

## SOUTHERN AREA PLANNING COMMITTEE

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**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 14 APRIL 2011 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.**

**Present:**

Cllr Brian Dalton, Cllr Christopher Devine, Cllr Jose Green (Vice Chairman), Cllr Mike Hewitt, Cllr George Jeans, Cllr Stephen Petty (Substitute), Cllr Ian West and Cllr Fred Westmoreland (Chairman)

**Also Present:**

Cllr Tony Deane

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45. **Apologies for Absence**

Apologies were received from Councillors Richard Britton and Ian McLennan.

46. **Minutes**

The minutes of the meeting held on 24 March 2011 were presented.

**Resolved:**

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

47. **Declarations of Interest**

There were no declarations of interest.

48. **Chairman's Announcements**

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

The committee requested that a meeting be arranged with the Area Development Manager at a date to be agreed.

49. **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

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

Public participation:

Mr Tony Allen spoke in objection to the officer's recommendation  
Mrs Susan Grant spoke in objection to the officer's recommendation  
Mr William Grant spoke in objection to the officer's recommendation  
Mr David Douse spoke in support of the officer's recommendation  
Mr Martin Gairdner spoke in support of the officer's recommendation  
Mr Mark Hopkins spoke in support of the officer's recommendation  
Mr Richard Brasher spoke in support of the officer's recommendation on behalf of Berwick St James Parish Council

The Planning Officer introduced the report and drew attention to the late correspondence. He explained that this matter had been discussed at the meeting held on 24 March however, following legal advice, it had been agreed to re-start the process of making the Article 4 Direction.

A debate ensued and it was

**Resolved:**

**That the Southern Area Planning Committee authorises the Head of Legal Services to make a Direction under Article 4 (1) of the Town And Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010), to remove 'permitted development' rights under Part 4 Class B, Part 5 and Part 27 of the 2<sup>nd</sup> Schedule to the Town and Country Planning (General Permitted Development) Order 1995**

51. **Planning Appeals**

The committee received details of the following appeal decisions:

S/2010/0884 - Land at Bishops Drive, Harnham – Delegated - Dismissed

S/2010/1800 - 58 White Road, Mere – Delegated – Dismissed

S/2010/0842 - 15 Poores Road, Durrington Mere – Delegated – Dismissed

And forthcoming appeals as follows:

S/2010/1319 - 19A The Close, Salisbury

S/2010/1233 S/2010/1235 - Old Manor Hospital, Wilton Road, Salisbury

S/2011/0015 - The Hampton Inn, Bishopdown, Salisbury

52. **Planning Applications**

52a **S/2011/0024 - Tokes Farmyard, Tokes Lane, Semley, Shaftesbury, SP7 9BP**

Public participation

Mr Max Sealy spoke in support of the application

Mr Robert McClelland spoke in support of the application

Ms Lone Lacy spoke in objection to the application on behalf of West Tisbury Parish Council

Councillor Tony Deane, local member, spoke in objection to the application

The Planning Officer introduced the application and drew members attention to the conditions which were detailed on the late correspondence. A debate ensued and it was

**Resolved:**

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

REASONS FOR APPROVAL

This application related to the extension of an agricultural building and for the erection of a temporary habitable dwelling/structure on Tokes Farm to serve the (at the time of inspection of the LPA's commissioned agricultural appraisal) existing activities on the application site relating to the calving of Heifers. The LPA remains somewhat unclear concerning the justification of need for the temporary dwelling, however the LPA's commissioned Agricultural Appraisal for this application raised no objection concerning the functional need for the temporary dwelling and therefore it is a balanced opinion that the permission to grant a temporary habitable dwelling/structure on Tokes Farm would abide with the aims of Annex A to PPS7 and also the aims of the Adopted and saved Salisbury District Local Plan policy H28.

It is considered that given the balanced views of the acceptability of this application against the assessment criteria within section 12 of the Annex A to PPS7 that the application will therefore outweigh the sustainable highways objectives within PPG13. It is considered that this application would not have a demonstrable harmful affect upon AONB nor to neighbouring amenities and as such it is considered that the application is on balance compliant to the Adopted and saved Salisbury District Local Plan

policies G1, G2, H23, H32, C2, C4, C5, C13, C20 and R2

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 temporary habitable structure / dwelling shall be removed from the site and the land restored to its former condition on or before 11/03/2014 (3 years of the date of this permission).

REASON: Permission has been granted on a temporary basis to establish whether there is a viable functional need for permanent on site residential accommodation on this agricultural holding.

POLICY: H28

(3). The occupation of the temporary habitable structure / dwelling shall be limited to a person solely or mainly working in association with the agricultural development hereby approved at Tokes Farm, or their dependants.

REASON: The site is in an area where residential development for purposes other than the essential needs of agriculture or forestry is not normally permitted and this permission is only granted on the basis of an essential need for a new dwelling/residential accommodation in this location having been demonstrated.

POLICY: PPS7 & H28

(4). No development shall commence until a scheme for the discharge of surface water and foul sewerage from the temporary habitable building hereby permitted shall be submitted to and approved by the Local Planning Authority and shall be carried out as approved.

REASON: To ensure that the development is provided with a satisfactory means of surface water and sewerage disposal.

POLICY: G5

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

(No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the temporary habitable structure / dwelling 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.

POLICY - H28 & PPS7

(6) The development shall be carried out in complete accordance with the following drawings:

Temporary Dwelling – West Elevation	14/12/2010
Temporary Dwelling – South Elevation	14/12/2010
Temporary Dwelling – North Elevation	14/12/2010

Cattle Building – Existing and Proposed East Elevation	14/12/2010
Cattle Building – Existing and Proposed South Elevation	14/12/2010
Cattle Building – Existing and Proposed West Elevation	14/12/2010
Cattle Building – Existing and Proposed North Elevation	14/12/2010

Block Plan	12/01/2011
Location Plan	12/01/2011

REASON: For the avoidance of doubt.

53. **Urgent Items**

There were no urgent items

(Duration of meeting: 6.00 - 7.35 pm)

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

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