

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 13 OCTOBER 2016 AT ALAMEIN SUITE, CITY HALL, SALISBURY.

Present:

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

Also Present:

Cllr Atiqul Hoque and Cllr Peter Edge

83 **Apologies**

There were none.

84 **Minutes of the Previous Meeting**

The minutes of the meeting held on 1 September 2016 were presented.

Resolved:

To approve as a correct record and sign the minutes.

85 **Declarations of Interest**

Cllr Brian Dalton declared a non pecuniary interest in relation to application 16/07283/FUL, Kingscroft Farm as he knew the applicant through a work connection 30 years previously. He took part in the discussion and vote.

86 **Chairman's Announcements**

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

87 **Public Participation**

The committee noted the rules on public participation.

88 **Planning Appeals and Updates**

The committee received details of the appeal decisions logged and those determined for the period 22/08/2016 to 30/09/2016.

Resolved

That the report be received and noted.

89 **Planning Applications**

90 **16/07232/FUL: 7 Wilton Road, Salisbury, SP2 7ED**

Public Participation

Philip Easton (Agent) spoke in support to the application.

The Senior Planning Officer introduced the application for change of use of the former public house and conversion to four residential dwellings and alterations to existing cottage. The application was recommended for approval, subject to conditions.

Members of the Committee then had the opportunity to ask technical questions of the Officers. There were none.

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

The Unitary Division Member; Councillor Richard Clewer spoke in objection to the application, noting that there were concerns in respect of car parking provision and the impact of the proposed development on the surrounding area.

Councillor Clewer proposed the application be refused against Officers recommendation on parking grounds. This was seconded by Councillor Mike Hewitt.

The Committee discussed the application, noting that there was no parking outside the site which was on a busy stretch of road. Despite there being no objection from Highways it was felt that there were issues associated with vehicles making deliveries or dropping off along this section of the road.

The loss of a public house was also a consideration, it was noted that the Core Policy 49 which protected rural pubs, did not apply in Salisbury City.

The Committee voted on the motion put forward by Cllr Clewer. It was not carried.

Cllr Westmoreland moved a second motion of Approval, in line with Officer's recommendation this was seconded by Cllr Chris Devine.

Resolved

That application 16/07232/FUL be APPROVED as per the Officers recommendation with the following conditions:

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

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

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans:**

**Drawing number 1314181/02 dated 22.04.16, as deposited with the local planning authority on 09.08.16, and
Drawing number 1314181/04 dated 22.04.16, as deposited with the local planning authority on 09.08.16, and
Drawing number 1314181/03 dated 22.04.16, as deposited with the local planning authority on 09.08.16, and
Drawing number 1314181/01 dated 15.07.16, as deposited with the local planning authority on 09.08.16.**

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

- 3. Before first occupation of each unit of the development hereby approved, noise attenuation measures (i.e. good quality double glazing and installation of Mechanical Ventilation Heat Recovery System) as detailed in Section 1.4 and 10.11 of the submitted Noise Impact Assessment dated July 2016 (reference IMP4796-1) shall be implemented in full and shall be maintained at all times thereafter.**

Reason: To ensure adequate noise mitigation measures are incorporated into the development, in the interests of amenity.

- 4. No construction or demolition work shall take place on Sundays or Public Holidays, or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.**

Reason: To ensure adequate noise mitigation measures are incorporated into the development, in the interests of amenity.

- 5. No burning of waste or other materials shall take place on the development site during the demolition/construction phase of the development.**

Reason: To ensure adequate noise mitigation measures are incorporated into the development, in the interests of amenity.

Informative for CIL:

The development hereby approved may be liable for CIL. The Community infrastructure levy (CIL) is a charge that local authorities in England can place on development in their area. The money generated through the levy will contribute towards the funding of infrastructure to support growth. Further information in respect of liability for CIL can be found on the Council's website via the following link:

<http://www.wiltshire.gov.uk/planninganddevelopment/dmcommunityinfrastructurelevy.htm>

91 **16/06154/OUT: Land adjacent to 1 Longhedge Cottages, Longhedge, Salisbury. SP4 6BP**

Public Participation

Tony Allen (Agent) spoke in support to the application.

The Senior Planning Officer introduced the Outline application for four detached dwellings with garages on land adjacent to 1 Longhedge Cottages. He explained that previously at the 11 June 2015 meeting of the Southern Area Planning Committee, Members considered the previous application 15/03272/OUT, where it was refused. The circumstances in respect of the development of the land to the immediate south and west of the application site had since materially altered and the applicant had now resubmitted a fresh application for consideration. This site was now in a sustainable position.

The application was recommended for approval, subject to a S106 Legal Agreement and subject to conditions.

Members of the Committee then had the opportunity to ask technical questions of the Officers. It was noted that the industrial units next to the proposed new properties were restricted to B1 Type use, therefore the level of noise was not a consideration as there would be nothing noisy or intrusive.

The access and egress of the site for all 4 dwellings was from an existing single access point for which there had been no highways objection.

It was noted that the previous application had included a proposal to extend a footpath by S106 agreement, but that it did not now form part of the new outline application.

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

The Unitary Division Member; Councillor Ian McLennan spoke in support of the application, however noted that a contribution to a cycleway would be desirable. He also stated the importance of Longhedge retaining a long hedge along the site, and asked that the screening be maintained once the development was complete.

Councillor McLennan proposed approval in line with Office recommendation, subject to a contribution for a cycle path as far as was currently possible to the south; this was seconded by Councillor Ian Tomes.

The Committee discussed the application, with Cllr Clewer noted that a working group had identified a route for non vehicular transport and that it was important to maintain that route.

It was felt that there could be a network of cycle route links around the development, however it was noted that there had been issues in the past with ransom strips for third party land.

The Chairman moved the motion to defer the application to seek further information, as Members wish to see a suitable pathway provided from the site entrance, south to the southern edge of the site along the A345, in order to provide a future linkage to the city. This was seconded by Cllr Chris Devine.

Resolved

That application 16/06154/OUT be DEFERED.

92 16/07563/FUL: 3 South Street, Wilton. Salisbury, SP2 0JS

Public Participation

Matthew Holmes (Agent) spoke in support to the application.

The Senior Planning Officer introduced the application for the conversion of the building to form three houses, external alterations and landscaping of the courtyard space. The application was recommended for approval subject to conditions. Site was behind No's 1, 5 and 7 South Street, accessible between 5 and 7 South Street. With exception of 4 parking bays the rest of the street was set out with double yellow lines.

The application recommended for approval subject to conditions.

Members of the Committee then had the opportunity to ask technical questions of the Officers. It was noted that the policy on car parking spaces required for developments did not apply if the site was considered as in a sustainable location. Highways had not objected to the application.

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

The Unitary Division Member; Councillor Peter Edge spoke in objection to the application, on the grounds of the relationship to adjoining properties and lack of car parking. He felt that the Highways recommendations on applications to were not fit for purpose. Stating that for the recent five applications in Wilton, one had provided no parking spaces and yet was approved, where as another development was refused for not supplying enough car parking spaces. He felt that there was no consistency.

Councillor Devine proposed approval in line with Officer Recommendation. This was seconded by Councillor Richard Britton.

The Committee discussed the application, noting that the courtyard was within the red line of the application site, however it had not been considered for parking as it was felt there would be safety issues associated with that.

It was queried how Highways had considered Wilton as an entirely sustainable location.

Resolved

That application 16/07563/FUL be APPROVED as per the Officers recommendation with the following conditions:

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

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

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

Plan Reference: 1:1250 Scale Site Location Plan, received by this office 03/08/2016

Plan Reference: 1143-TP-11 Site Layout as proposed, received by this office 03/08/2016

Plan Reference: 1143-TP-06 Ground Floor Plan as proposed, received by this office 03/08/2016

Plan Reference: 1143-TP-07 First Floor Plan as proposed, received by this office 03/08/2016

Plan Reference: 1143-TP-08 Elevation/section (as proposed), received by this office 03/08/2016

Plan Reference: 1143-TP-09 Elevation/section (as proposed), received by this office 03/08/2016

Plan Reference: 1143-TP-10 Elevation/section (as proposed), received by this office 03/08/2016

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

(3) No development shall commence on site until the exact 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

(4) No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site.

Step (ii) If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that land contamination can be dealt

with adequately prior to the use of the site hereby approved by the Local Planning Authority.

(5) No dwelling shall be occupied, until details of secure covered cycle parking, have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details prior to first occupation of the dwellings and shall be retained for use at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

(6) No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interests of amenity, due to the proximity of other dwellings to the development site.

(7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development 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 enlargements.

(8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the South East or South West elevations of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

INFORMATIVE: Dorset & Wiltshire Fire & Rescue

The applicant should be made aware of the letter received from Dorset & 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: Private Property/Access Rights

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

The applicant is advised to consider the third party comments re private rights and the developers should satisfy themselves/resolve matters before development commences.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

INFORMATIVE TO APPLICANT: Community Infrastructure Levy

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website:

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

93 **16/07283/FUL: Kingscroft Farm, Weston Lane, West Winterslow, Salisbury, SP5 1RL**

Public Participation

Rob Williams spoke in support to the application.

Mike Taylor - representative of Winterslow Parish Council spoke in support of the application.

The Development Control Team Leader introduced the application for the erection of two new dwellings at Kingscroft Farm. The application was recommended for refusal as the application site was situated outside of the defined limits of development as set out within Core Policies CP1, CP2 and CP23 of the adopted Wiltshire Core Strategy and the associated policies maps.

Members of the Committee then had the opportunity to ask technical questions of the Officers. It was noted that whilst the Winterslow Neighbourhood Plan (NHP) was emerging it was not known when it would be adopted.

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

The Unitary Division Member; Councillor Chris Devine spoke in support of the application, noting that whilst he accepted the Officers recommendation he supported the parish councils views about localism. The village had been fully involved with the development of a Village Design Statement and the NHP reflected their desires for development in the village.

Councillor Devine proposed the application be approved against Officers recommendation as he felt that there was a justifiable exception to Core Policy 2. This was seconded by Councillor Mike Hewitt

The Committee discussed the application, noting that Officers were right to resist applications based on emerging NHPs, however there was clear support from the village for the development. The Committee had in the past approved other sites outside Neighbourhood boundaries. In Winterslow the settlement boundary was split in two parts, with the site in between the two areas. A pair of two well designed buildings were probably more preferable that a large scale development.

Resolved

That application 16/07283/FUL be APPROVED against the Officers recommendation with the following conditions:

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

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

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

DRG No. 885-20-01A (Block Plan) 29/09/2016

**DRG No. 885-20-02 (Unit 1 Floor Plans & North and West Elevations)
25/07/2016**

**DRG No. 885-20-03 (Unit 1 Roof Plans & South and East Elevations)
25/07/2016**

**DRG No. 885-20-04 (Unit 2 Floor Plans & North and West Elevations)
25/07/2016**

**DRG No. 885-20-05 (Unit 2 Roof Plans & South and East Elevations)
25/07/2016**

DRG No. 885-20-06 (Location Plan) 25/07/2016

DRG No. 885-20-07 (Visibility Splay) 28/09/2016

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

- 3** The development hereby permitted shall not be first 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.

- 4** Any gates shall be set back 4.5 metres from the edge of the carriageway, such gates to open inwards only.

REASON: In the interests of highway safety.

- 5** No part of the development hereby permitted shall be first occupied until the accesses, turning areas and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 6** No part of the development shall be first occupied until the visibility splays detailed on the approved plans have been provided with no obstruction to visibility at or above a height of 900mm 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

- 7** No development shall commence on site until details of the external materials to be used for the walls and roof of the development 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area

- 8** 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 first occupied until surface

water drainage has been constructed in accordance with the approved scheme.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

- 9** 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:-

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- means of enclosure;
- all hard and soft surfacing materials;

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission

- 10** All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

Public Participation

Mary Stephens spoke in objection to the application.

Darryl Rogers (Agent) spoke in support to the application.

Assistant Chief Constable Kier Pritchard spoke in support to the application.

Cllr Michael Pope - representative of Salisbury City Council spoke in Objection to the application.

The Development Control Team Leader introduced the application for the integration of the police station into existing office space for Police operational and administrative purposes including accommodating both a community policing team and an enquiry office facility. A total of 87 Officers in total would be based at Bourne Hill, these would be in shifts so a maximum of 24 Officers at a time. A request for 7 additional parking spaces to be added on to the existing allocation.

The application was recommended for approval.

Members of the Committee then had the opportunity to ask technical questions of the Officers. It was noted that the specific nature of the use of the 31 spaces was not known. The Green Travel Plan (GTP) did not permit Council staff to park in the car park for work, it was hoped that this also applied to Police staff.

The Committee had been asked to consider the application pending the change of use of part of the building as a matter of transparency.

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

The Unitary Division Member; Councillor Atiqul Hoque spoke in objection to the application, asking the Committee to consider the residents views relating to the car park and the rapid response vehicles which would be operating from there. He did not feel it was acceptable for a further 7 car parking spaces to be allocated to the Police.

Councillor Fred Westmoreland proposed approval in line with Office recommendation. This was seconded by Councillor Richard Britton.

The Committee discussed the application, noting that decision to move the Police station to Bourne Hill had impacted on the number of parking spaces available in College Street Car Park. It was felt that the level of consultation carried out by the Police and Crime Commissioner had not been adequate. There were no current air quality issues in that part of the city.

It was noted that there was no clear indication of the type of vehicles that would be using the 31 spaces, and that Highways had not seen the GTP to assess the suitability for use by police.

It was felt that the GTP was an integral part of the application. There had only been 4 letters of objection to the application. The Committee noted that Policing was constantly evolving and as such the requirements had changed. It was necessary to accommodate the requirement of the Police within Bourne Hill, as this would help to develop joined up working and thinking.

It was agreed that the Green Travel Plan submitted to satisfy condition 3 should be approved by members.

Resolved

That application 16/0736/FUL be APPROVED as per the Officers recommendation with the following conditions:

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

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

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:**

Application form dated 27th July 2016

Site Plan as received 1st August 2016

Agents supporting letter dated July 27th 2016

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

- 3) No part of the development shall be occupied by the new use, until the existing Green travel Plan has been updated and approved in writing by the Local Planning Authority. The updated Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.**

REASON: In the interests of road safety and reducing vehicular traffic to the development.

- 4) The number of staff employed by the Police authority and permanently based at Bourne Hill shall not exceed 87 as specified in the applicants accompanying statement unless otherwise agreed in writing with the local planning authority.**

REASON: In order to ensure that there is no adverse effect on the amenity of neighbouring residents from an increase in police numbers without further consideration by the local planning authority.

95 **Urgent Items**

There were no urgent items

(Duration of meeting: 6.00pm – 9.10pm)

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

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