

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 26 JANUARY 2012 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Richard Britton, Cllr Brian Dalton, Cllr Christopher Devine, Cllr Mary Douglas, Cllr Jose Green (Vice Chairman), Cllr Mike Hewitt, Cllr Ian McLennan, Cllr Ian West and Cllr Fred Westmoreland (Chairman)

Also Present:

Cllr Tony Deane and Cllr Bridget Wayman

9. Apologies for Absence

Apologies were received from Cllrs George Jeans and Paul Sample

10. Minutes

The minutes of the meeting held on 5 January 2012 were presented.

Resolved:

To approve as a correct record and sign the minutes.

11. Declarations of Interest

Cllr Richard Britton declared a personal interest S/2011/1746 - The Heather, Southampton Road, Alderbury, as the applicant was a friend of a close family member and he had met him on several occasions.

Cllr Jose Green declared a personal interest in S/2011/1734 – Downsway, Brook Street, Fovant as her husband farms in the vicinity and has assisted the landowner on several occasions.

12. **Chairman's Announcements**

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

The Chairman said that a report on the Old Coach House, East Grimstead would be brought to the next meeting.

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

The committee noted the rules on public participation.

14. **Planning Appeals**

The committee received details of the following appeal decisions:

S/2011/1206 - 14 Tyndales Meadow, Dinton – delegated - allowed

S/2011/0955 - 37 High Street, Amesbury – delegated - allowed

And forthcoming appeals as follows:

S/2011/1304 - Hazelhead, Robin Hill Lane, Durrington

S/2011/1471 - Co-Op, Salisbury Street, Amesbury

S/2011/1570 - Shergolds, Swallowcliffe

S/2011/1489 - Shawmeare, Coombe Road, Salisbury

S/2011/1378 - 14 Bourne Avenue, Salisbury

15. **Planning Applications**

15a **S/2011/1395 - The Lime Yard, Crockford, Crockford Corner, West Grimstead**

Public participation:

Mr B Pritchard spoke in objection to the application

Mrs L Paramor spoke in objection to the application

Mrs L Bayford spoke in objection to the application

Mr T Allen spoke in support of the application

Mr G Bayford, on behalf of Grimstead Parish Council, spoke in objection to the application

The Planning Officer introduced the report, which was recommended for

approval, and explained that this application was for a change of use. The application had previously been refused and the revised application included a number of technical reports.

During the debate members considered traffic and ecological issues.

It was

RESOLVED

That planning permission be refused for the following reasons

The 1.6 ha application site lies within a remote countryside location characterised by open farmland, woodland and scattered residential properties; the site and its wider surroundings are designated as a Special Landscape Area. Access to the site is via country lanes, which from the east direction are narrow and windy in places, passing residential properties. The site is presently occupied by a single use comprising an agricultural lime yard where lime is imported, processed (including drying and crushing), and exported. The larger part of the existing use is heaped storage of the lime in both un-processed and processed form on both open and covered parts of the site.

The proposal, which is to allow largely unrestricted Class B2 and Class B8 uses on different parts of the site, would, by reason of the un-specified (but potentially significant) scale of the new development, the unknown (but potentially significant) levels of activity associated with the new development (including in terms of traffic generation on the entire surrounding country lane network), the unknown (but potentially significant) effects of other environmental considerations (including visual impact), and the effects on wildlife interests, would have a detrimental impact on both the amenities of the countryside and the amenities of residents within the locality. This is contrary to Policies G2, C2 and C6 of the Salisbury District Local Plan 2003, and the aims and objectives of PPS7.

15b **S/2011/1606 - 8 The Poplars, Barford St. Martin**

Public participation:

Mrs B Kerly spoke in objection to the application

Mrs J Fardell spoke in objection to the application

Mr Adam Wilson spoke in objection to the application

Mr T Allen spoke in support of the application

Mrs S Shepherd, representing Barford St Mary Parish Council, spoke in objection to the application

Cllr B Wayman, local member, spoke in objection to the application

The Planning Officer introduced the report, which was recommended for approval. A debate ensued during which members discussed the issue of the scale of the development, the size of the plot and the impact on the adjoining property.

It was

RESOLVED

That planning permission be APPROVED for the following reasons:

The proposal is considered to have satisfactorily mitigated the concerns with the previous refused application S/2010/1903/FULL dismissed at appeal ref No: APP/Y3940/A/1/2151382 on 23rd August 2011, in that it is a fundamentally different proposal with a form, design scale orientation and position on the site, that is not considered likely to adversely affect visual and residential amenity of this site within the wider AONB or, highways safety. As such the proposal is considered to generally accord with the saved policies G1, G2, C5, D2, H16, R2, TR11, TR14 of the adopted Salisbury District Local Plan, to the policies within 'appendix C of the South Wiltshire Core Strategy and to the advice contained within PPS 1 and 3.

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. 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. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Planning Design & Access Statement received 21/10/11
Additional Letter dated 8th December 2011, received on 08/12/11
Drawing ref.no. Absm/p/10, Plans As Proposed
Drawing ref.no. Location Plan received on
Drawing ref.no. Absm/p/01, Block Plan and Sections As Existing, received on 26/10/11
Drawing ref.no. Absm/p/11, Block Plan and Sections As Proposed, received on 26/10/11

REASON: For the avoidance of doubt.

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

POLICY- G2 General criteria.

4 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- G2 General criteria.

5 No development shall commence on site until details of the design, external appearance and decorative finish 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 first occupied.

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

POLICY- G2 General criteria.

Cllr B Dalton asked that his vote in dissent be recorded.

Informative:

This permission does not allow removal of any part of the chimney other than internal sections within no. 8 The Poplars as indicated in the application particulars. The external sections of the chimney projecting above the planes of the roof are to be retained as indicated in the application

particulars.

15c **S/2011/1734 - Downsway, Brook Street, Fovant**

Public participation:

Mr M Lyons spoke in support of the application

Mr N Knowles, on behalf of Fovant parish Council, spoke in objection to the application

The Planning Officer introduced the report. Members had attended a site visit prior to the meeting. During the debate the issues of the condition of the byway and working hours were discussed. As a separate matter unrelated to the planning application the Committee requested that the poor condition of the byway be brought to the attention of the relevant WC Highways Officer.

It was

RESOLVED

That planning permission be GRANTED for the following reason:

Subject to the land owner entering into an appropriate legal agreement with Wiltshire Council to make the relevant financial contributions in respect of affordable housing provision (SWCS Core Policy 3) and recreational open space (saved policy R2), it is recommended the application be approved, for the following reason:

The proposed development accords with the provisions of the Development Plan, and in particular Policies G1 & G2 (General Criteria for Development), D2 (Design), H16 (Housing Policy), C5 (Landscape Conservation), C12 (Protected Species) & R2 (Recreational Open Space) of the saved policies of the adopted Salisbury District Local Plan (including the saved policies listed in Appendix C, of the draft South Wiltshire Core Strategy) and the advice contained within PPS3 and PPS9 insofar as the proposed development is considered acceptable in principle and compatible in terms of the siting, scale, design, materials and character of the immediate and wider surrounding area. The proposed development would not unduly affect the amenity of neighbours, and would not adversely affect the natural beauty of the surrounding AONB. The proposal would not be prejudicial to Highway safety and would not have an adverse impact on nature conservation interests.

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. This development shall be in accordance with the submitted drawing[s] deposited with the Local Planning Authority on 09.11.2011 & 14.11.2011, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt

3. No development shall commence on site until details of the external materials to be used for the walls and roof(s) on 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: In the interests of visual amenity and the character and appearance of the area.

POLICY: D2, C5

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-E (inclusive) shall take place on the dwellinghouses hereby permitted or within their curtilage.

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: G2, D2, C5

5. The access to each plot shall have a minimum width of 3 metres, shall be constructed 4.5m back from the carriageway edge and their sides shall be splayed outwards at an angle of 45 degrees towards the carriageway edge. Any gates shall be set back 4.5 metres from the edge of the carriageway, such gates to open away from the highway only.

REASON: In the interests of highway safety.

6. The development hereby permitted shall not be first brought into 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.

7. No construction or demolition works shall take place on Sundays or public holidays or outside the hours of 8.00am to 6.00pm weekdays and 8.00am to 1.00pm Saturdays.

REASON: To safeguard the amenities of neighbouring properties.

Policy: G2

8. No burning of waste shall take place on site during the demolition and construction phase of the development.

Reason: In the interests of the amenity of neighbours

Policy: G2

9. The development hereby approved shall be completed in accordance with the recommendations given in sections 5, 6(iv) and 6(v) of the Bat Survey report (David leach Ecological Surveys, October 2011). The bat roosts and their access points will be maintained solely for use by bats for the lifetime of the development.

Reason: To mitigate against the potential impact(s) of the proposed development on protected species (bats).

Policy: C12, PPS9

10. Further details of the size of the roof void which is to be made available for occupation/use by brown long-eared bats within the new garages shall be submitted to, and approved in writing by the local planning authority prior to the commencement of development. Development shall be carried out in accordance with the details thereby approved.

Reason: To mitigate against the potential impact(s) of the proposed development on protected species (bats).

Policy: C12, PPS9

11. Prior to commencement of the development hereby approved a scheme for the treatment of the side boundaries of the site shall be submitted to the local planning authority for approval in writing. The scheme shall be implemented as approved prior to the first occupation of either of the two approved dwellings.

REASON: To safeguard the amenities of neighbouring properties.

15d **S/2011/1746 - The Heather, Southampton Road, Alderbury**

Public participation:

Mr J Hubbard, on behalf of Alderbury Parish Council, spoke in objection to the application

The Planning Officer introduced the report which was recommended for approval. Members noted that this was in outline with only the layout of the site and access to be determined.

During the debate issues of inappropriate backland development and inadequacy of the access were discussed.

It was

RESOLVED

That the application be refused for the following reasons

The proposal, by reason of the awkward shape of the plot and the awkward relationship between the siting of the proposed dwelling and established development, would result in a cramped and contrived development which would detract from the character and appearance of the surroundings. In particular, the plot has an uncharacteristically small front garden in relation to established development, and the gap between the proposed dwelling and the neighbouring property, 'Out of the Way', is uncharacteristically small. Consequently the proposal comprises an inappropriate form of backland development. This is contrary to saved Policies G2, D2 and H16 of the Salisbury District Local Plan and Central Government planning guidance set out in Planning Policy Statement no. 3.

15e **S/2011/1782 - Boot Inn, High Street, Tisbury**

Public participation:

Mr Fairweather spoke in objection to the application
Mrs G Knight spoke in objection to the application
Mr R Norgan spoke in support of the application
Mr R Hill spoke in support of the application
Cllr T Deane addressed the committee and highlighted issues that he felt that they should take into account.

The Planning Officer introduced the report which was recommended for approval. A debate ensued during which issues such as access, backland development, and the character of the area were discussed.

It was

RESOLVED

That planning permission be: GRANTED for the following reason:

The proposed 4 bed dwelling and creation of new access is considered to be acceptable in terms of principle, impact on amenities, scale and design for the reasons outlined above and as such is in accordance with the provisions of the Development Plan, and in particular Policies G2, D3, H16, CN5, CN8, CN21, C4, R2, of the adopted Salisbury District Local Plan as included in the saved policies listed in Appendix C, of the draft South Wiltshire Core Strategy.

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

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

POLICY- G2

3. Notwithstanding the provisions of the Town and Country Planning

(General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-H shall take place on the dwellinghouse(s) hereby permitted or within their curtilage.

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- G2

4. No development shall commence on site until details of the clay tiles to be used on 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: In the interests of visual amenity and the character and appearance of the area.

POLICY- G2

5. No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans (Ref: 1554/23B). The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

POLICY: G2

6. This development shall be in accordance with the submitted drawing[s] 1554/24, 1554/23B, 1554/22A, 1554/21A, 1554/20A, Design & Access Statement, Historic Site Assessment, Archaeological Evaluation, Arboricultural Survey deposited with the Local Planning Authority on 15/11/11, unless otherwise agreed in writing by the Local Planning Authority.

REASON: For the avoidance of doubt.

Public participation:

Mr D Baker, on behalf of Winterbourne Parish Council, spoke in support of the application

The Planning Officer introduced the report which was recommended for refusal. During the debate members discussed the issues of development outside the housing policy boundary and the merits of saving the existing barn.

It was

RESOLVED

That planning permission be REFUSED for the following reasons:

1. The site lies outside the housing policy boundary, and is not considered to be previously developed land, due to its agricultural use. The guidance in PPS7 (para 10) requires special justification for planning permission to be granted for isolated new houses in the countryside. Whilst the building is identified as being of some historical interest, substantial reconstruction of the existing building is required together with a large single storey extension to enable the conversion to residential use. The building is not considered to be sufficiently important to provide the special justification required by PPS7 to support conversion to full residential use. The development would therefore be contrary to the guidance in PPS3, PPS4, PPS5, PPS7 and the adopted policies C22, H23, H26 and H27 and contrary to the saved policies, C22, H23, H26 and H27, listed in Appendix C of the draft South Wiltshire Core Strategy.
2. The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the Adopted Replacement Salisbury District Local Plan and contrary to Core Policy 3 of the draft South Wiltshire Core Strategy as appropriate provision towards public recreational open space and affordable housing has not been made.

Informative: It should be noted that the reason given above relating to Core Strategy Policy 3 of the Draft Core South Wiltshire Strategy and Policy R2 of the Adopted Replacement Salisbury District Local Plan could be overcome if all the relevant parties agree to enter into a Section 106 legal agreement, or if appropriate by condition, in accordance with the standard requirement for recreational public open space.

15g **S/2011/1791 - Access to Bowles Cottage and Winterbourne Cricket Field, The Portway, Winterbourne Gunner**

Public Participation:

Mr D Baker, on behalf of Winterbourne Parish Council, spoke in support of the application

The Planning Officer introduced the report which was recommended for approval. The application was to create a new vehicular access for Bowles Cottage, the cricket ground and the surrounding agricultural land.

It was

RESOLVED

Planning Permission be GRANTED for the following reason

The proposed development will not cause any significant demonstrable harm to the character and appearance of the area and will improve highway safety it is therefore considered to be in accordance with the aims and objectives of Saved Policies G1, G2, C2, C6, TR11 and TR15 of The Salisbury District Local Plan (adopted June 2003) and also in accordance with the saved policies, G1, G2, C2, C6, TR11 and TR15 listed in Appendix C of the draft South Wiltshire Core Strategy.

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 This decision relates to documents/plans submitted with the application, 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. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Drawing ref. no W1198 PO6 Rev D received on 10 January 2012
Drawing ref. Cross section of track received on 23 November 2011

REASON For the avoidance of doubt

3 The access shall not be first brought into use until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 1m above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety

POLICY G2 General criteria for development

4 No work shall commence on site until details of the proposed fence positioned along the sight line with the hedge planted behind the fence have been submitted to and approved in writing by the Local Planning Authority. The access shall not be brought into use until the fence has been positioned in accordance with the approved details.

REASON: In the interests of highway safety

POLICY G2 General criteria for development

5. The existing vehicular access shall be stopped up and its use permanently abandoned concurrently with the provision of the new access hereby approved being first brought into use.

REASON: In the interests of highway safety

POLICY G2 General criteria for development

6. No part of the development hereby permitted shall be first brought into use until the access track, turning area 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

POLICY G2 General criteria for development

16. **Urgent Items**

The committee agreed to a site visit being held for The Granary, Milford Mill should the application come to committee.

(Duration of meeting: 6.00 - 10.10 pm)

The Officer who has produced these minutes is Pam Denton, of Democratic Services,
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