

## SOUTHERN AREA PLANNING COMMITTEE

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**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 25 SEPTEMBER 2014 AT THE GUILDHALL, MARKET PLACE, SALISBURY, WILTSHIRE, SP1 1JH.**

**Present:**

Cllr Richard Britton, Cllr Brian Dalton, Cllr Christopher Devine (Vice-Chair), Cllr Peter Edge (Substitute), Cllr Jose Green, Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian Tomes, Cllr Fred Westmoreland (Chairman) and Cllr Ian West

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**91 Apologies for Absence**

Apologies were given from Cllr Brian Dalton who was substituted by Cllr Peter Edge. Apologies were also received from Cllr Richard Clewer.

**92 Minutes**

The minutes of the meeting held on 04 September 2014 were presented:

**Resolved:**

**To approve and sign as a correct record the minutes of the previous meeting held on 4 September 2014.**

**93 Declarations of Interest**

Cllr Richard Britton declared a non-pecuniary interest in item 97A as a resident of Porton but he was not effected in anyway by the development.

**94 Chairman's Announcements**

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

**95 Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

## 96 **Planning Appeals**

The committee received details of the appeal decisions as detailed in the agenda.

## 97 **Planning Applications**

### 97a **14/02043/FUL - 50 Winterslow Road,(Land to rear of Chalk House), Porton, Salisbury. SP4 0LF)**

Mr David Creswell spoke in objection to the application. Mr Adams spoke in objection to the application.

Mr Harris spoke in objection to the application. Mr Gately spoke in support to the application.

Mr Mark Jones spoke in support to the application.

Mr Mark Carrington spoke in support to the application.

Mr Chris Hammer spoke in objection of the application on behalf of Idmiston Parish Council.

The Planning Officer presented his report to the Committee which recommended that permission be GRANTED subject to conditions. In his introduction the Planning Officer said the following:

“This application seeks permission to erect 20 houses on two paddocks to the rear of Chalk House, with access from Winterslow Road through the side garden.

Perhaps the main issue to consider is the fact that the larger part of the site lies outside of the housing policy boundary for Porton and so is in the countryside. The black and white policy position is that development of such land will be unacceptable. However, in this case it is your officer’s opinion that there are a number of material considerations which, taken together, override that policy.

These material considerations are that the proposal will, firstly, deliver now essential infrastructure made necessary by the development (this including open space contributions, education contributions and a community contribution towards the village hall); secondly, there is no identified harm stemming from the proposal other than the site being the wrong side of the line; thirdly, the physical characteristics of the site and its surroundings are such that the proposal ‘reads’ as a natural rounding off of the settlement; and, fourthly, the site is entirely sustainable in terms of access to Porton’s services, including the shop and church.

The relevance of material considerations is set out in planning law and the NPPF. Both state that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The weight to be given to material considerations in the balance is for the decision maker to decide.

More specifically, the NPPF states that at its heart there is a presumption in favour of sustainable development. This means for decision-taking approving development proposals that accord with the development plan

without delay; or where the plan is absent, silent or relevant policies out of date, granting permission unless any adverse impacts would significantly outweigh the benefits.

Idmiston Parish Council is in the process of preparing a neighbourhood plan for Porton. Policy CP2 of the emerging Wiltshire Core Strategy states that the limits of development of settlements may only be altered through the identification of sites for development through subsequent site allocations and neighbourhood plans. However, as the Porton neighbourhood plan and the site allocations DPD are at early stages of the plan making process it is your officer's opinion that little weight can be given to them at this time when considering a current, 'live' planning application. In this respect the NPPG actually states that refusal of planning permission on grounds of prematurity will seldom be justified where a draft local plan has yet to be submitted for examination, or in the case of a neighbourhood plan, before the end of the local planning authority publicity period. The local planning authority's publicity period for Porton's plan is scheduled for after 31 March 2015 with referendum unlikely until Autumn 2015.

Third parties have pointed out in correspondence that Policy CP2 of the emerging core strategy refers to development at large villages predominantly taking the form of small housing sites which are defined as involving less than 10 dwellings. This proposal is for a larger number but is considered acceptable in view of the size of the site and its ability to accommodate more units without causing harm. The size of the site is a further material consideration. Fewer dwellings than what are proposed would not make the best use of the land, it is considered.

So, looking at the detail, it has already been said that the proposal has generated no objections from technical consultees. The Ecologist's reservations set out in the report have been withdrawn, she accepting that the ash trees on the site are suffering from die-back and that new landscaping will compensate for their loss".

Members of the Committee then had the opportunity to ask technical questions of the officer. Members asked questions in regards to the existing vegetation along Winterslow Road and it was confirmed that this would be retained other than 'punching the hole through the hedge for the access'.

Items of late correspondence were circulated at the meeting.

The Local Member, Cllr Mike Hewitt, spoke in support of the application. Cllr Hewitt stated that it was not correct that a majority of the Parish were against the application and instead objections were being led by a steering group. It was stated that the clerk and the Chairman of Idmiston Parish Council had both resigned. Cllr Hewitt stated that there was currently housing on three sides of the proposed development and that this had been a proposed planning site for a long period of time. Cllr Hewitt warned that the village hall could fall into disrepair and the financial contribution provided by the developer could help with repair work. It was explained that the houses on the top of the hill would be dug in and all that could have been done to protect the existing properties had been done. Cllr Hewitt stressed the need

for the village to work together. It was explained that this financial contribution was substantial and that a similar development elsewhere was unlikely to receive such a generous financial offer.

Members debated the plans and issues raised included the nature of the development and the need for affordable housing for local working people. It was stated that this was a modest development and many similar developments have been built that have resulted in the local area prospering. Members raised and discussed the development being outside of the housing policy boundary and the scale of the plans. The debatable prominence and dominance of the site over Porton was also highlighted.

The need for 42,000 new homes in Wiltshire was raised and the need to build some of these homes within local communities was discussed. It was stated that this particular community area needs to contribute houses and so there is a need for sustainable and sensible sites. The Chairman stated that this was not 'cheque book planning' and that the financial contribution would go to the schools and the village hall. It was further explained that new affordable housing developments require a 'reasonably sized development'. It was heard that Highways had made no objections. Members also discussed the diseased ash trees at the site and a need for a suitable alternative was discussed.

It was confirmed that the agenda was published on time but legal advice was required in regards to the Planning Officer's recommendation. The Planning Officer's recommendation on the evening of the meeting differed from that published initially on the website. The Legal Representative clarified that this would not pose a problem to the legitimacy of the decision as the agenda had been available to view on the website in the usual way and for the required timescale.

**Resolved:**

**To grant planning permission subject to the applicant entering into a Section 106 agreement to ensure delivery of the infrastructure made necessary by the development (including affordable housing, off site equipped open space, youth and adult sport provision, ecology measures, education provision, fire and rescue facilities, waste and recycling facilities, and community facilities).**

**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 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.

**3. No development shall commence on site until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards 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 occupied.**

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

**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 :-**  
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;  
finished levels and contours;  
means of enclosure;  
all hard and soft surfacing materials;

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

**5. 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.

**6. Prior to the commencement of development a detailed lighting scheme comprising low level louvered bollards for the illumination of all roads and pathways shall be submitted to and approved in writing by the LPA.**

**REASON:** To minimise night time light pollution and reduce the visual impact of the development of this elevated site on the village during the hours of darkness.

**7. Hours of work on site preparation and construction (including deliveries) shall be restricted to between 8-00 a.m. to 6-00 p.m. Monday to Friday and between 8-00 a.m. and 1-00pm on Saturdays unless otherwise agreed in writing with the LPA. No work shall be undertaken on Sundays or Bank Holidays.**

**REASON:**

To safeguard the amenity of the occupiers of the properties that adjoins the site.

**8. 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 undertaken and until:**

a) The Local Planning Authority has been provided with written confirmation that, in the opinion of the developer, the site is likely to be free from contamination which may pose a risk to people, controlled waters or the environment. Details of how this conclusion was reached shall be included.

b) If, during development, any evidence of historic contamination or likely contamination is found, the developer shall cease work immediately and contact the Local Planning Authority to identify what additional site investigation may be necessary.

c) In the event of unexpected contamination being identified, all development on the site shall cease until such time as an investigation has been carried out and a written report submitted to and approved by the Local Planning Authority, any remedial works recommended in that report have been undertaken and written confirmation has been provided to the Local Planning Authority that such works have been carried out. Construction shall not recommence until the written agreement of the Local Planning Authority has been given following its receipt of verification that the approved remediation measures have been carried out.

**REASON:** To ensure that land contamination can be dealt with

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

9. Before works commence a Construction Ecology Management Plan will be submitted for planning authority approval covering procedures and measures to be undertaken during the construction period to safeguard reptiles, bats, non-native plants, birds, hedgerows and trees. The plan will demonstrate those works that will require input from a professional ecologist and the works will be undertaken in accordance with the approved plan.

**REASON:** In the interest of Ecology

10. Before works commence a Landscape and Ecological Management Plan will be submitted for planning authority approval which will include a drawing distinguishing between proposed landscape works and ecological features together with a schedule of works required to maintain these for the first five years and in the long term. The plan will identify those ecological features that must be retained and managed specifically for their biodiversity interest.

**REASON:**..In the interest of Ecology

11. No development shall commence within the area indicated (proposed development site) until:

- A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- The approved programme of archaeological work has been carried out in accordance with the approved details.

**REASON:** To enable the recording of any matters of archaeological interest.

**INFORMATIVE:** The work should be conducted by a professional recognised archaeological contractor in accordance with the written scheme of investigation agreed by this office and there will be a financial implication for the applicant.

12. No development approved by this permission shall commence until a scheme for water efficiency 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 and climate

change adaptation.

13. No development approved by this permission shall be commenced until a Construction Environmental Management Plan, incorporating pollution prevention measures, has been submitted to and approved by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

**REASON:** To prevent pollution of the water environment

14. The development hereby approved shall be carried out in accordance with the following list of documents plans and specifications:

**Documents:**

Design and access Statement, received 03/03/14

Heritage Statement, February 2014, received 21/02/14

Heritage Desk Based Assessment February 2014, received 21/02/14

Landscape Maintenance Plan, January 2014, received 21/02/14

Arboricultural Impact Appraisal and Method Statement January 2014, received 21/02/14

Waste Audit and Construction Statement February 2014, received 21/02/14

Ecological Assessment Report January 2014, received 21/02/14

Reptile Survey and Mitigation Strategy Report February 2014, received 21/02/14

Flood Risk Assessment January 2014, received 21/02/14

Summary of Community Involvement February 2014, received 21/02/14

Transport Statement February 2014, received 03/03/14

**Drawings:**

Plan ref No: PP1182/ 100-00, Rev P2 Location Plan dated 05/12/13, received 21/02/14

Plan ref No: PP1182/ 101-00, Rev P2 Proposed Site Layout Plan dated 01/11/13, received 21/02/14

Plan ref No: PP1182/ 110-00, Rev P1 Plot 1 elevations Floor Plans and Sections dated 01/11/13, received 21/02/14

Plan ref No: PP1182/ 111-00, Rev P1 Plots 2, 3, 4 and 5 Floor Plans and Elevations dated 01/11/13, received 21/02/14

Plan ref No: PP1182/ 112-00, Rev P1 Plots 6, 7 and 8 Floor Plans and Elevations dated 01/11/13, received 21/02/14

Plan ref No: PP1182/ 113-00, Rev P1, Plots 9 and 10 Floor Plans and Elevations dated 01/11/13, received 21/02/14

Plan ref No: PP1182/ 114-00, Rev P1 Affordable Plots 11, 12 & 13, 14

## **Plans**

**Elevations & Sections dated 01/11/13, received 21/02/14**

**Plan ref No: PP1182/ 115-00, Rev P1 Affordable Plots 15, 16, 17 & 18**

**Proposed Floor Plans & Elevations dated 01/11/13, received 21/02/14**

**Plan ref No: PP1182/ 116-00, Rev P1 Plots 19 & 20 Proposed Floor Plans & Elevations dated 01/11/13, received 21/02/14**

**Plan ref No: PP1182/ 120-00, Rev P1 Proposed Site Sections Sheet 1 of 2 dated 01/11/13, received 21/02/14**

**Plan ref No: PP1182/ 121-00, Rev P1 Proposed Site Sections Sheet 2 of 2 dated 01/11/13, received 21/02/14**

**Plan ref No: PP1182/ 130-00, Rev P1 Details of Proposed Site Entrance dated 01/11/13, received 21/02/14**

**Plan ref No: PP1182/ 130-10, Rev P1 Sketch Elevations of Cob Wall dated**

**18/12/13, received 21/02/14**

**Plan ref No: LIND46-sk2, Rev B Drainage Strategy dated January 14, received 21/02/14**

**REASON: In the interest of clarity**

### **INFORMATIVE:**

**The surface water soakaways may require the approval of the Local**

**Authority's Building Control Department and should be constructed in accordance with the BRE Digest No365 or CIRIA Report 156 "Infiltration Drainage, Manual of Good Practice". Only clean, uncontaminated surface water should be discharged to soakaway.**

### **Water Efficiency and Climate Change -**

**The incorporation of water efficiency measures into this scheme will provide resilience to some of the extremes of weather conditions that climate change brings. It benefits future residents by reducing water bills, and also benefits wider society by allowing more water to go round in times of shortage. The following condition has been supported in principle by the Planning Inspectorate.**

### **INFORMATIVE:**

**The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered.**

**An appropriate submitted scheme to discharge the condition will include a water usage calculator showing how the development will not exceed a usage level of 105 litres per person per day.**

**INFORMATIVE:**

**Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:**

- the use of plant and machinery
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

**The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at:**

**<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>**

**97b 14/05616/FUL - Land at the former Local Authority depot site, Blandford Road, Coombe Bissett, Wiltshire**

There was no public participation on this item.

The Planning Officer presented his report to the Committee which recommended that permission be GRANTED subject to conditions.

Members of the Committee then had the opportunity to ask technical questions of the officer. No technical questions were asked.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Julian Johnson, supported the application via email but was not present.

Members discussed the flooding risk in the area and stressed the need to ensure that all that can be done to prevent flooding should be done. Members discussed the relevant drainage issues. The suitability of the site was considered and it was noted that the Parish had been working for four years towards this application and that they had been instrumental in its progress.

**Resolved:**

**To grant planning permission 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. (WA1)**

**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 listed in schedule. (WM14)

Proposed west and north elevations 16857/G2/EL202/K received 8/9/14

Proposed first floor plan 16857/G2/GA106/M received 8/9/14

Proposed east and south elevations 16857/G2/EL201/G received 9/7/14

Proposed site plan 16857/G2/SI104/F received 9/7/14

Proposed roof plan 16857/G2/GA107/B received 9/7/14

Proposed ground floor plan 16857/G2/GA105/F received 5/9/14

Proposed site sections 16857/G7/SE301/A received 6/6/14

Ecological Assessment of Proposed Site, 17/9/14 by Wiltshire Council Ecologist received 6/6/14

Revised Geo Environmental Report and Appendices received 2/7/14

Design and Access Statement dated 6/6/14 by B3 Architects received 6/6/14

Tree Protection Plan 595-01 by SJ Stephens Associates received 6/6/14 (NB May change as a result of late correspondence)

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

**3.** No development shall commence on site until details and samples of the materials to be used for the external 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. (WB1)

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

**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. There shall be no burning of waste materials on site during construction or demolition

**REASON:** In the interests of residential amenity.

**5.** The development hereby permitted shall not be first occupied until the first five metres of the site access, measured from the site 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.

6. The site access shall remain ungated.

**REASON:** In the interests of highway safety.

7. The development hereby permitted shall not be first occupied until visibility has been provided at the site access with nothing over 1.0 metre in height above the adjoining carriageway level being planted, erected or maintained in front if a line measured 2.0m back from the carriageway edge extending across the whole site frontage in the form of a parallel strip.

**REASON:** In the interests of highway safety.

8. No development shall commence on site until a scheme for the discharge of surface water from the (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:** 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, to include native plant species;
- finished levels and contours;
- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;

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

features.

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.

11. No works shall commence on site until an ecological construction method statement has been submitted for approval to the local planning authority, which will address the issues raised in the Ecological Assessment (Fiona Elphick, September 2013). This will set out precautionary processes to ensure wildlife individuals are not harmed during site clearance and the construction process. The works will be completed in accordance with the approved method statement before there is any occupation of the dwellings and any mitigation measures shall be maintained on site in accordance with the approved details thereafter.

**REASON:** To safeguard ecological interests.

12. The first floor window in the north elevation (Plan 16857/G2/EL202/K) shall be obscured with obscure glazing before there is any occupation of the dwelling, and shall be maintained in that condition thereafter.

**REASON:** In the interests of neighbouring amenity.

13. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme (that includes all the following components to deal with the risks associated with contamination of the site) has been submitted to and approved, in

**writing, by the local planning authority:**

- 1) A preliminary risk assessment which has identified:  
all previous uses  
potential contaminants associated with those uses  
a conceptual model of the site indicating sources, pathways and  
receptors potentially unacceptable risks arising from contamination at  
the site.**
- 2) A site investigation scheme, based on (1) to provide information for  
a  
detailed assessment of the risk to all receptors that may be affected,  
including those off site.**
- 3) The results of the site investigation and detailed risk assessment  
referred  
to in (2) and, based on these, an options appraisal and remediation  
strategy giving full details of the remediation measures required and  
how they are to be undertaken.**
- 4) A verification plan providing details of the data that will be collected  
in order to demonstrate that the works set out in the remediation  
strategy in (3)  
are complete and identifying any requirements for longer-term  
monitoring of pollutant linkages, maintenance and arrangements for  
contingency action.**

**Any changes to these components require the express written consent  
of the local planning authority. The scheme shall be implemented as  
approved before the development is occupied.**

**REASON: To protect controlled waters.**

**14. If, during development, contamination not previously identified is  
found to be present at the site then no further development (unless  
otherwise agreed in writing with the local planning authority) shall be  
carried out until the developer has submitted a remediation strategy to  
the local planning authority detailing how this unsuspected  
contamination shall be dealt with and obtained written approval from  
the local planning authority. The remediation strategy shall be  
implemented as approved.**

**REASON: To protect controlled waters.**

**15. No development approved by this permission shall commence until  
a scheme for water efficiency 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 and climate**

change adaptation.

**16. No development shall commence on site until a scheme for the provision and maintenance of off site public open space has been submitted to and agreed in writing by the local Planning Authority. Development shall be carried out in accordance with the agreed scheme.**

**REASON:** In order to secure the provision and maintenance of off site open space in accordance with the aims of saved Policy R2 of the Salisbury District local Plan.

**17. No development shall commence until a scheme for the provision of 100 per cent Affordable Housing on the application site has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme.**

**REASON:** In order to ensure that all the dwellings proposed as part of the approved scheme will be provided as affordable housing.

**INFORMATIVES:**

**1. If non-mains foul drainage is the only feasible option an Environmental Permit may be required. This must be obtained from the Environment Agency before any discharge occurs. This process can take up to four months to complete and it cannot be guaranteed that a Permit will be granted. The applicant should contact the Environment Agency on 03708 506506 for further details on Environmental Permits.**

**2. The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered. An appropriate submitted scheme to discharge the condition will include a water usage calculator showing how the development will not exceed a total (internal and external) usage level of 105 litres per person per day.**

**3. Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. We recommend the applicant refer to EA Pollution Prevention Guidelines, which can be found at:**

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

4. The applicant should consider reduction, reuse and recovery of waste in preference to off site incineration and disposal to landfill during site construction. If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. If the applicant requires more specific guidance it is available on <https://www.gov.uk/how-to-classify-different-types-of-waste>

**97c 14/06478/FUL - 143 & 145 Rampart Road, Salisbury. SP1 1JA**

Public Participation

Mr Paul Whiteleg spoke in support of the application.

The Planning Officer presented his report to the Committee which recommended that permission be REFUSED subject to conditions.

Members of the Committee then had the opportunity to ask technical questions of the officer. Cllr Green sought clarification over the materials to be used. The Planning Officer stated that the development would use brick.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Ian Tomes, spoke in support of the application. Cllr Tomes stated that the property's kitchen was not fit for purpose and that there had been no objections from neighbours, conversation officers or highways. Cllr Tomes raised a concern with the noise created during the construction work. It was heard that there had been an objection from the City Council in relation to the loss of parking but Cllr Tomes did not believe this to be relevant. It was explained that privacy was an issue but this was the nature of extensions in the city centre. Cllr Tomes stated that this extension would be similar to many Victorian properties in Salisbury and that should this application be rejected, a new proposal could be less suitable.

A debate followed in which Members discussed their concerns with loss of light for the neighbours but also how the development could improve the view of the back of the property. Members asked about the dimensions of the proposed extension and the potential for future changes to the property. The Planning Officer explained that any further changes would require a new planning application.

**Resolved:**

**To grant planning permission for the following reason:**

**The proposed extension, by reason of its size, siting and sensitive design, would not have a harmful impact on the amenities of nearby residential properties. Equally, the extension, by reason of its sensitive design, would not have a detrimental impact on the Salisbury Conservation Area.**

**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 permitted shall be carried out in accordance with the following approved plans:**

**Site Location Plan, received 27/06/2014**

**Site Block Plan, received 27/06/2014**

**Dwg. No. 0777/02/REV.H Proposed Plans / Elevations received on 27/06/2014**

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

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

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

**4. The external brickwork for the development hereby permitted shall be constructed to match that of the existing building in terms of its colour, texture, jointing and pointing.**

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

**5. The roof tiles to be used in the development hereby permitted shall match those of the existing building in terms of their material, colour, texture, profile and pattern of laying.**

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

**6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (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 elevations at first floor level or roof slopes of the development hereby permitted.

**REASON:** In the interests of residential amenity and privacy.

7. 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. This shall not apply to the internal fitting out of the development.

**REASON:** In the interests of residential amenity.

**INFORMATIVE TO APPLICANT:** 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.

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:** Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

**INFORMATIVE TO APPLICANT:** The applicant is advised that a house in multiple occupancy used by more than six residents would fall outside Class C4 (Houses in Multiple Occupancy) of the Town and County Planning Use Classes (Amendment) (England) Order 2010 and would require planning permission for a change of use.

## 98 **Urgent Items**

There were no urgent items

(Duration of meeting: 6.00 - 8.33 pm)

The Officer who has produced these minutes is David Parkes, of Democratic Services, direct line (01225) 718220, e-mail [david.parkes@wiltshire.gov.uk](mailto:david.parkes@wiltshire.gov.uk)

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