

SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 24 JUNE 2010 AT ALAMEIN SUITE, CITY HALL, SALISBURY.

Present:

Cllr Richard Britton, Cllr Christopher Devine, Cllr Jose Green (Vice Chairman), Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr John Smale (Reserve), Cllr Ian West and Cllr Fred Westmoreland (Chairman)

Also Present:

Cllr Richard Clewer

53. Apologies for Absence

Apologies were received from Councillors Mary Douglas and Graham Wright. Councillor John Smale substituted for Councillor Douglas.

54. Minutes

The minutes of the meeting held on 3 June 2010 were approved and signed as a correct record by the Chairman.

55. Declarations of Interest

Councillors Richard Britton, Christopher Devine, Jose Green, Mike Hewitt, George Jeans, Ian McLennan, Ian West and Fred Westmorland declared personal interest in item 7c as they had served on a planning committee with the applicant in the past.

Councillor Richard Clewer (non member of the committee) declared a prejudicial interest in item 7c and left the room during consideration of this item.

56. Chairman's Announcements

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

57. **Public Participation**

The committee noted the rules on public participation.

58. **Planning Appeals**

The committee received details of the following appeals;

Decisions

S/2009/1029 - Unit 6 Stockport Business Park, Amesbury – dismissed – delegated.

S/2009/1786 - 2A Albany Road Salisbury – allowed – delegated

New Appeals

S/2009/1543 - Adjacent 19 Victoria Road, Wilton

S/2009/0732 - 44 York Road, Salisbury

S/2010/0112 - Land adjacent to Ebbleway, Crouchston Drove. Bishopstone

Resolved

That the report be noted

59. **Planning Applications**

59a **S/2010/0053 - Whiteparish Village Store Ltd The Street Whiteparish**

Public participation:

Mr Brian Cosstick spoke in support of the application

Mr Eric Chase spoke in support of the application

Mr Andrew Lax spoke in support of the application

Councillor Richard Clewer representing Whiteparish Parish Council spoke in support of the application.

With the Chairman's agreement, this application was considered together with the associated application for conservation area consent referred to at minute 59b below.

The application had been recommended for refusal, however members felt that the proposed shop building would actually result in a visual

improvement compared to the existing shop building and would enhance the Conservation Area. Concerns were expressed regarding the protected species and it was requested that, should issues arise following the phase 2 ecological survey, then the application should come back to the committee for further consideration.

Resolved:

That the application be approved, subject to the completion within three months of a phase 2 ecological survey and a unilateral agreement in relation to policy R2 (public open space), and the following conditions:

Reasons for approval

Members considered that the proposed shop building would result in a visual improvement compared to the existing building and would enhance the Conservation Area in accordance with policies CN8 and CN11. Therefore conditioned to ensure that the amenities of the neighbours and the Conservation Area were preserved, members considered that the scheme would provide an enhanced local facility and provide much needed modest housing, without affecting surrounding amenities in accordance with national guidance as expressed in PPS1, PPS3, PPS5 and policies CN8, CN11, G2 and PS3

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. 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.

Drawing ref.no. 0712/103

Drawing ref.no. 0712/01 rev A

Drawing ref.no. 0712/02 rev A

Drawing ref.no. 0712/03 rev C

Drawing ref.no. 0712/101 rev E

Archaeological evaluation Ref no. ACW275/2/0 dated May 2010

ECOSA Phase 1 Ecological Survey

3 No development shall commence on either the erection of the dwellings or the demolition of the shop 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 Development in Conservation Areas

4 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) indications of all existing trees and hedgerows on the land;
- (b) details of any to be retained, together with measures for their protection in the course of development;
- (c) treatment of the boundaries of the site and the boundaries between the different uses of the land, hereby approved;
- (d) hard surfacing materials;

REASON: To ensure a satisfactory landscaped setting for the development

POLICY G2 General criteria and CN11 protection of views in Conservation Areas.

5 No development approved by this permission shall commence until a scheme of water efficiency measures has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

REASON In the interests of sustainable development. Salisbury District Council's Supplementary Planning Guidance on Achieving Sustainable Development promotes the prudent use of natural resources. It is necessary to minimise the local demand for water to protect future supplies.

POLICY Salisbury District Council's Supplementary Planning Guidance on Achieving Sustainable Development

6 The three houses hereby permitted shall not be first occupied until the access, 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 Policy G2 General criteria for development

7 The demolition of the existing shop hereby permitted shall not commence until the three houses hereby approved are erected, fully completed and capable of habitation, as agreed in writing with the Local Planning Authority

REASON To ensure that the proposed replacement shop is provided in a timely manner in the interests of the community .

POLICY PS3 Community facilities

8 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-C or Class E 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 General criteria and CN11 Protection of views in Conservation Areas.

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), 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 for development, D2 Design criteria and CN11 protection of views in Conservation Areas.

10 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, other than those shown on the approved plans, shall be

inserted in the above ground floor ceiling level of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

POLICY G2 General criteria for development, D2 Design criteria and CN11 protection of views in Conservation Areas

11 During demolition and construction works, no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following time 0800 to 1800 on Mondays to Saturdays and there shall be no activities/working on Sundays, Bank and Public Holidays.

REASON To avoid the risk of disturbance to neighbouring dwellings/the amenities of the locality during unsocial hours.

POLICY G2 General criteria for development

59b **S/2010/0098 - Whiteparish Village Store Ltd The Street Whiteparish**

Resolved:

That the application be approved subject to the following conditions:

Reasons for approval

Members considered that the proposed shop building would result in a visual improvement compared to the existing building and would enhance the Conservation Area in accordance with policies CN8 and CN11. Therefore conditioned to ensure the that the amenities of the neighbours and the Conservation Area were preserved, members considered that the scheme would provide an enhanced local facility and provide much needed modest housing, without affecting surrounding amenities in accordance with national guidance as expressed in PPS1, PPS3, PPS5 and policies CN8, CN11, G2 and PS3

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.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.

Drawing ref.no. 0712/103

Drawing ref.no. 0712/01 rev A

Drawing ref.no. 0712/02 rev A

Drawing ref.no. 0712/03 rev C

Drawing ref.no. 0712/101 rev E

Archaeological evaluation Ref no. ACW275/2/0 dated May 2010

ECOSA Phase 1 Ecological Survey

REASON For the avoidance of doubt

3 During demolition and construction works, no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following time 0800 to 1800 on Mondays to Saturdays and there shall be no activities/working on Sundays, Bank and Public Holidays.

REASON To avoid the risk of disturbance to neighbouring dwellings/the amenities of the locality during unsocial hours.

POLICY G2 General criteria for development

4 No works for the demolition of the existing shop building or any part thereof shall commence on site until a valid construction contract has been entered into under which one of the parties is obliged to carry out and itself complete the works of development of the site for which planning permission has been granted under application reference S/2010/0053 or such other application(s) approved by the Local Planning Authority; and; evidence of the construction contract has first been submitted to and approved by the Local Planning Authority.

REASON: In the interests of the visual amenity of the locality, which is within a designated Conservation Area.

POLICY CN8 and CN9 Conservation Area

5 Within three months of the demolition of the existing shop, all debris and materials arising from the demolition shall be permanently removed from the site, unless otherwise agreed in writing by the Local Planning Authority.

REASON In the interests of the amenity of the Conservation Area

POLICY G2 General criteria and CN8 Conservation Area

59c **S/2009/1916 - Bathcroft House Morgans Vale Road Redlynch**

Public participation

Mrs Zoe Clewer spoke against the application

Mr Amrik Chahal spoke in support of the application

Mr Guy Anderson spoke in support of the application

Members considered the application which was recommended for approval. Issues regarding odours from the take-aways and also parking issues were raised however it was acknowledged that the application would provide much needed affordable housing in the area.

Resolved:

That planning permission is granted subject to the completion of a unilateral agreement. For the following reasons

The site was historically used for employment purposes but it has been demonstrated that the premises were no longer viable for an employment generating use and therefore the site's redevelopment for a non employment generating use would be in accordance with the criteria of Policy E16 and supported by PPS3. Moreover as the site is located within the designated Morgan's Vale and Woodfalls Housing Policy Boundary its redevelopment for residential purposes would comply with the criteria of Local Plan Policy H16. This acceptance in principle would however, be subject to the proposal complying with national guidance as expressed in PPS4 which seeks to protect rural services/facilities. Whilst the proposed flats would be close to restaurants/takeaways and an industrial estate the internal design of the flats has been amended to overcome the noise and odour concerns of the Environmental Health Officer (policy G2). Therefore whilst the design of the apartment building would be unlike any of the other houses in the vicinity, (Policy D2) it will reflect the design of the building to the front of the site. would create a greater variety of accommodation in the area and therefore whilst the building would be out of character with the housing to the east and west, it would not be so incompatible with the appearance of the locality as to adversely affect its character and therefore on balance it is considered that the proposal would be in accordance with national and local guidance.

And subject to the following conditions

1The 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 works shall commence until details of all 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 roof and the parking areas 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 G2 General criteria for development

3 During demolition and construction works, no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following time 0800 to 1800 on Mondays to Saturdays and there shall be no activities/working on Sundays, Bank and Public Holidays.

REASON: To avoid the risk of disturbance to neighbouring dwellings/the amenities of the locality during unsocial hours.

POLICY G2 General criteria for development

4 The development shall be undertaken in accordance with the detailed recommendations of the Report from 24 Acoustics and the drawings ref.nos. 3328/02 Rev S, 3328/03 Rev R, 3328/04 Rev D and 3328/06 Rev Q received on 14 May 2010.

REASON: To secure a harmonious form of development.

POLICY G2 General criteria for development

5 Prior to the commencement of development the applicant shall commission the services of a competent contaminated land consultant to carry out a detailed contaminated land investigation of the site and the results provided to the Local Planning Authority.

The investigation must include

A full desktop survey of historic land use data

A conceptual model of the site identifying all potential and actual contaminants, receptors and pathways (pollution linkages)

A risk assessment of the actual and potential linkages identified
A remediation programme for contaminants identified. The remediation programme shall incorporate a validation protocol for the remediation work implemented, confirming whether the site is suitable for use.
The remediation programme shall be fully implemented and the validation report shall be forwarded to the Local Planning Authority, prior to the first occupation of the dwellings.

REASON: In the interests of public health and safety

POLICY G2 General criteria for development.

INFORMATIVES

1: PARTY WALL ACT

It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required from the adjoining landowner or any other person, or which may be required under any other enactment or obligation.

60. **Land at the former Wisma Poultry Farm/Stonehenge Campsite, Berwick Road, Berwick St. James**

Members considered a report on progress made in resolving the various breaches of planning control at the above site.

Resolved:

- 1. That the report be noted**
- 2. That a further report be brought to the next meeting of the committee to include the terms of the section 106 agreement.**

61. **Urgent Items**

There were no urgent items

(Duration of meeting: 6.00 - 7.40 pm)

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

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