

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 9 DECEMBER 2010 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

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

Also Present

Cllr John Brady and Cllr Tony Deane

122. **Apologies for Absence**

Apologies for absence were received by Councillor Ian McLennan and Councillor Brian Dalton. Councillor McLennan was substituted by Councillor Ricky Rogers.

123. **Minutes**

The minutes of the meeting held on 18 November 2010 were presented.

Resolved:

To approve as a correct record and sign the minutes.

124. **Declarations of Interest**

S/2010/1492 – Hayburn Wyke, 72 Castle Road, Salisbury

Councillor Douglas declared a personal interest as she lived reasonably nearby to the property, but explained she had been advised that she did not live sufficiently close to give rise to a prejudicial interest.

125. **Chairman's Announcements**

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

126. **Public Participation**

The committee noted the rules on public participation.

127. **Planning Appeals**

The committee received details of the following appeal decisions:

Appeal Decisions

S/2010/0112 - Adj Ebbleway, Croucheston Drove, Bishopstone – Delegated - Dismissed

S/2010/0967 - 10 Woodside Road, Salisbury – Delegated - Dismissed

S/2009/0307 - Cross Keys, Fovant – Allowed - Committee

S/2009/0732 - 44 York Road - Delegated - Dismissed

New Appeals

S/2010/0884 - Land at Bishops Drive, East Harnham, Salisbury

S/2010/1062 - 45 Castle Road, Salisbury

S/2010/1016 - Old School, High Street, Maiden Bradley

128. **Planning Applications**

a) **S/2010/1319 - 19A The Close, Salisbury**

This item was considered as the first planning application at the Chairman's request.

In light of the Close's status as an area of historical and architectural importance, the Chairman felt that the application demanded a site visit to inform the committee's decision and moved that the application be deferred to allow this. On being seconded and put to the vote it was:

Resolved

To defer consideration of this application to allow a site visit to take place.

b) **S/2010/1388 - The Barkers, Barkers Hill, Semley**

Public Participation:

Mr John Dixon spoke in objection to the application.

Councillor Bridget Wayman, the local member, spoke in objection to the application.

The Chairman explained to those present that members of the committee had conducted a site visit earlier in the day.

The planning officer outlined the application and clarified the design of the proposed extension.

A number of committee members expressed concerns regarding creeping development in the countryside in general, and also regarding the treatment of the boundary between the application site and the neighbouring plot.

Following discussion it was

Resolved:

That planning permission be GRANTED for the following reasons:

The proposed extensions, by virtue of their appropriate scale, siting, design and materials, would have no significant impact upon the character and appearance of the area or the amenity of neighbours. The proposal would therefore accord with the aims and objectives of the development plan, having particular regard to Local Plan policies G2, H19, D3, C4 and C5.

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....Proposed floor plan	Date Received: 24.09.10
Plan Ref....Proposed first floor plan	Date Received: 24.09.10
Plan Ref....Proposed front east elevation	Date Received: 24.09.10
Plan Ref....Proposed rear west elevation	Date Received: 24.09.10
Plan Ref....Proposed north and south elevations	Date Received: 24.09.10
Plan Ref....Proposed block plan	Date Received: 24.09.10

Reason: For the avoidance of doubt.

- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

Reason: To secure a harmonious form of development.

Policy: H19, D3, C5

- 4) The existing hedgerow along the southern boundary of the site shall be retained at a minimum height of 2 metres and replaced or reinstated where necessary. It shall be properly maintained in perpetuity including replacement of any plants which die, are removed or become damaged or diseased with plants of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure adequate privacy for the occupants of neighbouring premises.

c) **S/2010/1492 - Hayburn Wyke, 72 Castle Road, Salisbury**

Public Participation:

Mrs Marlene Peters spoke in support of the application
Mr Rob Peters, the Agent, spoke in support of the application
Mrs Jan Thatcher spoke in support of the application

Councillor Mary Douglas, the local member, spoke in support of the application.

The planning officer outlined the application, clarifying that the intended use was a hybrid use, outside normal planning categories, as a children and families centre. It was explained that the applicant was Wiltshire Council, and because there had been an objection, the application had been called-in for the committee to consider, in accordance with the Council's Constitution.

A discussion ensued where the following issues were debated:

- The economic viability of the site in its existing use as a B&B, and whether or not the change of use constituted a true loss of this tourist capacity.
- The busy and dangerous nature of the road and the measures being proposed by the applicant to address highway safety.
- The suitability of the proposed use for the site.

Resolved:

That planning permission be GRANTED for the following reasons:

It is considered that the viability of the existing Bed and Breakfast use is marginal. Marketing of the property has taken place over a significant period of time with no offers being received for the property. A number of new or enhanced hotel and other accommodation facilities have opened up in the past couple of years with the Salisbury and surrounding area which has affected trade. Given this it is not considered that the loss of the B & B would be to the detriment of tourist trade in the city. In addition, saved Policy PS1 of the adopted Salisbury District Local Plan permits in principle social service type facilities within the settlement.

It is not considered that significantly more noise and disturbance will occur with the use of this facility than with the current bed and breakfast use. Out

of hours operations as proposed will be minimal and it is likely that at weekends there may well be a decrease in numbers of people visiting the site and subsequently noise and disturbance. It is considered that there will be no significant effects from noise and disturbance in compliance with saved Policy G2 (viii) of the adopted Salisbury District Local Plan.

Parking is to be provided at the site for four vehicles to park. Three in the front of the property (including one disabled space, and one in the adjoining garage. Visitors will not be able to park at the property and will be discouraged from doing so. It is considered that the parking as shown on the submitted plans and as is intended to be provided is satisfactory and will meet the needs of the new use and comply with saved Policy G2 (i) and parking standards contained within the saved policies of the adopted 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 the Planning and Compulsory Purchase Act 2004.

(2) The development hereby approved shall be undertaken in full accordance with the following approved plans:

Site location and block plan received 11th October 2010
Proposed first and second floor plan received 11th October 2010
Proposed ground floor plan received 11th October 2010
Existing first and second floor plan received 11th October 2010
Existing ground floor plan received 11th October 2010
IMA transport assessment and statement dated October 2010
Turley associates design and access statement dated September 2010
REASON: for the avoidance of doubt

(3) Prior to the first occupation of the use hereby approved the parking spaces shown on the plan no IMA-10-064-002 shall be laid out and retained in perpetuity.

REASON: In the interests of highway safety

(4) The measures outlined in part seven of the IMA transport assessment in the section entitled transport statement shall be carried out and implemented within three months of the first occupation of the premises hereby approved such measures shall enure for as long as the property is used for its proposed use.

REASON: In the interests of sustainable development.

(5) The resource centre for children and families shall be used solely for the purposes outlined in section four of the planning design and access statement submitted by Turley associates and dated September 2010.

REASON: For the avoidance of doubt.

- (6) The turning area shown on the submitted drawing no shall be marked out and remain available for this purpose at all times.

REASON: In the interests of highway safety

- (7) Prior to the first use of the premises as a centre for children's and families a sign located within the forecourt of the development, indicating to users that the car turning area must be available at all times for turning purposes only, details of which including the size and location of the sign, shall be submitted for the further written approval of the LPA. The sign shall thereafter be provided in accordance with the approved details prior to the first use of the development.

REASON: In the interests of highway safety

- (8) Prior to the first use of the premises as a centre for children's and families details of a means to prevent additional vehicular access to the forecourt by means of barrier or chain shall be submitted for the written approval of the LPA; and the barrier or chain shall be installed in accordance with the approved details before the first use of the development.

REASON: In the interests of highway safety

INFORMATIVE:

1. The applicant is advised that in accordance with Regulation 9 of the Town and Country Planning Regulations 1992 (S I No 1492) this planning permission enures solely for the benefit of Wiltshire Council as the applicant interested planning authority.

129. **Urgent Items**

The Committee considered the need for a site visit to application number S/2010/1719 - Long Crags, Church Street, Bowerchalke, Salisbury, at Councillor Green's request.

Resolved:

That a site visit be organised to take place, should the committee be asked to consider this application.

130. **Exclusion of the Press and Public**

Resolved:

To agree that in accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public from the meeting for the business specified in minute no. 134 because it is likely that if members of the public were

present there would be disclosure to them of exempt information as defined in paragraph 3 of Part I of Schedule 12A to the Act and the public interest in withholding the information outweighs the public interest in disclosing the information to the public.

Note: The Applicant was permitted to stay and observe proceedings to allow the committee to ask questions for clarification, if required.

131. **Land off Duck Street / Ladydown View, Tisbury**

The planning officer introduced his report.

Following discussion it was:

Resolved

To defer the application.

(Duration of meeting: 6.00 - 7.40 pm)

The Officer who has produced these minutes is Liam Paul, Democratic Services Officer, of Democratic Services, direct line 01225 718376, e-mail liam.paul@wiltshire.gov.uk

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