reason: In the interests of ensuring sustainable development

Policy: G1

18) No part of the development (other than the menage) shall be first brought into use/occupied until:

- a scheme has been submitted to and agreed in writing by the local planning authority detailing possible improvements to visibility at the southern access which do not require the significant removal of trees to the site frontage; and any improvements agreed have been provided;
- visibility splays of 4.5m x 75m measured from the centre line of the northern access have been provided across the site frontage with no obstruction to visibility at or above a height of 300mm above the nearside carriageway level.

The visibility splays shall be maintained free of obstruction at all times thereafter.

Reason: In the interests of highway safety.

Policy: G2

19) The extent of the area of land related to the employment use, hereby approved, shall be limited to that area of land as illustrated within the blue line on submitted plan (drawing AP/001/RevA received on 23.06.11) and the residential curtilage associated with the replacement dwelling hereby approved, shall be limited to that area of land contained within the red line as illustrated on this plan.

Reason: In the interests of highways safety and the amenity of the area.

Policy: G2

20) Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactments thereof, the office building hereby approved shall enure solely for the benefit of Fox Grant Ltd and shall be used as office accommodation and ancillary storage and for no other use including any other purpose in Class B1 of the Town and Country Planning (Use Classes (Amendment) Order 1987 or any subsequent re-enactment, without formal planning permission first being obtained.

Reason: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

Policy: G2

21) Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactments thereof, the storage building hereby approved shall be used solely as an ancillary storage facility to the office use and menage hereby approved, and for no other use without formal planning permission first being obtained.

Reason: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

Policy: G2

22) There shall be no external storage of any goods, plant or material associated with the employment use hereby approved.

Reason: In the interests of the appearance of the site and the amenities of the area.

Policy: C6

23) No development (other than the menage and northern access already completed) shall take place until details of any external lighting, including lighting to the car parking area associated with the employment use hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and the character and appearance of the area.

Policy: C6

24) The menage hereby permitted shall be used only for private and domestic purposes incidental to the enjoyment of the associated dwelling at Summerfield House and shall not be used on a commercial basis or for any other business or commercial use whatsoever.

Reason: In the interests of highway safety and/or to protect the living conditions of nearby residents.

Policy: G2

INFORMATIVES:

Condition 13 – Water efficiency

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered. Any submitted scheme should include detailed

information (capacities, consumption rates etc) on proposed water saving measures, not manufacturer's specifications. Applicants are advised to refer to the following for further guidance:

<http://www.environment-agency.gov.uk/homeandleisure/drought/31755.aspx>
<http://www.savewatersavemoney.co.uk/>

Conservation of Habitats and Species Regulations 2010

There is a risk that bats may occasionally roost in buildings due for demolition under this permission. Under the Conservation of Habitats and Species Regulations 2010, it is an offence to harm or disturb bats. Planning permission does not provide a defence against prosecution under this legislation. If bats are found during the works, the applicant is advised to stop work and follow advice from their own Ecologist or to contact an Ecologist at Wiltshire Council (01225 718478) before proceeding further.

Environment Agency letter

The applicant's attention is drawn to the information contained within the Environment Agency's letter of 05/05/11.

94d **S/2011/0697 - 4 Churchfields Road Salisbury SP2 7NH**

Public participation

Mr C Mitchell, the applicant, spoke in support of the application
Cllr R Clewer, local member, spoke in objection to the application

The Planning Officer introduced the report which recommended approval.

A debate ensued and it was

Resolved:

Subject to the owner completing the unilateral planning obligation by submitting the relevant financial contribution, the proposed development would be accordant with Policy R2 of the adopted Salisbury District Local Plan that planning permission be granted for the following reason:

The proposed development is considered accordant with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D3 (Design), H8 (Housing Policy),

TR14 (Transportation) and R2 (Open Space Provision) of the saved policies of the adopted Salisbury District Local Plan, insofar as the proposed development would not adversely affect the amenity of neighbours, and makes provision for outdoor recreational facilities in accordance with Policy R2.

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) This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Drawing ref.no.02 received on 18 May 2011

Drawing ref.no.03 received on 18 May 2011

Design, access and heritage statement

REASON For the avoidance of doubt

3) Notwithstanding the approved drawings, no works shall commence until details of the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) Large scale details of windows (which shall be traditional painted timber sash) to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;

(ii) Large scale details of external doors including fanlight and door arch formation

(iii) Full details of proposed rooflights, which shall be conservation style

(iv) Details of rainwater goods.

The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the Conservation Area

Policy CN8 and CN11 Conservation Area

4) Notwithstanding the details shown on the submitted plans and forms, no development shall commence on site until details of the materials for the walls and roof as well as the brick bond 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 visual amenity and the character and appearance of the area.

POLICY: CN8 and CN11 Conservation Area

5) No development shall commence on site until a scheme of works for noise attenuation including that separating wall and floor structures has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed prior to the premises are first brought into use/first occupied and shall be maintained in accordance with the approved details at all times thereafter.

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

POLICY: G2 General criteria for development

6) No construction work shall take place outside the hours of 0800 in the morning and 1800 in the evening from Mondays to Fridays and outside the hours of 0900 and 1300 on Saturdays. No work shall take place at any time on Sundays and Bank or Public Holidays.

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

POLICY: G2 General criteria for development

Informative

Given the limited capacity of the nearby on-street residents parking scheme, to ensure that any existing on-street parking problems are not exacerbated, the proposed development will not be eligible for any additional parking permits.

94e **S/2011/0632 - The Manse Boar Street Mere Warminster BA126DD**

Public participation

Mr A Seth-Ward, the applicant, spoke in support of the application
Mr D Carpendale, the agent, spoke in support of the application
Ms Mary White representing Mere Parish Council spoke in support of the application

The Conservation Officer introduced the report which sought retrospective approval.

A debate ensued regarding the condition of the stonework and options for its preservation.

It was

Resolved:

That listed building consent be approved for the following reason.

Reason: The works are considered to have no adverse impact on the character of the listed building.

94f **S/2011/0678 - The Lime Yard Crockford Crockford Corner West Grimstead Salisbury SP5 3RH**

Public participation

Mrs Lindy Paramor spoke in objection to the application
Mt T Allen, the agent, spoke in support of the application
Mr G Bayford representing Grimstead Parish Council spoke in objection to the application

The Planning Officer introduced the report and drew attention to the late correspondence.

A debate ensued during which issues of the impact on the neighbourhood amenity and traffic issues were discussed.

Resolved

That the application be refused for the following reasons

The 1.6 ha application site lies within a remote countryside location characterised by open farmland, woodland and scattered residential properties; the site and its wider surroundings are designated as a Special Landscape Area. Access to the site is via country lanes, which from the east direction are narrow and windy in places, passing residential properties. The site is presently occupied by a single use comprising an agricultural lime yard where lime is imported, processed (including drying and crushing), and exported - this is a 'sui generis' use. The larger part of the existing use is heaped storage of the lime in both un-processed and processed form on both open and covered parts of the site.

The proposal, which is to allow unrestricted Class B2 and Class B8 uses on different parts of the site, would, by reason of the un-specified (but potentially significant) scale of the new development, the unknown (but potentially significant) levels of activity associated with the new development (including in terms of traffic generation on the entire surrounding country lane network), and the unknown (but potentially significant) affects of other environmental considerations (including visual impact, hours of operation and lighting), would have a detrimental impact on both the amenities of the countryside and the amenities of residents within the locality. This is contrary to Policies G2, C2 and C6 of the Salisbury District Local Plan 2003.

94g **S/2010/1549 - Packway Garage The Packway Larkhill Salisbury SP4 8PZ**

This item was deferred to the next meeting

94h **S/2011/0551 - Site adjacent to Fitz Farm Teffont Salisbury SP3 5QY**

This item was deferred to the next meeting

95. **Urgent Items**

There were no urgent items

(Duration of meeting: 6.00 - 10.20 pm)

The Officer who has produced these minutes is Pam Denton, of Democratic Services,
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