

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 5 FEBRUARY 2015 AT SARUM ACADEMY, WESTWOOD RD, SALISBURY SP2 9HS.

Present:

Cllr Christopher Devine (Vice-Chair, in the Chair), Cllr Richard Britton, Cllr Richard Clewer, Cllr Brian Dalton, Cllr Jose Green, Cllr George Jeans, Cllr Ian McLennan, Cllr Ian West, Cllr Tony Deane (Substitute), Cllr John Smale (Substitute) and Cllr John Walsh (Substitute)

Also Present:

Cllr Bridget Wayman

12 Apologies for Absence

Apologies were received from Cllr Fred Westmoreland who was substituted by Cllr John Smale.

Apologies were received from Cllr Ian Tomes who was substituted by Cllr John Walsh.

13 Minutes

The minutes of the meeting held on 15 January 2015 were presented.

Resolved:

To approve and sign as a correct record the minutes of the previous meeting held on 15 January 2015.

14 Declarations of Interest

Cllr John Walsh declared a non-pecuniary interest in the Orchard House applications (7B and 7C) as he lived in the locality of the proposed development.

15 Chairman's Announcements

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

The Chairman wished Cllr Westmoreland a speedy recovery on behalf of the Committee.

16 **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

17 **Planning Appeals**

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

18 **Planning Applications**

18a **14/06488/FUL - Clancy Field, Nett Road, Shrewton, Wiltshire, SP3 4HB**

Public Participation

Sean McClure spoke in support of the application.

Paul McKernan spoke against the application.

Cllr Carole Slater spoke on behalf of Shrewton Parish Council on the application.

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. The neighbourhood plan was discussed and Members asked what weight should be applied to it. In response, it was heard that this was a leisure proposal and therefore limited weight should be given to the neighbourhood plan. The state of the highway near the site was discussed and it was noted that a gravel-like surface would be used.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Ian West, spoke in support to the application. Cllr West stated that this would be a great asset to the community but raised concerns in regards to the access. The applicant had done everything possible to make the access acceptable; including new signage. Cllr West had reservations in regards to the highway and referred to routing figures for the A303 near Stonehenge.

Members discussed the potential for traffic on the London Road, the southern part of Nett Road and relevant transport plans. The size of the proposed parking site was discussed and the number of visitors who could attend was debated. The potential for coaches visiting the site and potential

issues with the access were also raised. The Highways recommendation for approval was discussed by Members. A request was made to planning officers in regards to the planning history of the site and it was noted that there was no relevant planning history. The value of this facility to local villages was also highlighted. The potential for an alternative site was discussed but only this single application had been considered. The need for the Parish Council to be involved regarding alterations to the access was discussed. It was heard that this would be a community asset and Members' discussion continued to clause 4 (p.14 of the agenda).

The concerns of residents on Nett Road were raised. The potential issues with a chalk track as access to the proposed site were discussed, with particular concern in the winter months. The Highway's Officer stated the need to consider cricket's seasonality due to the nature of the application and discussed 'passing places' on the road leading up to the site. The use of the multi-games facility was also discussed which was expected to be used throughout the year but less frequently than the cricket facilities. Potential improvements to the road were discussed but it was explained that it would not be a smooth surface. The Chairman stated that this was a good opportunity for such an amenity in a small village and stated that the location was favourable.

The Committee requested that condition 10 be amended by replacing "12pm" with "midnight".

Cllr Jose Green and Cllr George Jeans both abstained from voting on the item.

Resolved:

To approve planning permission for the following reasons:

- 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 surfaces of the development hereby approved 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 full details of signs restricting the use of the southern section of Nett Road have been submitted to and approved in writing by the Local Planning Authority. Those signs shall be erected prior to the development hereby permitted being first brought into use and maintained at all times thereafter.

Reason: In the interests of highway safety.

4. No development shall commence on site until full details of the improvements to the northern section of Nett Road have been submitted to and approved in writing by the Local Planning Authority. The improvements shall be fully completed prior to the development hereby permitted being first brought into use.

Reason: In the interests of highway safety.

5. No part of the development shall 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 900mm 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

6. No part of the development hereby approved shall be first brought into use until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

Reason: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

7. 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: In the interests of Archaeology.

8. No development shall take place until a scheme for the construction of the sports pitches has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme and maintained in perpetuity.

Reason: To ensure the provision of an adequate quality playing field.

9. The sports pitches shall only be used for Outdoor

Sport. Reason: To protect the sports pitches from loss

or/and damage.

10. The use hereby permitted shall only take place between the hours of 9am and 11pm from Monday to Thursday, Sundays and Bank or Public Holidays and between 9am and 12pm on Fridays and Saturdays.

Reason: In the interests of the amenities of the area.

11. No development shall commence on site until details of external cowls, louvers or other shields to be fitted to the floodlights to reduce light pollution have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be put in place before the floodlights are first brought into use and shall be maintained in perpetuity in accordance with the approved details.

Reason: In the interests of the amenities of the area.

12. The development shall be carried out in complete accordance with the following drawings:

Drawing reference: SCC NG 01 Date drawn: 01/2013 Date received by Wiltshire Council: 05/08/2014

Drawing reference: SCC NG 05 Date drawn: 04/2013 Date received by Wiltshire Council: 05/08/2014

Drawing reference: SCC NG 00: Date received by Wiltshire Council: 05/08/2014

Drawing reference: SCC NG 02 Date drawn: 09/2012 Date received by Wiltshire Council: 05/08/2014

Drawing reference: SCC NG 03 Date drawn: 01/2013 Date received by

WiltshireCouncil: 05/08/2014

Drawing reference: SCC NG 04 Date drawn: 02/2013 Date received by WiltshireCouncil: 05/08/2014

Drawing reference: SCC NG 06 Date drawn: 07/2013 Date received by WiltshireCouncil: 05/08/2014

Reason: For the avoidance of doubt.

Informatives:

Archaeology

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

Lighting

The applicant will need to demonstrate that the lighting scheme will satisfactorily control light pollution and glare. It is recommended that they do this by submitting information which demonstrates that the scheme will comply with the recommendations of the Institute of Lighting Engineers "Guidance Notes for the Reduction of Obtrusive Light GN01:2011" for Zone E2.

18b 14/04486/FUL - Orchard House, Stratford Road, Stratford Sub Castle, Salisbury, Wiltshire, SP1 3LG

Public Participation

Bryony Stala (agent) spoke in support of the application.

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. It was noted that this site was owned by Wiltshire Council but the applicant had no involvement with the Council. The front alleviation of the historic building would remain unchanged. The flood risk assessment was discussed with the advice of the Environment Agency was taken into consideration.

The extension of a wall in relation to the site access was discussed and the

Conservation Officer had no issue with the inseting of the wall. Spatial planning boundaries and the core strategy were also raised. A possible contribution to the creation of a pavement was discussed but it was heard that there was no justified Highway's reasoning for this. Concern was raised regarding young people having to cross the road to a very narrow pavement and then having to cross again to the school. The width of the highway by the site was also highlighted and the contribution to R2 was raised.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Mary Douglas, spoke in objection to the application. Cllr Douglas believed there had been significant public interest in this application and therefore a decision should be made in public. Cllr Douglas raised concern in regarding the pavement due to the locality of a school – Cllr Douglas had photographed a mother walking with her child in the road.

Members raised concerns in regards to the lack of pavement immediately outside of the property. The Chairman stated that it would not be possible to force the applicant to install an inside pavement. The Chairman stated that this was an ideal site for development as it was an existing site but stated that it was unfortunate that there was no affordable housing on the site. Condition 12 was discussed and it was heard that the technical drawings were unavailable.

The Area Development Manager clarified that there were pavements on either side of the development. The need for social housing on this site was debated by Members and it was noted that the residents in the area 'fully supported' the development. The Highways Officer was asked by Members about the historic wall but it was noted that the wall currently impacted on Highway visibility. Some Members stated concerns with the Highways advice in regards to the lack of pavement in front of the site.

Resolved:

To approve planning permission for the following reasons:

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 (for both the new houses and the alterations/extensions to Orchard House) 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 all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, dormers and canopies for each of the new houses 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.

4 No works shall commence on site until a full survey, including analysis, and photographic record of the listed front boundary walls and railings has been submitted to and approved in writing by the Local Planning Authority.

REASON: To secure the proper recording of the listed building.

5 No development shall commence until a detailed method statement and plan(s)/elevation(s) for the proposed alterations to the access to the site and adjoining walls/railings have been submitted to the local planning authority for approval in writing. The method statement and plan(s)/elevation(s) shall detail any changes required to the existing walls to accommodate visibility splays in particular. The development shall be carried out strictly in accordance with the approved method statement and plan(s)/elevation(s).

REASON: The application contains insufficient detail to address these matters at this time.

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

* A written programme of archaeological investigation or a written proposal for the preservation in situ of the area of archaeological significance, 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.

7 No development shall commence until a scheme to ensure the development makes adequate provision for recreation facilities made necessary by the development has been submitted to the local planning authority and approved in writing. The scheme shall include a timeframe for its implementation, and the scheme shall be implemented in accordance with this timeframe.

REASON: To ensure adequate delivery of recreation facilities made necessary by the development in accordance with saved Policy R2 of the Salisbury District Local Plan.

8 No development shall commence until details of all hard landscaping materials (including access road surfacing materials) have been submitted to the local planning authority for approval in writing. Development shall be carried out in accordance with the approved details prior to first occupation of any part of the development or in accordance with a programme to be first agreed in writing by the local planning authority, whichever is the sooner.

All soft landscaping shall be carried out strictly in accordance with drawing no. 2913-101 dated April 2014.

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

9 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.

10 The development hereby approved shall be carried out strictly in accordance with the Arboricultural Impact Appraisal and Method Statement

by Technical Arboriculture dated April 2014.

REASON: To ensure appropriate protection for trees proposed to be retained.

11 No other works shall commence on the development site until the revised access and visibility splays shown on the approved plans (no. 4586.001 dated April 2014) have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The existing accesses indicated to be stopped up shall be permanently stopped up no later than first occupation of any of the dwellings hereby approved. The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

12 No individual dwelling hereby permitted shall be first occupied until the access, turning area and parking spaces serving that dwelling have been completed in accordance with the details shown on the approved plans. These areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

13 The first floor landing window and the stair window in the rear (west) facing elevation of unit 4 shall be glazed with obscured glass only and fixed shut prior to the first occupation of unit 4, and the windows shall be permanently maintained as such thereafter.

REASON: In the interests of residential amenity and privacy.

14 Before works commence the applicant shall submit to the Local Planning authority for approval in writing details of the design and locations of at least 2 bat tubes which will be integrated into the construction of one or more of the dwellings. The development shall be completed in accordance with the approved measures.

REASON: To ensure ecological enhancement as an outcome of the development.

15 Removal of tree and scrub vegetation to allow construction works to proceed will be undertaken during the period 1st September and 28th February only, or if outside this period only within 48 hours of a site survey by a professional ecologist and in accordance with their written recommendations following such a survey.

REASON: To protect ecological interests.

16 Finished floor levels of the dwellings hereby approved shall be no lower than 50.1 metres above Ordnance Datum (AOD).

REASON: To reduce the risk of flooding to the proposed development and future occupants.

17 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.

18 Prior to the erection of any sheds, summerhouses or other buildings indicated to be erected on the Proposed Site Plan details of their designs shall be submitted to the local planning authority for approval in writing. The buildings shall then be erected in accordance with the approved details.

REASON: The application contains insufficient detail to consider this at this time.

19 The development hereby permitted shall be carried out in accordance with the following approved plans:

no. 002 PL00 dated 03/14 (received by lpa 23/04/14)
no. 001 PL00 dated 03/14 (received by lpa 23/04/14)
no. 022 PR05 dated 29/07/14 (received by lpa 15/08/14)
no. 023 PR02 dated 24/07/14 (received by lpa 15/08/14) no. 024 PR01 dated 24/07/14 (received by lpa 15/08/14) no. 025 PR01 dated 24/07/14 (received by lpa 15/08/14) no. 026 PR02 dated 24/07/14 (received by lpa 15/08/14) no. 027 PR01 dated 24/07/14 (received by lpa 15/08/14) no. 028 PR01 dated 24/07/14 (received by lpa 15/08/14) no. 030 PR01 dated 24/07/14 (received by lpa 15/08/14) no. 031 PR01 dated 24/07/14 (received by lpa 15/08/14) no. 032 PR01 dated 24/07/14 (received by lpa 15/08/14) no. 033 PR01 dated 24/07/14 (received by lpa 15/08/14) no. 034 PR01 dated 24/07/14 (received by lpa 15/08/14) no. 035 PR01 dated 24/07/14 (received by lpa 15/08/14) no. 036 PR02 dated 24/07/14 (received by lpa 15/08/14) no. 037 PR02 dated 24/07/14 (received by lpa 15/08/14) no. 038 PR02 dated 24/07/14 (received by lpa 15/08/14) no. 039 PR03 dated 24/07/14 (received by lpa 15/08/14)
no. 4586.001 (access) dated 04/14 (received by lpa (23/04/14)
no. 2913 101 (landscaping) dated 04/14 (received by lpa 23/04/14)

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

20 INFORMATIVE: The applicant's attention is drawn to the informatives from the Environment Agency which can be viewed on the Council's website.

18c 14/04488/LBC - Orchard House, Stratford Road, Stratford Sub Castle, Salisbury, Wiltshire, SP1 3LG

Public Participation

Public participation on Orchard House (SP1 3LG) was taken during minute no. 18B as they referred to the same proposed site.

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

An item of late correspondence was circulated at the meeting.

Resolved:

To approve planning permission for the following reasons:

- 1) The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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 works shall commence on site until a full schedule and specification of all repair works to Orchard House, the workshop and the front boundary walls has been submitted to and approved in writing by the Local Planning Authority.

The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

- 4) No works shall commence on site until a full survey, including

analysis, and photographic record of the front boundary wall has been submitted to and approved in writing by the Local Planning Authority.

REASON: To secure the proper recording of the listed building.

- 5) No works shall commence on site until a scheme for the protection of existing architectural / historic features in situ (including plasterwork, ironwork, cupboards, fireplaces, doors, windows, staircases, staircase balustrading and other woodwork) has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

- 6) Within 12 months of the approved demolition works at Orchard House being carried out, all adjoining surfaces which have been disturbed by the works shall be made good with materials and finishes to match those of existing undisturbed areas surrounding the surfaces.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

- 7) No demolition works 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 14/04486/FUL 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.

- 8) The development hereby permitted shall be carried out in accordance with the following approved plans:

no. 021 PL00 dated 03/14 (received by lpa 23/04/14)
no. 022 PR05 dated 29/07/14 (received by lpa 15/08/14) no. 023 PR02
dated 24/07/14 (received by lpa 15/08/14) no. 027 PR01 dated 24/07/14
(received by lpa 15/08/14) no. 010 PL01 dated 22/04/14 (received by lpa
23/04/14)'Heritage Statement' and associated photographic
record/renovation notes by CGMS Consultants dated April 2014

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

18d 14/09325/ADV - Beehive Roundabout, Old Sarum, Salisbury, Wiltshire

Public Participation

There was no public participation.

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. Procedural clarification was required in regards to how the Council approves the companies who will advertise on the roundabout. It was heard that this was not relevant to the Committee's decision. It was heard that there had been a dozen of these advertising ideas in the County to date. The costs involved in regards to maintenance were raised.

The Local Member, Cllr Ian McLennan, spoke in objection to the application. It was heard this signage would face Old Sarum and that the Parish Council believe it would be detrimental. Cllr McLennan did not feel this signage enhanced the area in anyway and that it was an inappropriate place for such signage.

The Chairman commented on the historic importance of this area and that this was a dangerous roundabout due to the volume of cars; particularly at weekends. Members discussed the commercialisation of such an important historic location. The unknown design of these signs also caused concern. The potential impact on the landscape was debated. The nature of current signage near the 'Park and Ride' was raised. The core strategy was raised in relation to the application making a positive contribution to the character and appearance of Wiltshire.

Resolved:

To refuse planning permission for the following reasons:

The proposed signs, by reason of their size, location and numbers (both in isolation and cumulatively with existing signage), would be incongruous in the rural context and at this important 'gateway' to Salisbury, and would result in a proliferation of signage on the roundabout to the detriment of the character and appearance of the area. The signs would therefore be harmful to amenity, which would be contrary to Core Policy 57 of the Wiltshire Core Strategy and paragraph 67 of the National Planning Policy Framework.

19 **Urgent Items**

There were no urgent items

(Duration of meeting: 6.00 - 8.20 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

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