

## SOUTHERN AREA PLANNING COMMITTEE

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### MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 16 SEPTEMBER 2010 AT ALAMEIN SUITE - CITY HALL, SALISBURY.

#### **Present:**

Cllr Richard Britton, Cllr Christopher Devine, Cllr Jose Green (Vice Chairman), Cllr George Jeans, Cllr Ian McLennan, Cllr Bill Moss (Reserve), Cllr Paul Sample (Reserve), Cllr John Smale (Reserve), Cllr Ian West, Cllr Fred Westmoreland (Chairman) and Cllr Graham Wright

#### **Also Present:**

Cllr Bridget Wayman

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#### 89. **Apologies for Absence**

Apologies were received from Cllr Mary Douglas (substituted by Cllr John Smale), Cllr Brian Dalton (substituted by Cllr Paul Sample) and Cllr Mike Hewitt (substituted by Cllr Bill Moss).

#### 90. **Minutes**

The minutes of the meeting held on 26 August 2010 were presented.

#### **Resolved:**

**To approve as a correct record and sign the minutes.**

#### 91. **Declarations of Interest**

There were none.

#### 92. **Chairman's Announcements**

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

#### 93. **Public Participation**

The Committee noted the rules on public participation.

94. **Land at the former Wisma Poultry Farm/Stonehenge Campsite, Berwick Road, Berwick St. James, Wiltshire SP3 4TQ**

Public participation:

Lt. Col. Stephen Bush, spoke in support of recommendation B, as per the report

Mr Will Simpson-Gee spoke in support of recommendation B

Mr Henry Colthurst spoke in support of recommendation B

Mr Tony Allen, the agent, spoke in support of recommendation A

Mr Will Grant, the owner, spoke in support of recommendation A

Mrs Susan Grant, the owner, spoke in support of recommendation A

The Planning Officer introduced the report and drew members' attention to the late list.

The Committee discussed the options presented by the case officer regarding the Council's interpretation of Part 4 of the General Permitted Development Order (GDPO), the implications of this and the prospect of taking enforcement action in light of this against the operators of the aforementioned site.

The issue of whether the site subject of the report could and should be considered to be one or two planning units was also discussed.

**Resolved:**

**That the Area Development Manager (South) be authorised to issue the following Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 and serve it on the appropriate person(s) as follows:**

**Alleging the following breach of planning control:**

**Without planning permission, the use of the Land for temporary events, in particular the use as a temporary camping site for the stationing and human habitation of tents, in excess of that permitted by Part 4, Class B of the Town and Country Planning (General Permitted Development) Order 1995.**

**The Enforcement Notice to require the following steps to be taken:**

- 1. Remove any tents stationed on the Land; and**
- 2. Cease permanently the use of the Land for temporary events, in particular the use as a temporary camping site for the stationing and human habitation of tents, in excess of that permitted by Part 4, Class B of the Town and Country Planning (General Permitted Development) Order 1995.**

**Timescale for compliance with the Enforcement Notice:**

**Step 1: One month.**

**Step 2: One month.**

**Reasons for serving the Enforcement Notice:**

- 1. The Land is situated within a prominent part of the landscape, which is designated as a Special Landscape Area, and lies against the backdrop of the Winterbourne Stoke Conservation Area and is in close proximity to a Site of Special Scientific Interest/Special Area of Conservation. The Land is also in close proximity to a number of residential properties. The unlimited use of the Land as a camping site for the stationing and human habitation of tents in excess of the 28 days per calendar year permitted by Part 4, Class B of the Town and Country Planning (General Permitted Development) Order 1995, has had a significant and unacceptable visual impact upon the landscape qualities of the area, including the setting of the Conservation Area, and it is not considered that this harm is outweighed by economic benefits or could be satisfactorily addressed through new landscaping. The use has also seriously adversely affected neighbouring and nearby residential amenities, by reason of the undue noise and disturbance caused by activities on the Land, in particular late at night, anti-social behaviour and associated comings and goings to and from the Land. To permit the development to continue would therefore be contrary to the aims and objectives of the adopted Salisbury District Local Plan, including saved policies G1, G2, C2, C6, CN11 and T9, and the guidance contained within PPS4, PPS5, PPS7 and the Good Practice Guide for Planning & Tourism.**

**That the Area Development Manager (South) also asks the Litigation Team to investigate enforcement against any breach of the Section 106 Undertaking in respect of temporary camping in excess of that permitted by Part 4, Class B of the Town and Country Planning (General Permitted Development) Order 1995.**

**That the Committee considers, for the avoidance of any doubt, that the whole site, being the land used for temporary camping, the certified caravan site and the land to the south associated with Summerfield House, should all be considered as a single planning unit.**

**That the Area Development Manager (South) investigate the issuing of a Direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995, to remove “permitted development” rights under Parts 4 and 5 of the 2<sup>nd</sup> Schedule of that Order.**

**95. Planning Appeals**

The Committee received details of the following appeal decisions:

S/2009/1477 Land Between Pearl Cottage and the Bungalow, Cholderton, Salisbury – Dismissed – Delegated (Costs awarded to WC)  
09/1538 Ware Farm, Benn Lane, Farley – Allowed – Delegated

And forthcoming appeals as follows:

S/2010/0827 16 Bourne View, Allington

S/2009/1936 Site at 66 Winterslow Road, Porton

S/2010/1248 Land at Former Knightwood Kennels

S/2010/1275 Land at Former Knightwood Kennels

**Resolved:**

**That the report be noted.**

96. **Planning Applications**

- 96a. **S/2010/1058 - Stonehenge Caravan & Camping Site - Stonehenge Caravan & Camping Site, Berwick St. James, Salisbury, SP3 4TQ - Retrospective application to retain operational development associated with use of land as a caravan club site and tenting/rally area.**

Owing to the receipt of significant late items, it was agreed that this item be deferred to a later meeting of the Southern Area Planning Committee.

- 96b. **S/2010/0797 - Stonehenge Caravan Campsite - Stonehenge Campsite, Berwick Road, Berwick St. James, Salisbury, SP3 4TQ - Retrospective application for the display of 2 advertisements.**

Owing to the receipt of significant late items, it was agreed that this item be deferred to a later meeting of the Southern Area Planning Committee.

- 96c. **S/2010/0310 - Land to rear of Vine Cottage, Fore Street, Wylve, Warminster, BA12 0RQ - Demolition of curtilage building and proposed erection of 3 no. Dwellings and associated access and drainage works**

With the Chairman's agreement, this application was considered together with the associated Conservation Area Consent application for pre-required demolition works referred to at minute number 96d below.

Public participation:

Mr Peter Bonchart, the architect, spoke in support of the application.

The Planning Officer presented the report which recommended approval subject to conditions, and drew attention to the late list of additional information.

A debate ensued regarding the design, form and extent of development, impact on surroundings, site drainage and highway safety implications of the proposal.

**Resolved:**

**That the application be approved subject to submission of a Unilateral Agreement under S106 of the Town and Country Planning Act for the provision of a financial contribution to secure public recreational open space facilities in accordance with Local Plan policy R2 and conditions, in line with the officer's recommendations, for the following reasons:**

It is considered that the proposed development would not be unacceptable in principle. It would not consist of backland development that would be inappropriate, and would not harm the character or appearance of the Wylve Conservation Area, the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, or the setting of adjacent listed buildings. The development would not result in harm to the living conditions of nearby properties, highway safety, archaeology, ground water source protection, protected species, the River Avon Site of Special Scientific Interest or Special Area of Conservation or public recreational open space facilities. It would not be at unacceptable risk from noise or disturbance.

The proposed development would therefore comply with saved policies H16 (Development within Housing Policy Boundaries), C4, C5 (Development within Areas of Outstanding Natural Beauty), D2 (Infill Development), C10 (Nature Conservation), C12 (Protected Species), G1, G2 (General Development Criteria), G8 (Groundwater Source Protection), CN8 (Development within Conservation Areas), CN9 (Demolition of Buildings within Conservation Areas), CN10 (Loss of Gardens in Conservation Areas), CN21 (Areas of Special Archaeological Interest) and R2 (Public Recreational Open Space) of the Adopted Salisbury District Local Plan (saved policies).

It would also comply with National Guidance in PPS1 (Delivering Sustainable Development), PPS3 (Housing), PPS5 (Planning for the Historic Environment), PPS7 (Sustainable Development in Rural Areas), PPS9 (Protected Species), PPS23 (Planning and Pollution Control) and PPG24 (Planning and Noise) and the advice the Wylve Conservation Area Appraisal and circular 03/99.

**And 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 approved shall be undertaken in accordance with the following approved plans:

REASON: for the avoidance of doubt and in the interests of proper planning

(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 all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
  - (ii) Full details of proposed rooflights, which shall be set in plane with the roof covering;
  - (iv) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
  - (v) Large scale details of proposed eaves and verges (1:5 section);
  - (vi) Details of rainwater goods (which shall be metal and finished in black);
  - (vii) samples of the external facing materials (including roof materials)
- 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

(4) No part of the development hereby permitted shall be occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

POLICY: G2

(5) The gradient of the access way shall not at any point be steeper than 1 in 15 for a distance of 4.5m metres from its junction with the public highway.

REASON: In the interests of highway safety

POLICY: G2

(6) No part of the development shall be occupied until the visibility splays

shown on the approved plans have been provided with no obstruction to visibility at or above a height of 1.0m 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

(7) No development shall commence until details of the means of surface water drainage of the site (including surface water from the access/driveway), incorporating sustainable drainage details, have been submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in accordance with the drainage details thereby approved. No water or effluent should be discharged from the site or operations on the site into the railway undertaker's culverts or drains.

REASON: in the interests of highway and railway safety, and the amenities of nearby properties.

POLICY: G2

(8) Development shall be undertaken in accordance with the recommendations of the protected species survey dated November 2009 (set out at section 6) and the Arboricultural Appraisal dated 26<sup>th</sup> June 2008 unless otherwise agreed, in writing, by the Local Planning Authority.

REASON: in the interests of protected species and the character and appearance of the area with regard to trees.

POLICY: C12, G2

(9) No groundworks shall commence on site until an archaeological watching brief has been arranged to be maintained during the course of the works affecting the historic fabric of the building. The watching brief shall be carried out in accordance with the written specification, by a professional archaeologist, which shall have been first agreed in writing by the Local Planning Authority.

REASON: To safeguard the identification and recording of features of archaeological interest.

POLICY- CN21

(10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment)

(No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending those Orders with or without modification), no external alterations or development within Part 1, Classes A-H (including the insertion of further windows) shall take place on the dwellinghouses hereby permitted or within their curtilage.

REASON: In the interests of the character and appearance of Conservation Area, to ensure that the integrity of the design is maintained, and to prevent the insertion of windows that could result in loss of privacy within the site and to adjoining neighbours.

POLICY: CN8, G2

(11) Construction work shall not begin until a scheme for protecting the proposed residential properties from noise and vibration from the nearby railway line has been submitted to and approved by the Local Planning Authority; all works which form part of the scheme shall be completed before any part of the residential development is occupied.

REASON: to ensure a reasonable standard of accommodation

POLICY: PPG24

(12) 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 provided to the Local Planning Authority:

The investigation must include:

- (a) A full desktop survey of historic land use data,
- (b) A conceptual model of the site identifying all potential and actual contaminants, receptors and pathways (pollution linkages).
- (c) A risk assessment of the actual and potential pollution linkages identified,
- (d) A remediation programme for contaminants identified. The remediation programme shall incorporate a validation protocol for the remediation work implemented, confirming whether the site is suitable for use.

The remediation programme shall be fully implemented, and the validation report shall be forwarded to the Local Planning Authority, prior to first occupation of the first of the dwellings hereby approved being occupied.

REASON: In the interests of public health and safety

POLICY: G2

(13) The development hereby approved shall be undertaken in accordance



with the mitigation measures proposed in the Construction Method Statement dated February 2010 unless otherwise agreed in writing by the Local Planning Authority.

REASON: in the interests of preventing groundwater pollution

POLICY: G8

(14) Works to construct the development hereby approved shall only take place between the hours of 08:00 to 17:30 on Mondays to Fridays and 08:00 to 13:00 on Saturdays. Works shall not take place on Sundays or Public Holidays.

REASON: in the interests of the amenities of nearby properties

POLICY: G2

(15) No development shall commence on site until a sample wall panel, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: In the interests of visual amenity and the character and appearance of the Conservation Area.

POLICY- CN8

(16) (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus

materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition retained tree means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

POLICY- G2, CN8

(17) The development shall be undertaken in accordance with the following approved plans and drawings:

- Location Plan – 1113/08, received 5<sup>th</sup> March 2010
- Proposed Site Plan – 113/09F, received 8<sup>th</sup> June 2010
- Existing and Proposed Street Scenes and Proposed Site Section - 113/10F, received 6<sup>th</sup> July 2010
- Proposed Plans and Elevations House 1 – 113/12E, received 6<sup>th</sup> July 2010
- Proposed Plans and Elevations House 2 – 113/13C, received 8<sup>th</sup> June 2010
- Proposed Plans and Elevations House 1 – 113/14B, received 17<sup>th</sup> August 2010
- Site Section C-C – 1113/15D, received 17<sup>th</sup> August 2010
- Proposed Plans and Elevations Garages to Vine Cottage and House 1 – 1113/16, received 5<sup>th</sup> March 2010

REASON: For the avoidance of doubt.

96d. **S/2010/0311 - Land to rear of Vine Cottage, Fore Street, Wylve, Warminster, BA12 0RQ - Demolition of curtilage building**

The Planning Officer presented the report which recommended approval subject to conditions, and drew attention to the late list of additional information.

**Resolved:**

**That the application be approved for the following reasons:**

The proposed demolition, provided that it is replaced by house 1 as

proposed in planning application S/2010/0310, would maintain the character and appearance of the Conservation Area. It would therefore comply with policies CN8 and CN9 (development and demolition of buildings within Conservation Areas) of the Adopted Salisbury District Local Plan and the advice in PPS5 (Planning for the Historic Environment) and the Wylve Conservation Area Appraisal.

**And subject to the following conditions:**

(1) The works for which conservation area consent is hereby granted shall be begun within three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(2) No works for the demolition of the building or any part thereof shall commence on site until a valid construction contract has been entered into under which one of the parties is obliged to carry out and itself complete the works of development of the site for which planning permission has been granted under application reference S/2010/0310 or such other application(s) approved by the Local Planning Authority; and; evidence of the construction contract has first been submitted to and approved by the Local Planning Authority.

96e. **S/2010/0997 - Land on Spiregate, Steep Hollow, Dinton, Salisbury, SP3 5HL - Carry out improvements to existing access, demolition of timber garage and erection of single detached dwelling**

Public participation:

Mr David Wise, neighbour, spoke in opposition to the application

Mr Rupert Sebaq-Montefiore spoke in opposition to the application

Mrs Caroline Bannock, a local resident, spoke in opposition to the application

Mr Diccon Carpendale, the agent, spoke in support of the application

Mr Hugh Abel spoke in support of the application

Mr Charles Smith, of Dinton Parish Council, spoke in support of the application

Mrs Bridget Wayman, the local member, spoke in opposition to the application

The Planning Officer presented the report which recommended approval subject to conditions and drew attention to the late list of additional information.

A debate ensued regarding the design and scale of the proposed development, and its impact on the neighbouring conservation area and

surrounding views.

**Resolved:**

**That the application be refused for the following reasons:**

1) The site is situated on the edge of the built up area of the village of Dinton, within a designated Housing Restraint Area, occupying a sensitive location within the landscape. The scale and design of the dwelling would result in the development having an excessive impact within the landscape, that would be seen to harmfully extend the village into the open rural area. The development would therefore be contrary to saved policies H19 (i & iv) and C5 of the adopted Salisbury District Local Plan.

2) The proposed dwelling would unacceptably harm the amenities of Orchard Cottage, through overbearing and overlooking impacts, due to a combination of the excessive bulk of the facing south elevation, its elevated ground level and proximity to the southern boundary, and positioning of windows. The development would therefore be contrary to saved policy G2(vi) of the adopted Salisbury District Local Plan.

3) The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the adopted Salisbury District Local Plan because appropriate provision towards public recreational open space has not been made.

**INFORMATIVE - R2 FOR REFUSAL:**

It should be noted that the reason given above relating to Policy R2 of the adopted Local Plan could be overcome if all the relevant parties can agree with a Section 106 Agreement, or, if appropriate by a condition, in accordance with the standard requirement of public recreational open space.

96f. **S/2010/0798 - Mapperton Hill Farm, Gillingham Road, Mere, Warminster, BA12 6LH - Change of use of land to extension of residential curtilage, demolition of outbuilding and erection of building to provide additional accommodation**

**Public participation:**

Mr Diccon Carpendale, the agent, spoke in support of the application

Mr Damian Cardoza, the applicant, spoke in support of the application

Mr Rodney Coward, of Mere Parish Council, spoke in support of the application

The Planning Officer presented the report which recommended refusal and drew attention to the late list of additional information.

A debate ensued regarding the design and principle of the proposed development in the countryside, economic significance and the unusual circumstances of the applicant with regard to the reason for the application.

**Resolved:**

**That subject to the submission of a Unilateral Undertaking requiring:**

- i) **non-separation of title between the existing residential dwelling and the new additional residential dwelling; and**
- ii) **provision of a financial contribution to secure public recreational open space facilities in accordance with Local Plan policy R2**

**That the application be approved for the following reasons:**

The site is situated outside of a development boundary, remote from existing settlements, where new residential development would not normally be permitted. However, it is considered that the applicants have demonstrated that there are exceptional personal circumstances which justify the new residential accommodation in this location, and the character of the countryside would be preserved due to the visual benefits provided by the replacement of the existing barn with a more appropriately designed building, which would accord with polices C2 and C6 of the Salisbury District Local Plan.

**And 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....MP-002....	Date
Received....28.05.10....	
Plan Ref....05155-2....	Date
Received....10.09.10....	

REASON: For the avoidance of doubt.

- 3) Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such

materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of the character and appearance of the area.

POLICY: C6

- 4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Hard landscaping works shall be carried out as approved prior to first occupation of the residential accommodation hereby permitted. All planting, seeding or turfing comprised in the approved details of soft landscaping shall be carried out in the first planting and seeding seasons following the completion of development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of development 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 the Local Planning Authority gives written consent to any variation.

REASON: In the interests of the character and appearance of the area.

POLICY: C6

- 5) Visibility shall be provided at the site access, with nothing over 1.0m in height above the adjacent carriageway level being planted, erected or maintained in front of the splay lines shown on the submitted plan numbered 05155-2.

REASON: In the interests of highways safety.

POLICY: G2

- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions to the building hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

POLICY: C6

- 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the extended residential curtilage hereby permitted.

REASON: To safeguard the character and appearance of the area.

POLICY: C6

96g. **S/2010/0615 Burton Farmhouse, Burton, Mere, Warminster, BA12 6BR - Change of use of Outbuilding to residential annexe ancillary to Burton Farmhouse**

The Committee considered the report, which recommended agreement to an extension of time within which to secure a legal agreement for the aforementioned planning application.

Officers were hopeful that the agreement could be finalised and agreed within the next 3 months at the very latest, and hence this option would result in completion of the agreement and the issuing of planning consent.

**Resolved:**

- 1. To agree to the extension of time.**
- 2. To delegate to officers the ability to either refuse the application after the 3 month period or to continue negotiations as they think fit.**

97. **Urgent Items**

**Report of the Southern Development Management team on the consultation by North Dorset District Council on planning application for 4 no. wind turbine generators and associated works close to the Wiltshire border.**

The Chairman approved consideration of this item as a matter of urgency as the matter could not be reasonably delayed until the next scheduled meeting.

The chair drew members' attention to Agenda Supplement (1) and the consultation paper from North Dorset District Council with regard to an application for four 120m wind turbines and associated works within close proximity to the Southern Wiltshire border.

Public participation:

Cllr Bridget Wayman, the local member, spoke in opposition to the proposed development

A debate ensued regarding the visual impact of such a development on the special landscape areas of South Wiltshire.

**Resolved:**

**That the Committee endorses the contents of the previous Salisbury District Council Western Area Committee report dated 7 August 2008, notwithstanding the reduction in scale by two turbines, and delegates responsibility to Planning Officers to make representations to North Dorset District Council as follows:**

That the Committee objects to the above mentioned planning application on the basis of the adverse visual impact to the rural landscape within the County, including land within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, as well as at other locations, that would result from the erection of four tall, alien, intrusive and animated structures.

(Duration of meeting: 6.00 - 9.50 pm)

The Officer who has produced these minutes is Pam Denton, Senior Democratic Services Officer, of Democratic Services, direct line (01225) 718371, e-mail [pam.denton@wiltshire.gov.uk](mailto:pam.denton@wiltshire.gov.uk)

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