

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 28 OCTOBER 2010 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Richard Britton, Cllr Christopher Devine, Cllr Mary Douglas, Cllr Jose Green (Vice Chairman), Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr Ian West, Cllr Fred Westmoreland (Chairman) and Cllr Graham Wright

Also Present:

Cllr Richard Clewer

106. **Apologies for Absence**

There were no apologies for absence

107. **Minutes**

The minutes of the meeting held 7 October 2010 were presented.

Resolved:

To approve as a correct record and sign the minutes.

108. **Declarations of Interest**

S/2010/1265 – Councillor Douglas said that she knew the previous tenants of 76 Castle Road however she did not have a close association and therefore felt that there was no personal or prejudicial interest.

S/2010/1072 - Councillor Wright declared a personal and prejudicial interest and would withdraw from the meeting for the duration of the consideration and determination of the application.

S/2010/0605 - Councillor Britton read out a statement regarding a letter that he wrote to Sport England which may have created the impression that he had predetermined the application. He would therefore speak in his capacity as local member and then withdraw from the meeting for the duration of the consideration and determination of the application.

109. **Chairman's Announcements**

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

110. **Public Participation**

The committee noted the rules on public participation.

111. **Planning Appeals**

The committee received details of the following appeal decisions:

S/2010/082716 - Bourne View, Allington – Delegated - Dismissed

S/2009/1543 - Adj 19 Victoria Road, Wilton – Delegated - Dismissed

S/2009/1903 - The Corn Mill, Crouchston, Bishopstone – Committee - Dismissed

S/2009/1820 - 15A Pennyfarthing Street, Salisbury - Delegated - Allowed

And forthcoming appeals as follows:

S/2010/0007 - Stonehenge Campsite, Berwick St James

S/2010/1137 - Adjacent The Packway, Larkhill

S/2010/1025 - Adjacent 18 Folkestone Road, Salisbury

S/2010/0967 - 10 Woodside Road, Salisbury

112. **Planning Applications**

112a **S/2010/1058 - Stonehenge Caravan and Camping Site, Berwick St James**

Public participation:

Mr Mark Hopkins spoke in objection to the application

Mrs Rosemary Gairdner spoke in objection to the application

Mrs Catherine Lockwood spoke in support of the application

Mr Will Grant spoke in support of the application

Mr Jim Carr, on behalf of Winterbourne Stoke Parish Council, Spoke against the application.

The Planning Officer introduced the report which recommended refusal and drew members' attention to the late list which contained additional correspondence and supporting information from the applicant.

A debate ensued during which the issue of the Caravan Club's intention to not renew the applicant's Certified Location license was discussed in detail.

RESOLVED

That the application be refused for the following reasons:

The application proposes various operational development to facilitate the operation of an existing Caravan Club Certified Location (CL) and the holding of temporary tenting/rally events, as may be permitted under the General Permitted Development Order. However, there is considerable doubt over the future prospects of the site to operate as a CL due to the impending withdrawal of the applicant's CL license. Furthermore, without the operation of a CL site, it is not considered that the range of permanent facilities proposed, which include structures, hardstandings and other paraphernalia, can be adequately justified for tenting/rally events which are only permitted to be carried out on a temporary basis. Consequently, in the absence of a long term permanent need for the camping/caravan related proposals, the development would represent an unjustified intrusion into the countryside which planning policy seeks to protect. The development would therefore be contrary to planning policies which seek to preserve the character and appearance of the countryside, including saved policies C2 and C6 of the adopted Salisbury District Local Plan, and national planning policy PPS7.

And that:

The Area Development Manager (South) be authorised to take any necessary enforcement action under delegated powers in respect of the unauthorised operational development at this site.

112b S/2010/0797 - Stonehenge Caravan and Camping Site, Berwick St James

Public participation:

Mr G Campbell-Johnston spoke in objection to the application.
Mr Will Grant spoke in support of the application

The Planning Officer introduced the report which recommended approval. He emphasised that this application was for advertisement consent not planning approval and that the committee could only consider the application in the interests of amenity and public safety.

A debate ensued during which the size and siting of the signs were discussed.

RESOLVED

That advertising consent be granted for the following reasons:

The proposed signs, by virtue of their siting, scale, colouring and design, would not have an unacceptable impact upon amenity or public safety. The proposal would therefore be in accordance with the aims and objectives of PPG19 and the relevant parts of Local Plan policies G1, G2, C2 and C6.

And subject to the following conditions:

- 1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with the provisions of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2) No advertisement shall be sited or displayed so as to:
 - a. endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - b. obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - c. hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with the provisions of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with the provisions of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with the provisions of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with the provisions of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

112c **S/2010/1274 - London Road, Amesbury**

Public participation:

Mr Jeff Coy spoke in objection to the application
Mrs June Mills spoke in objection to the application
Mr Mike Bees spoke in support of the application

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

A debate ensued during which such issues as the appropriateness of the site were discussed.

RESOLVED

That the application be approved for the following reasons:

The proposed development would not be unacceptable in principle. Provided its hours are restricted, it would not harm the living conditions of neighbouring properties through unacceptable noise and disturbance, fumes or odour. The filling station would not harm the character or appearance of the area, the safety of highway users or the Strategic Road Network. It would not be harmful in terms of contamination, archaeology, ecology or any other material planning consideration. The development would therefore comply with saved policies G1, G2 (General Development Criteria), E16 (Employment uses) and CN21 (Areas of Archaeological Significance) or the advice in national guidance PPS4 (Planning for Sustainable Economic Growth).

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 full accordance with the following approved plans:

Location and Site Plan 1625-08A, received 27th August 2010
Proposed Elevations 1625-09B, received 27th August 2010
Kiosk plans and elevations 1625-10, received 27th August 2010
Proposed Elevations 1625-09B, received 27th August 2010
Site Sections and Site Set Out 1625-11B, received 27th August 2010

REASON: for the avoidance of doubt

(3) The development hereby approved shall use the materials specified in the application documentation unless otherwise agreed, in writing, by the Local Planning Authority.

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

POLICY: G2

(4) The use hereby permitted shall not take place except between the hours of 07:00 to 23:00

REASON: in the interests of residential amenity

POLICY: G2

(5) Deliveries to the site, including tanker deliveries, and waste collections shall not take place outside the hours of 07:00 to 21:00.

REASON: in the interests of residential amenity

POLICY: G2

(6) Prior to the commencement of development, a scheme to ensure that the customer parking spaces and forecourt are made inaccessible to motor vehicles when the petrol filling station is closed, shall be submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in accordance with the scheme thereby approved.

REASON: in the interests of residential amenity

POLICY: G2

(7) Noise from mechanical services and refrigeration plant shall not exceed

the following noise rating levels (As defined by BS4142:1997):
LAeq (15min) 42 dB(A) between the hours of 07:00 and 23:00; and

LAeq (15min) 33 dB(A) between the hours of 23:00 and 07:00

at the boundary between the development and residential properties located on Oak Place and Beacon Close.

REASON: in the interests of residential amenity

POLICY: G2

(8) Prior to the first use of the development hereby approved, a revised Travel Plan for the superstore shall be submitted to and approved, in writing, by the Local Planning Authority, take into account the additional employees at the filling station. Development shall be undertaken and operated in perpetuity in accordance with the approved Travel Plan.

REASON: in the interests of sustainable transport

POLICY: G1

(9) Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- (1) A preliminary risk assessment which has identified:
 - (a) All previous uses
 - (b) Potential contaminants associated with those uses
 - (c) A conceptual model of the site indicating sources, pathways and receptors
 - (d) Potentially unacceptable risks arising from contamination at the site.
- (2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- (3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- (4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure the proposed development will not cause pollution of Controlled Waters

(10) The development hereby approved shall be undertaken in accordance with the Supporting Landscape Submission dated April 2010 unless otherwise agreed, in writing, by the Local Planning Authority.

REASON: in the interests of the character and appearance of the area

POLICY: G2

(11) Before the start of the development, full details of reconstructed access points across the existing footway, including any necessary drainage together with details of the revisions to the ghost island markings in London Road, shall be submitted for the written approval of the Local Planning Authority. The accesses and road markings shall be constructed and installed in accordance with the approved details before the first use of the development.

REASON: in the interests of highway safety and to ensure safe pedestrian access across the vehicular access points.

POLICY: G2

(12) Before the start of the development, details of a traffic management scheme for signing and markings to control vehicular movements at the ingress and egress points onto the public highway shall be submitted for the approval of the Local Planning Authority. The traffic management scheme shall be provided in accordance with the approved details before the first use of the development and retained and maintained thereafter.

REASON: in the interests of highway safety

POLICY: G2

(13) Prior to the commencement of development, full details of the proposed acoustic fence shall be submitted to and approved, in writing, by the Local Planning Authority. The fence shall be erected in accordance with the approved details prior to the first use of the development, and shall remain in place in perpetuity.

REASON: in the interests of the amenities of neighbouring properties

POLICY: G2

(14) Prior to the commencement of development a scheme of external

lighting shall be submitted to the local planning authority for approval. Any lighting installed shall comply with the details approved by the local planning authority.

REASON: In the interests of the amenities of neighbouring properties

POLICY: G2

(15) No construction work shall take place on Sundays or Public Holidays or outside the hours of 7:30 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays. This condition shall not apply to the internal fitting out of the kiosk.

REASON: In the interests of the amenities of neighbouring properties

Policy: G2

INFORMATIVES FROM THE ENVIRONMENT AGENCY

Foul Drainage

The foul drainage must be kept separate from the clean surface and roof water.

The foul drainage must be connected to the public sewerage system. You should liaise with the Water Company regarding the availability, location and adequacy of the existing public sewerage and sewage treatment facilities.

Any vehicle wash area must have a dedicated drainage system which collects run-off. The run-off must be directed to the foul sewer with the local water companies consent or collected in a suitable sized storage tank for collection by a registered waste carrier.

Pollution Control

The underground tank on this development may not be controlled under the Petroleum Regulations. The Local Planning Authority should ensure that the design meets the requirements of the Building Control Officer to prevent leakage into groundwater.

The oil interceptor must be capable of holding the contents of the largest compartment of any road tanker, which delivers fuel to the site.

Underground or over ground pipelines should be adequately protected against leakage particularly by corrosion.

Underground chemical, oil or fuel storage tanks should be constructed of material resistant to attack by the substance stored therein and protected against corrosion. The tank vent pipe should be taken to a sufficient height

to prevent an overflow taking place in the event of the tank being overfilled.

Surface water from car parking areas less than 0.5 hectares and roads should discharge to watercourse or ground via deep sealed trapped gullies. For car parks greater than 0.5 hectares in area, oil interceptor facilities are required such that at least 6 minutes retention is provided for a storm of 12.5mm rainfall per hour. With approved "by-pass" type of interceptors, flows generated by rainfall rates in excess of 5mm/hour may be allowed to by-pass the interceptor provided the overflow device is designed so that oily matter is retained. Lorry parks, fuel filling areas, off loading areas require full oil interceptor facilities and "by-pass" interceptors are not considered suitable. Segregation of roof water should be carried out where possible to minimise the flow of contaminated water to be treated. Detergents, emulsifiers and solvents must not be allowed to drain to the interceptor as these would render it ineffective.

Water Efficiency

Water efficiency measures should be incorporated into this scheme. These could include, for example, water butts, rainwater recycling and the use of water-efficient internal appliances and systems. It would assist in conserving natural water resources and offer some contingency during times of water shortage. A copy of our publication 'Conserving Water in Buildings' is available upon request.

112d **S/2010/0424 - Moose Hall, 63 Devizes Road, Salisbury**

Public participation:

Mr Gordon Pearce spoke in objection to the application
Mrs Jess Johnston spoke in objection to the application
Mr Nick Charlton spoke in objection to the application
Mr Paul Stevens spoke in support of the application
Cllr Richard Clewer, local member, spoke in objection to the application

The Planning Officer introduced the report which recommended approval, and drew members' attention to the late list. It was also drawn to the Committee's attention by a member of the public that, contrary to the Officers report, there were side-facing windows in the adjoining property/ 65 Devizes Road.

A debate ensued during which issues of overshadowing and parking provision were discussed.

RESOLVED:

Subject to a unilateral agreement being entered into for the provision

of contribution towards public open space, in accordance with policy R2, that planning permission is granted for the following reasons:

Moose Hall is located on the Devizes Road, in an area of mixed architectural character. The building is an unlisted 20th Century Meeting Hall, and it is considered that it does not have significant architectural merit to warrant protection from demolition.

It is considered that the proposed development will be acceptable in principle, will respect the character and appearance of the streetscene, will not result in an adverse impact upon the amenities/ living environment enjoyed by existing and proposed residents and will not have an adverse impact on highway safety, in accordance with Local Plan policies G1, G2, D1, D2, H8 and the advice contained within PPS3.

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 (0004 AMENDED)

2. 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 walls and roofs 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: To ensure that the building is appropriately detailed- Policy D2

112e **S/2010/1265 - 74a - 76 Castle Road, Salisbury**

Public participation:

Mr John Coleman spoke in support of the application

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

RESOLVED:

That planning permission be granted for the following reasons:

The proposal would make efficient use of land in an area where the principle of residential development is acceptable, and the design would be appropriate to the character and appearance of the area. Subject to

conditions, there would be no significant adverse impacts to highways safety or the residential amenities of surrounding property. The development would therefore accord with the aims and objectives of the development plan, having particular regard to Local Plan policies G1, G2, D1, D2, H8, TR11, TR14 and R2, and there are no other material considerations which would make the development otherwise unacceptable.

Subject to the owner entering into a legal agreement with the Council in respect of (i) the provision of recreational open space in accordance with the requirements of Policy R2, (ii) a financial contribution towards 3 primary school places, and (iii) a financial contribution towards the provision of waste and recycling bins for the development.

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) 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: To secure a harmonious form of development.

Policy D1 & D2

- 3) No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) details of trees and hedgerows to be retained, together with measures for their protection in the course of development;
- (b) all species, planting sizes and planting densities,
- (c) hard surfacing materials;
- (d) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc).

Reason: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

Policy D1 & D2

- 4) No development shall commence on site until details of the design and external appearance of all fences, gates, walls, and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied.

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

Policy D1 & D2

- 5) No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until surface water drainage has been constructed in accordance with the approved scheme.

Reason: To ensure that the development can be adequately drained.

Policy G3

- 6) Notwithstanding the provisions of Classes A to E of Schedule 2 (Part 1) 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 extensions to the dwellings nor the erection of any structures within the curtilages unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: In the interests of visual and neighbouring amenity.

- 7) No construction or demolition work shall take place on Sundays or public holidays or outside the hours of 0730 to 1800 weekdays and 0800 to 1300 on Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason: In the interests of neighbouring amenity.

Policy G2

- 8) Construction work shall not begin until a scheme for protecting plots 7-11 from road traffic noise and for the provision of a mechanical ventilation system has been submitted to and approved by the Local Planning Authority; all works which form part of the scheme shall be

completed before the development is occupied.

REASON: In the interest of the amenities of future occupiers

Policy G2

- 9) Before the start of the development, full construction details of the vehicular access to Castle Road and the internal access road, including details of the re-instatement of the footway at the existing access to No 76, shall be submitted for the written approval of the LPA; and the vehicular access, internal access road and re-instated footway shall be completed to the satisfaction of the LPA and in accordance with the approved details before the first occupation of each dwelling directly served from that part of the access.

Reason: In the interests of Highway safety

Policy G2

Informatives:

1. The applicant's attention is directed to the water efficiency, sustainable construction, pollution prevention during construction and waste management informatives set out within the consultation response letter from the Environment Agency dated 08.09.2010.
2. The existing street lighting column at the access point shall be relocated to a position to the full approval of the Highway Authority at the expense of the developer as part of the works associated with condition No.9. Because the existing vehicular access to No.76 is effectively stopped up by the development, the footway levels should also be re-instated at the expense of the developer.

112f **S/2010/1072 - Land Between Netheravon Road and High Street Durrington**

Public participation:

Mr Dave Staniland spoke in support of the application

Mr David Healing, representing Durrington Parish Council, spoke in support of the application

The Planning Officer introduced the item, which was a reserved matters application for landscaping and appearance of Phase 1 of the development only, and drew members' attention to the late list which contained a revised recommendation.

The Planning Officer confirmed that the Wiltshire Council allocations policy for affordable housing is such that this is not a site where a parish connection is required (all the affordable units will be determined by need and not by local connection to Durrington). The Committee requested that a letter be sent to the Head of New Housing to consider changing the allocation of affordable housing policy to give priority to people with a connection to the parish.

Cllr Wright spoke as local member and withdrew from the debate and vote.

RESOLVED:

Subject to the completion of a supplemental S106 agreement to modify the 2008 S106 agreement to:

- a) Amend the position of 1 affordable dwelling
- b) Update the table of affordable housing mix on the original S106
- c) Allow the affordable housing to be provided in phases (to correspond to phasing condition 5 on the outline consent)
- d) Update the Affordable Housing provisions to take account of replacement of BREEAM by Code for Sustainable Homes and revised mechanisms for the sale of shared ownership units in line with current legislation/regulations

Following completion of which, the decision to grant Reserved Matters be delegated to officers.

Approve for the following reasons:

The layout of the development, access road, ancillary infrastructure, and scale of the development has all been considered and approved on the outline planning application, leaving only Landscaping and Appearance of the dwellings as reserved matters for subsequent approval.

The detailed design components of this reserved matters application are considered to follow the provisions of the adopted development brief and in doing so give a large degree of certainty that this reserved matters application will deliver a high quality scheme that is locally relevant to the context of Durrington. The application is considered to address the requirements set out in the adopted development brief and accords with the relevant 'saved' policies of the Adopted Salisbury District Local Plan, namely:

G1	Sustainable Development
G2	General Principles of development
G9	Infrastructure and facilities
D1	Design - Extensive development
G3 & G5	The Water Environment
H12	Housing – Durrington

H25	Affordable Housing
CN11	Views into and out of Conservation Areas
C12	Development affecting protected species
R2	Open Space provision.

And subject to the following conditions:

(1) The development hereby permitted shall be begun either before the expiration of three years from the date of outline permission (S/2006/1698), 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: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(2) This approval of matters reserved discharges conditions 01, 02, 03, 08, 09, 10 and 07 (but only in part - the schedule of external facing materials) of outline planning permission S/2006/1698 only in so far as it relates to Phase 1 of the development and the area of land edged in red to which this application relates, but does not by itself constitute a planning permission.

Reason: For the avoidance of doubt, and in order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(3) The further approval of the Local Planning Authority in respect of those matters reserved by conditions 06, 11, 12, 14, 15, 16, 17, 19, 20, 21, 22, 24 and 27 of the outline permission S/2006/1698) is required prior to the commencement of Phase 1 of the development.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(4) No development shall take place until large scale details, at a scale of not less than 1:10 of all types of dormers, chimney stack, windows (including head, sill and window reveal details), porch canopies, projecting dentil, string and corbel courses, decorative timber supports/brackets to porch canopies, eaves, verges and exposed rafter feet have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the development secures a high quality streetscape, in the interest of visual amenity and the character and appearance of the area.

Policy: D1 (Design), CN11 (Views into and out of conservation areas)

(5) No development shall take place on the dwellings hereby approved which have flintwork (plots 1, 27-28, 36-37 and 39-42) and painted brickwork (plots 3-4 and 26) until sample panels (not less than 1 metre

square) of the flintwork and brick banding (to demonstrate the type of flint, style of flintwork, mortar mix, finish and pointing style) and the painted brickwork have been constructed on site, inspected and approved in writing by the Local Planning Authority. The panels shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development secures a high quality streetscape, in the interest of visual amenity and the character and appearance of the area.

Policy: D1 (Design), CN11 (Views into and out of conservation areas)

(6) No development shall commence until a scheme to restrict the parking spaces at the allotments for use by allotment holders only has been submitted to and approved in writing by the local planning authority. The development shall accord with the agreed scheme.

Reason: To ensure that adequate parking facilities are available for the allotment holders

Policy: G2 (General), G9 (infrastructure & facilities)

(7) The landing and bathroom windows in the south (rear elevation) of plot 18 shall be fitted with obscure glazing and shall be fixed shut with top hung fanlight only (as shown on the approved plans) prior to the first occupation of plot 18 and thereafter shall be maintained in accordance with the approved details.

Reason: In the interests of residential amenity and privacy.

Policy: G2 (General)

(8) This development shall be in accordance with the following drawings:

P.38-42.e Revision A – Plots 38-42 Elevations

ED p.35-42 – Elevations and Details Plots 35-42

ED p.26-28 – Elevations and Details Plots 26-28 & 42

ED.p-53 – Elevations and Details Plot 53

P.38-42.p2 – Plots 38-42 Second Floor Plan

P.38-42.p1 – Plots 38-42 Ground and First Floor Plans

P.1.pe Revision B – Plot 1 Plans and Elevations

P.52.pe Revision B – Plot 52 Plans and Elevations

P.53.pe Revision B – Plot 53 Plans and Elevations

P.20-22.e Revision B – Plots 20-22 Elevations

P.20-22.p Plots 20-22 Floor Plans

P.9-10.e Revision B – Plots 9-10 Elevations

P.9-10.p Revision A – Plots 9-10 Floor Plans

P.7-8.e Revision B – Plots 7-8 Elevations

P.7-8.p Revision A – Plots 7-8 Floor plans

P.18.pe Revision A – Plot 18 Floor Plans and Elevations

P.19.pe Revision A – Plot 19 Floor Plans and Elevations

P.6.pe Revision B – Plot 6 Floor Plans and Elevations

P.11-14.pe Revision B – Plots 11-14 Floor Plans and Elevations

P.15-17.e Revision B – Plots 15-17 Elevations

P.15-17.p – Plots 15-17 Floor Plans

P.23-25.e1 Revision A – Plots 23-25 Front and Side Elevations
P.23-25.e2 Revision A – Plots 23-25 Rear and Side Elevations
P.23-25.p – Plots 23-25 Floor Plans
P.2-5.e Revision C – Plots 2-5 Elevations
P.2-5.p Revision A – Plots 2-5 Floor Plans
P.26-29.e Revision B – Plots 26-29 Elevations
P.26-29.p Revision A – Plots 26-29 Floor Plans
P.30-37.e Revision B – Plots 30-37 Elevations (1 of 2)
P.30-37.e Revision B – Plots 30-37 Elevations (2 of 2)
P.30-37.p – Plots 30-37 Floor Plans
GAR.04 Revision A – Quadruple garages floor plans and elevations
GAR.03 – Double garage Option 2 floor plans and elevations
GAR.02 – Double garage Option 1 floor plans and elevations
GAR.01 – Single garage floor plans and elevations
LP.01 Revision B - Location Plan
ML.01 Revision D – Materials Layout
Materials Schedule Durrington Phase 1 Sheet 1 of 2 Rev C
Materials Schedule Durrington Phase 1 Sheet 2 of 2 Rev C
PER 17247 12 D – Open Space Proposals
ALA.01 Revision B – Allotment Areas
PER 17247 13 B – Allotment Proposals
PER-17247 11 – Landscape Proposals
AHL.01 – Affordable Housing Layout
PHSC PS/100 – Foul water pumping station
STD/834 A – Palisade Security Fencing (General Purpose)
WT 75 R – Rectangular drinking troughs
ILKLEY garage door

Reason: For the avoidance of doubt and in the interests of proper planning

INFORMATIVE: Wiltshire Fire & Rescue

The applicant should be made aware of the letter received from Wiltshire Fire & Rescue Service regarding advice on fire safety measures. This letter can be found on the application file which can be viewed on the council's website against the relevant application record.

INFORMATIVE: Conditions 7, 8, 9 & 10 of the outline consent – PHASE 1
Conditions 7, 8, 9 & 10 of the Outline consent require the information (9) to be submitted as part of each Reserved Matters Application. The details provided in relation to conditions 8, 9, 10 (and part of 7 as sample panels are still required), as they apply to Phase 1 of the development, are acceptable to the Local Planning Authority and are hereby discharged. A separate discharge of conditions application for conditions 8, 9 and 10 is not required

112g **S/2010/0605 - Recreation Ground Adjacent to All Saints Church, Romsey Road, Whiteparish**

Public participation:

Mr Tim Drew spoke in objection to the application

Mr Robert Twiddy spoke in objection to the application

Mr Philip Brown spoke in support of the application

Mrs Sheila Campbell spoke in support of the application

Mr Hugh Bernard spoke against the application

Mr Trevor King, representing Whiteparish Parish Council, spoke in support of the application

The Planning Officer introduced the report, which recommended refusal, and drew members' attention to the late list.

A debate ensued during which the issue of the scale of the development and the impact on the surrounding area were discussed. As he had declared a personal and prejudicial interest, Cllr Britton spoke as local member and withdrew from the debate and vote.

RESOLVED: that, subject to referral to the Government Office of the South West

APPROVE

For the following reasons

The provision of enhanced local facilities would accord with national and local guidance as expressed in PPS1, PPS4 and PPS7 and the Local Plan policies G1, PS1, R1A and PS3, and though the proposal will detrimentally effect the current cricket pitch, this is substandard and a newly constructed square in an alternative position would be beneficial to the playing of sport and therefore the proposal would be in accordance with the aims of PPG17

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 as amended by the Planning and Compulsory Purchase Act 2004.

2. This decision relates to documents/plans 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.
Drawing ref.no 3095 received on 11 October 2010
Drawing ref.no 3095/65 Rev B received on 31 August 2010
Drawing ref.no 3095/66 Rev B received on 23 April 2010
Drawing ref.no 3095/67 Rev A received on 19 April 2010
Drawing ref.no 3095/68 received on 19 April 2010
Drawing ref.no 3095/70 received on 19 April 2010
Drawing ref.no 3095/71 received on 19 April 2010
Interim Ecological Report by Collingridge Ecological Consultants dated March 2009
Ecological Report by Collingridge Ecological Consultants dated July 2009
Method Statement received on 16 September 2010
Pond Hydrology Report prepared by LED Architects received on 7 May 2010
Herpetological Survey by Griffin Ecological dated June 2009
Arboricultural Report by S.J.Stephens Associates received on 19 April 2010
Statement of justification received on 19 April 2010
Waste audit and recycling received on 19 April 2010
Design and access statement received on 19 April 2010

REASON For the avoidance of doubt

3. Notwithstanding the details shown on the submitted plans and forms, no development shall commence on site until details and samples of the materials to be used for the external walls and roofs 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- D2 Design criteria and CN8 Conservation Area

4 No development shall commence on site until a scheme of works for noise attenuation 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 and shall be maintained in accordance with the approved details at all times thereafter.

REASON: To ensure the 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

5 No development shall commence on site until a Memorial Pond management and maintenance protocol has been submitted to and

approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and the pond shall be retained and maintained in accordance with these details at all times thereafter.

REASON: In the interests of protected species
POLICY CN12 (protected species) PPS9 Biodiversity and Geological Conservation and the Wildlife and Countryside Act 1981 (as amended), G2 General criteria for development

6 No development shall commence on site until a scheme of works for the extension of the netting around the MUGA has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of this approved scheme shall be completed prior to the premises are first brought into use and shall be maintained in accordance with the approved details at all times thereafter.

REASON: In the interests of amenity
POLICY G2 General criteria for development
There shall be no external lighting of the site

REASON: In the interests of the amenity of the area.
POLICY G2 General criteria for development

7 No development shall commence until details of a 6m wide suitably surfaced pedestrian route from the junction with Common Road across the existing car park to the new community building has been submitted to and approved in writing by the Local Planning Authority. Prior to the first bringing into use of the community building, the surfaced pedestrian route shall have been constructed and be available for use, in accordance with the approved details. Thereafter the surfaced pedestrian route shall be kept free of obstruction at all times.

REASON: To ensure that the development is served by an adequate means of access in the interests of highway safety.
POLICY G2 General criteria for development

8 No development shall commence until details of a 1.5m wide pedestrian route from the A27 across the existing recreation ground to the new community building has been submitted to and approved in writing by the Local Planning Authority. Prior to the first bringing into use of the community building, the pedestrian route shall be available for use, in accordance with the approved details. Thereafter the surfaced pedestrian route shall be kept free of obstruction at all times.

REASON: To ensure that the development is served by an adequate

means of access in the interests of highway safety.
POLICY G2 General criteria for development

9 No development shall commence until a scheme of works for the protection of the existing playing field has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be implemented prior to the demolition of the existing pavilion.

REASON: To ensure the retention of activities on the Recreation Ground during the construction period
POLICY G2 General criteria for development

10 No development shall commence on site until a scheme to mitigate the impact of the development on the playing of cricket on the recreational ground has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first bringing into use of the new community building

REASON: To ensure the continuity of sport activities on the Recreation Ground
POLICY PPG17 Playing fields

11 During construction works, no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site other than the hours of 0800 to 1800 on Mondays to Fridays, 0900 to 1300 on Saturday no time on Sundays, Bank and Public Holidays.

REASON To minimise the disturbance which noise during construction of the proposed development could otherwise have on the amenities of nearby residential dwellings
POLICY G2 General criteria for development

12 The use hereby permitted shall only take place between the hours of 08.00 and 22.30 from Sundays to Thursdays and between 08.00 and midnight on Fridays and Saturdays.

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

13 No sound-amplifying equipment, loudspeaker, public address system shall be installed/operated to relay sound outside the building hereby

approved.

REASON: To ensure the 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

14 At all times when the building is in use, a sign shall be fixed near all exit doors to the building requesting patrons to be quiet on leaving the premises.

REASON: In order to safeguard the amenities of the area in which the development is located.
POLICY G2 General criteria for development

15 No development shall commence on site until a scheme for the discharge of surface water from the building, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.
POLICY G2 General criteria for development

INFORMATIVE

It is expected that the scheme of mitigation will be agreed in consultation with the ECB's Pitch Advisor, and that any such mitigation measures would be funded as part of the overall development.

112h **S/2010/0585 - Village Hall, Romsey Road, Whiteparish**

The Planning Officer introduced the report, which recommended approval.

RESOLVED:

That, subject to the approval by the Government Office for the South West, application S/2010/0605 planning permission be granted for the following reasons:

Both national (PPS1, PPS4 and PPS7) and local guidance (policy G1) would support the enhancement of the Village Hall's facilities. In this case, this enhancement involves the erection of a new hall elsewhere in the village and it is recognised there will be a loss of a community facility if the site of the hall is redeveloped for housing. However, whilst officers are concerned that the current Village Hall could be demolished and no replacement erected, if as in this atypical case, the Parish Council is promoting the scheme and the village supports the proposal then whilst

there are concerns that the proposal is not in accordance with Local Plan policy PS3, if permission is granted for a new village hall on the corner of the Memorial Recreation Ground then overall it could be considered that there would not be a loss of a community facility. Therefore the proposal to demolish the existing hall would be acceptable.

As regards the redevelopment of the site, it lies within the Housing Policy Boundary of Whiteparish (policy H16) and therefore the principle of the residential development is acceptable provided any scheme would comply with the other criteria of the Local Plan, particularly policies G2 and D2. However, as this application is in outline, the scheme is indicative and the drawings are only illustrative. But, these indicative details are considered to be in keeping with the character of the area and the further details of the dwellings' appearance, etc will be the subject of reserved matters submissions.

And subject to the owners entering into an agreement under Section 106 to tie this application to the reprovision of village hall facilities and to the following conditions:

1. 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: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- a) The layout of the development;
- b) The external appearance of the development;
- c) The landscaping of the site;
- d) The means of access to the site.

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

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

POLICY H16, Housing Policy Boundary, G2 General criteria for development, D2 Design criteria

3. An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4. Prior to the first occupation of the dwelling, a recessed minimum 2.4m wide access in respect of each plot shall be constructed 4.5m back from the carriageway edge and its sides shall be splayed outward at an angle of 45 degrees toward the carriageway shall be properly consolidated and surfaced not loose stone or gravel in accordance with details to be agreed

REASON To ensure that a satisfactory form of access is provided in the interests of highway safety.

POLICY G2 General criteria for development

5. Any entrance gates provided to close the proposed access shall be set a minimum distance of 4.5 metres from the carriageway edge and shall be made to open inwards only.

REASON In the interests of highway safety.

POLICY G2 General criteria for development

6. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON In the interests of highway safety.

POLICY G2 General criteria for development

7. Prior to the first occupation of the dwellings, parking and turning spaces shall have been provided for the development within the curtilage of the site. These shall be retained in perpetuity.

REASON In the interests of highway safety.

POLICY G2 General criteria for development

8. No deliveries, demolition, construction, or other building activity shall take place on Sundays or Public Holidays or outside the hours of 07:30 and 18:00 on weekdays and 08:00 and 13:00 on Saturdays.

REASON In the interests of the amenities of the neighbours.

POLICY G2 General criteria for development

9. 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 window, dormer window or rooflight, above the ground floor, other than those shown on the

approved plans, shall be inserted in the development hereby permitted.

REASON: In the interests of residential amenity and privacy.
POLICY-POLICY G2 General criteria for development Plan

10. This decision relates to documents/plans submitted with the application, listed below.

Drawing ref.no. WEB254-1Rev A received on 19 April 2010

Drawing ref.no. WEB254-3Rev A received on 19 April 2010

REASON For the avoidance of doubt

11. No development shall take place until details of provision for recreational open space in accordance with policy R2 of the Salisbury District Local Plan have been submitted to and agreed in writing by the Local Planning Authority.

REASON In order to comply with Policy R2 of the Salisbury District Local Plan

POLICY R2 Public open space provision

12. During the demolition and the construction phases of the development there shall be no burning of waste on the site.

REASON: To minimize the disturbance which the burning of waste equipment could otherwise have upon the amenities of nearby dwellings.

POLICY G2 General criteria for development

INFORMATIVE PUBLIC SEWERS

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Southern Water. Development is not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

113. **Urgent Items**

There were no urgent items

(Duration of meeting: 18.00 – 22.50)

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

Press enquiries to Communications, direct line (01225) 713114/713115

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