

SOUTHERN AREA PLANNING COMMITTEE

**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING
HELD ON 15 JANUARY 2015 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE
LANE, SALISBURY, SP2 7TU.**

Present:

Cllr Fred Westmoreland (Chairman), Cllr Christopher Devine (Vice Chairman),
Cllr Richard Britton, Cllr Richard Clewer, Cllr Brian Dalton, Cllr Jose Green,
Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr Ian Tomes and
Cllr Ian West

Also Present:

Cllr Ricky Rogers, Cllr John Smale and Cllr Bill Moss

1 Apologies for Absence

There were no apologies received.

2 Minutes

The minutes of the meeting held on 18 December 2014 were presented for consideration, and it was,

Resolved:

To APPROVE the minutes and sign as a true and correct record.

3 Declarations of Interest

Councillor Christopher Devine declared a non-pecuniary interest in application 13/02543/OUT - Matrons College Farm, Castle Lane, Whaddon, Salisbury - by virtue of being very lightly acquainted with the applicant, but not to the level that he could not consider the application on its merits and would debate and vote on the application.

Councillor Mike Hewitt declared a non-pecuniary interest in application 14/07832/OUT - Land off the A338 and Bourne View, Allington - by virtue of living opposite the application site. Councillor Hewitt stated he would consider the application on its merits and would debate and vote on the item.

4 Chairman's Announcements

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

5 **Public Participation and Councillors' Questions**

There were no questions or statements submitted.

6 **Planning Appeals**

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

7 **Planning Applications**

Attention was drawn to the latest list of observations and correspondence provided at the meeting, and attached to these minutes.

8 **13/02543/OUT - Matrons College Farm, Castle Lane, Whaddon, Salisbury, SP5 3EQ**

Public Participation

Sandra Richardson spoke in objection to the application.

Dr Rachel Clapton spoke in support of the application.

Amanda Newbury, spoke in support of the application.

Jon Gately, agent, spoke in support of the application.

Cllr Kim Diprose, Alderbury Parish Council, spoke in objection to the application.

The Senior Planning Officer presented a report which recommended that planning permission be refused. Key issues were stated to include the principle of the proposed 28 dwellings and health centre on the site, which lies outside the Limits of Development of the village, as well as impacts upon ecology, residential amenity and infrastructure and suitability of the access

Members of the Committee then had the opportunity to ask technical questions of the officer.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The local Unitary Division Member, Councillor Richard Britton, then spoke in objection to the application, stating that the viability of the proposal to provide a community benefit significant enough to outweigh going against policy by permitting outside the Limits of Development, could not be assured on the evidence provided in regards to the funding for building and running the proposed health centre, although if it could be assured then the community benefit was clear and should move forward.

A debate followed, where the Committee discussed the difficulties in securing funding for provision of health services in such outreach hubs, and noted that the original proposals had been for a Doctor's surgery, and when that had been altered the Parish Council had withdrawn their support for the proposal. The level of objection and support received from local residents was also assessed.

The Committee also debated the location of the site in the context of surrounding development and its sustainability, and that the 40% proportion of Affordable Housing included as part of the proposals.

At the end of debate, it was,

Resolved:

To DEFER determination on the application until evidence of the viability of the community benefit to be afforded could be assured in the form of financial details for the construction and running of the proposed health centre.

A recess was taken from 1930-1935

9 14/07832/OUT - Land off the A338 and Bourne View, Allington

Public Participation

Lorraine Le-gate spoke in objection to the application.

Justin Paterson, applicant and architect, spoke in support of the application.

Roger Paye spoke in support of the application.

Trevor Storer spoke in support of the application.

Cllr Michael Brunton, Chairman of Allington and Boscombe Parish Council, spoke in support of the application.

The Area Team Leader presented a report which recommended that planning permission be refused. Key issues were stated to include the principle of the proposed 18 dwellings and village hall on the site outside the Limits of Development, highways access and ecology concerns.

Members of the Committee then had the opportunity to ask technical questions of the officer. Details were sought regarding the access proposals, the level of affordable housing provision being offered by the applicants and the connections between the Allington and Boscombe communities. In response to queries it was confirmed that the application did not include details for the construction of a village hall, but was outline permission for the principle of one so that a later detailed application could be made if desired.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The local Unitary Division Member, Councillor John Smale, then spoke in support of the application, stating the extensive consultation and overwhelming local support for the proposals, providing significant community benefit through a village hall, outweighed the policy consideration of laying outside the Limits of Development.

The Committee discussed the application, noting the longstanding efforts of the Parish Council to secure a village hall, and the limited opportunities for development in other locations. It was noted Wiltshire Council Highways had withdrawn their objections to the access proposals, although their objections on sustainability grounds remained. Concerns regarding ecological impact, layout and parking were debated, including whether some or all of these could be mitigated at the detailed application stage.

At the conclusion of debate, it was,

Resolved:

To delegate to the Area Development Manager to grant planning permission following completion of a Section 106 obligation requiring payment of a financial contribution towards the following:

- **Affordable Housing – A 30% affordable housing contribution is sought in accordance with the core strategy policies (5 houses)**
- **Education - Financial contribution of £141,092 towards improvements to existing education infrastructure, in accordance with core policy of the Wiltshire Core strategy.**
- **Adult Recreation –on site provision of 810m2 of pitch provision as shown on the plans and maintenance arrangements**
- **Ecology - £1976.76 towards the Stone Curlew Project within the Special Protection Area for Birds, to mitigate for the impact of increased use of Salisbury Plain for recreational activity by residents of the development.**
- **S106 Monitoring Fee – £3,000.**

And subject to conditions to be agreed with the Chairman and Vice-Chairman of the Committee

Councillor Ian Tomes left the meeting following this item.

A recess was taken from 2050-2055

10 14/10256/FUL - 46 Tournament Road, Salisbury, SP2 9LG

Public Participation

Tom Corbin spoke in objection to the application.

Susan Sneddon, applicant, spoke in support of the application.

The Senior Planning Officer presented a report which recommended the application be approved. Key issues were stated to include the principle of the development, impact upon residential amenity and the character of the area and highways safety.

Members of the Committee then had the opportunity to ask technical questions of the officer. Details were sought on the size of the proposed flats, bin storage and communal garden use.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The local Unitary Division Member, Councillor Ricky Rogers, then spoke in objection to the application, stating parking problems would be increased in the area, and that

while there was a demand for one bedroom properties in this case there would be a loss of neighbouring amenity due to the overdevelopment.

The Committee discussed the application, noting the level of demand for smaller properties, and debating whether the proposals were suitable to meet that demand. The level of floorspace for each flat was assessed, and it was noted there was no minimum standard in the UK, and the comments from Environmental Health were noted. The impact on the wider area was raised, along with the current level of occupancy of the building and its impact on residents.

At the end of debate, it was,

Resolved:

That the Area Development Manager (South) be delegated to grant planning permission following completion of a Section 106 obligation requiring payment of a financial contribution towards off-site recreation / open space provision, and subject to the following conditions -

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by section 51(1) of the Planning and Compulsory Purchase Act 2004.

- 2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.**

REASON: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building

- 3. The development hereby permitted shall not be first occupied until the whole of the proposed car parking areas have been consolidated and surfaced (not loose stone or gravel). These areas shall be maintained as such thereafter.**

REASON: In the interests of highway safety.

- 4. The gradient of the proposed car parking areas shall not at any point be steeper than 1 in 15 for a distance of 4.8m from the back of the paved footway.**

REASON: In the interests of highway safety.

- 5. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the car parking areas), 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.

6. 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 side elevations or roofslopes of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

7. Before the development hereby permitted is first occupied, the 3 bathroom windows in the rear elevation shall be glazed with obscure glass only and the windows shall be permanently maintained with obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy

8. This development shall be in accordance with the submitted drawings:
- 1869-05 rev D, dated October 2014 and received to this office on 13/11/14

REASON: For the avoidance of doubt.

11 Urgent Items

There were no urgent items.

(Duration of meeting: 6.00 - 9.45 pm)

The Officer who has produced these minutes is Kieran Elliott of Democratic Services, direct line (01225) 718504, e-mail kieran.elliott@wiltshire.gov.uk

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