

Democratic Services
Salisbury District Council
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Minutes

Meeting of : Western Area Committee
Meeting held in : Dinton Village Hall, Dinton
Date : Thursday 19 February 2009
Commencing at : 4.30 pm

Present:

District Councillors:

Councillor J A Green – Chairman
Councillor E R Draper – Vice-Chairman

R A Beattie, P D Edge, M Fowler, J Holt, G E Jeans, D O Parker and C A Spencer

Apologies: Councillor J A Cole-Morgan

Officers: A Bidwell, O Marigold (Development Services), A Minting, Elaine Milton (Conservation and Forward Planning), A Scadden (Community Initiatives), T Bray (Democratic Services)

241. Public Questions/Statement Time:

There were none.

242. Councillor Questions/Statement Time:

There were none.

243. Minutes:

Resolved: that the minutes of the ordinary meeting held on 22 January 2009 be approved as a correct record and signed by the Chairman.

244. Declarations of Interest:

Councillor Fowler informed the committee that he had taken no part in the deliberations of Chilmark Parish Council on planning application S/2008/1698 (minute 251) in his capacity as parish councillor for Chilmark. He therefore spoke and voted on the item.



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Awarded in:
Housing Services
Waste and Recycling Services



245. Chairman's Announcements:

Councillor Green:

- informed the committee that John Crawford, the council's former Monitoring Officer, had passed away earlier in the day. The Chairman commended his professionalism, expertise, tolerance and helpfulness especially regarding his work with the committee. The Chairman stated that she would be writing on behalf of the committee to John's wife to send her condolences.
- sent the committee's best wishes for her new job to Laura James, Assistant Solicitor, who has worked with the western area for the past 2 years.
- informed the committee that this would be Andrew Bidwell's (Principal Planning Officer) last meeting with the Western Area Committee as he will not be attending the final meeting next month. The committee thanked Andrew for all his hard work with the committee over the years.
- confirmed that she had written to Raglan Housing Association regarding the external storage at Dalwood Close, Dinton and was yet to receive a response.
- announced that she had received a letter from North Dorset District Council regarding the duelling of the A303 between Mere and Wilhoughby Hedge. The letter was circulated to the committee prior to the meeting and the Chairman confirmed that the issue would be considered as an urgent item at item 12 on the agenda (minute 255).
- allowed Councillor Parker to address the committee to commend Councillor Fowler for his continued dedication to cover the constituency work of Councillor John Cole-Morgan in his absence.

246. East Knoyle Parish Plan Endorsement:

The committee considered the previously circulated report of the Community Development Officer, Annie Scadden, along with the East Knoyle Parish Plan. Annie Scadden explained the parish planning process and commended the East Knoyle Parish Plan Steering Committee for their hard work. Mr P Knocker, Chairman of the Steering Committee, addressed the committee in support of the plan. Members discussed the parish plan and commended the work of the Steering Committee on producing such a thorough document.

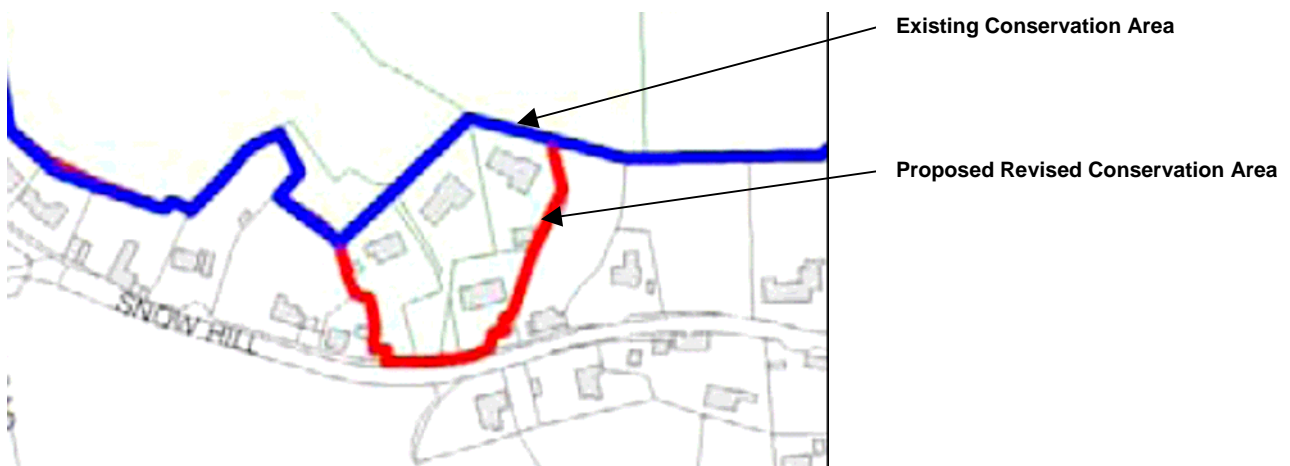
Resolved: that the parish plan be endorsed (on the basis that the process was comprehensive; the validation process does not make a judgement on the content or any form of commitment to actions from SDC or other agencies).

247. Conservation Area Appraisals (CAA) – Broadchalke, Dinton, Hindon and Tisbury:

The committee considered the previously circulated report of the Principal Conservation Officer. Mr Derek Kerley, Dinton parish Council, spoke regarding the Dinton CAA stating that the parish felt strongly that the whole of Snow Hill should be retained within the conservation area. The committee pointed out some errors in the appraisals, which would be altered before going to Cabinet on 25 February 2009.

Resolved: that the Broad Chalke, Dinton, Hindon and Tisbury Conservation Area Appraisals and Management Plans be approved and the following recommendation be forwarded to Cabinet:

1. That the Dinton Conservation Area should retain the area proposed to be excluded at Snow Hill as set out in the map below:



248. Planning Application S/2008/2053 – Erection Of New Dwelling At Dean Mead Swallowcliffe Salisbury SP3 5PG For John Horsfall:

The committee considered a presentation from the Senior Planning Officer in conjunction with the previously circulated report, information contained in the schedule of additional correspondence circulated at the meeting and a site visit.

Resolved: that the application be approved for the following reasons:

The site lies in the countryside where the saved policies of the Adopted Salisbury District Local Plan only permit the erection of new dwellings in exceptional circumstances. In this case, however, bearing in mind the extant consent for a dwelling at this site from 1984, the proposed dwelling would be preferable in terms of its impact on the character and appearance of the countryside and the Area of Outstanding Natural Beauty, and would not harm the interests of highway safety, the living conditions of nearby properties, or any other material planning consideration.

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. (A07B)

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 used in the development hereby approved shall be those specified in the application form unless otherwise agreed in writing by the Local Planning Authority. Prior to the commencement of development, details and samples of the stone, slate and timber boarding (including its staining, if any) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.

Reason: in the interests of the character and appearance of the area

- (3) The development shall be undertaken in accordance with the Energy Assessment set out in the Design and Access Statement unless otherwise agreed in writing by the Local Planning Authority. Prior to the commencement of development, details of water efficiency measures shall be submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in accordance with the details thereby approved.

Reason: in the interests of encouraging sustainable development and water and energy efficiency

- (4) Notwithstanding the provisions of Classes A to G of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling, nor the insertion of additional or enlarged windows on the north or south elevations of the dwelling (other than those hereby approved), nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf. (V15A)

Reason: In the interests of the amenities of nearby properties (in relation to additional windows) and because the site lies in the countryside and AONB where local and national planning policies require that new development is strictly controlled.

- (5) Prior to the commencement of development, details of the surfacing and consolidation of the widened access/hardstanding, and of the means of preventing the discharge of surface water onto the highway, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.

Reason: in the interests of highway safety

- (6) Before the commencement of the development hereby approved, the replacement garage approved under planning permission S/2008/1680 dated 12th November 2008 shall be completed and available for occupation unless otherwise agreed in writing by the Local Planning Authority.

Reason: in the interests of highway safety

- (7) No building works nor the delivery of plant, equipment or materials, shall take place outside of the hours of 8am to 6pm on Mondays to Fridays and 8am to 1pm on Saturdays. There shall be no bonfires or burning of surplus building materials on the site during construction.

Reason : in the interests of the living conditions of nearby properties

- (8) Prior to the commencement of development, a scheme for the washing of the wheels of vehicles used in the construction of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved scheme.

Reason: in the interests of the living conditions of nearby properties

INFORMATIVES

- (1) This decision has been taken having regard to the following policies of the Adopted Salisbury District Local Plan:

Adopted Salisbury District Local Plan (saved policies)

H23	Erection of new dwellings in the countryside
C2	Development in the countryside
C4, C5	Development in the AONB
G1, G2	General Development Criteria
R2	Public Recreational Open Space

Adopted Wiltshire Structure Plan

DP14	Development in the countryside
C8	Development in AONBs

- (2) The applicant is advised that, in relation to condition 2, the Authority will not approve a timber stain that is black in colour.

The applicant is also advised that, as far as possible, the stone used in the existing garage (to be demolished) should be re-used in the development hereby approved.

249. Planning Application S/2008/2066 Removal Of Parapet Roofing & Replacemnt Tiling To Match Existing at 5-12 The Street Kilmington Warminster BA12 6RG for Salisbury District Council:

The committee considered a presentation from the Principal Planning Officer in conjunction with the previously circulated report.

Resolved: that the application be approved for following reasons:

The proposed development accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D3 (Design), C4 (Landscape Conservation), and H16 (Housing policy Boundary for Kilmington) of the adopted Salisbury District Local Plan.

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. (A07B)

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 (0004 AMENDED)

And in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

G2	General Criteria for development
D3	Good design
H16	Housing policy boundary for Kilmington
C4	Landscape Conservation

250. Planning Application S/2008/1744 – Conversion Of Store Area At Rear To One Bedroom Flat And Single Storey Extension at 24 North Street, Wilton Salisbury SP2 OHE For NEP Properties Ltd:

The committee considered a presentation from the Senior Planning Officer in conjunction with the previously circulated report and information contained in the schedule of additional correspondence circulated at the meeting.

Resolved: that subject to the applicant entering into a Legal Agreement under s106 of the Town and Country Planning Act 1990 (as amended) to ensure that the new residential accommodation on the ground floor could only be occupied in association with the shop unit, in the interests of the viability and vitality of Wilton and to prevent a conflict of uses;

then the above application can be approved for the following reason:

The proposed development would not harm the character or appearance of the Conservation Area, highway safety, the amenities of nearby properties or any other material planning consideration, or result in flood risk. It would therefore comply with the relevant saved policies of the Adopted Salisbury District Local Plan.

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. (A07B)

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) Before development is commenced, a schedule of 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 roofs 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. (D04A)

Reason: in the interests of the character and appearance of the area

- (3) Development shall be undertaken in accordance with the Flood Risk Assessment dated 23rd January 2008.

Reason: in the interests of preventing flood risk

- (4) Prior to the commencement of development, details of the means of encouraging energy and water efficiency in the proposed development shall be submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in accordance with the details thereby approved.

Reason: in the interests of sustainable development.

INFORMATIVE:

This decision has been taken in accordance with the following saved policies of the Adopted Salisbury District Local Plan:

G1, G2	General Development Criteria
R2	Recreational Open Space
H16	Housing Policy Boundaries
CN8	Development in Conservation Areas
D3	Extensions

Councillor Edge requested that his dissent be recorded.

251. Planning Application S/2008/1698 Replacement Dwelling at Rock Cottage, Chilmark Salisbury SP3 5BW for Miss Camilla Nordgreen:

The committee considered a presentation from the Principal Planning Officer in conjunction with the previously circulated report and information contained in the schedule of additional correspondence circulated at the meeting.

Mr Dodd, the architect for the agent, spoke in support of the application. Parish Councillor P Boyles spoke on behalf of Chilmark Parish Council stating that the Parish Council objected to the application.

Resolved: that the application be refused for the following reasons:

The proposed development would, by reason of its design, shape, form and the extent of glazing, result in an incongruous, alien form of development, at odds with traditional vernacular characteristics of the surrounding neighbourhood and the wider Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. As such the proposed development would be contrary to the aims and objectives of saved policies C2, C4, C5 and H30 of the Adopted Salisbury District Local Plan.

252. Planning Application S/2008/0779 - Mixed Use Development Of Land To Comprise Around 90 Dwellings And 3800 Square Metres Of B1 Business Floorspace (Including Associated Highway Infrastructure) at Land Of Hindon Lane, Tisbury, SP2 6PU For Mr Lohfink -C.G. Fry:

The committee considered a presentation from the Senior Planning Officer in conjunction with the previously circulated report, information contained in the schedule of additional correspondence circulated at the meeting.

Mr Lohfink, the agent, spoke in support of the application.

Resolved: That the resolution approved on 11th December 2008 in respect of this application be varied so that the s106 agreement has to be completed before 16th August 2009, but that if no agreement is secured by this time, authority be delegated to the Head of Development Services to refuse for the reasons stated in the original resolution.

253. South Wiltshire Area Grants – 2008/9 Tranche 3:

The committee considered the previously circulated schedule of SWAG recommendations.

Resolved: that the recommendations of the South Wiltshire Area Grants Review Panel as set out below be approved:

Ref. No.	Application	Panel Recommendations
WAC/08-09/T3/01	<p>Fovant Village Hall Management Committee</p> <p>Towards the provision of an extension to Fovant Village Hall and resultant associated works to the existing hall.</p>	<p>Award £2,400</p> <p>The panel were keen to support the project, and felt that £2,400 was an appropriate sum given that the Village Hall Management committee had other grant applications pending. The panel also felt that the Parish Council could contribute towards the project.</p>
WAC/08-09/T3/02	<p>Maiden Bradley Village Shop Association</p> <p>Refurbishment of shop to comply with health and safety regulations. Also to enable the shop to expand its merchandise and be more energy efficient to provide facilities for customers and staff.</p>	<p>Award £3,200</p> <p>The panel admired the enterprise of the project and the fundraising efforts to date. They acknowledged the importance of the shop in the wider locality, serving residents beyond Maiden Bradley.</p>
WAC/08-09/T3/03	<p>Bishopstone Village Hall</p> <p>Phase 2 of village hall refurbishment project - installation of an environmentally friendly heating system and air source heat pump system.</p>	<p>Award £2,400</p> <p>The panel felt the project to be well-thought-out and approved of the phased approach. The type of heating to be installed represented a good long-term investment as it was likely to significantly reduce energy bills. It was hoped the award of £2,400 would enable phase 2 of the project to proceed.</p>
WAC/08-09/T3/04	<p>Compton Chamberlayne Parish Meeting</p> <p>Repairs to the bus shelter as it has become structurally unsafe</p>	<p>Award £213</p> <p>The panel did not feel inclined to award a substantial sum, as the maintenance of bus shelters is typically funded directly from Parish precepts. However, it was hoped that the award of £213 would represent a start to the project which could be supplemented by local fundraising.</p>
WAC/08-09/T3/05	<p>Zeals Village Hall</p> <p>Installation of grant vortex condensing combination boiler and titan 1000 litre bunded oil tank</p>	<p>Award £1,600</p> <p>The panel recognised the need for the Village Hall to install its own boiler and hoped that this contribution would enable the project to proceed.</p>
WAC/08-09/T3/06	<p>Chalke Valley Cricket Club</p> <p>Create a new ground at Bowerchalke. Phase 1 - construction of the outfield and square</p>	<p>Award £2,000*</p> <p><i>*Subject to planning application being granted. If planning permission is refused the money is to be distributed proportionately between other successful applicants from tranche 3.</i></p> <p>The panel admired the ambition of the project and hoped that the sum awarded would help the club to achieve their short-term goal of beginning seeding the pitch by Spring 2009. Whilst the applicant had raised no funds at the time of applying, they had several grants pending and a full fundraising programme planned.</p>
WAC/08-09/T3/07	<p>Community Composting Group (Tisbury Parish Council Sub-Committee)</p> <p>Purchase of a wood chipper/shredder</p>	<p>Award £2,000</p> <p>The panel commended the innovative nature of the project and hoped to see it evolve successfully in the coming years. They also commented that further financial support might be sought from the Parish Council itself, as residents of the parish are the direct beneficiaries.</p>

WAC/08-09/T3/08	Kilmington Parish Council Playing Field Committee Purchase, installation and erection of timber seating shelter with half sides and timber floor and one goal post	Award £1,500 The panel hoped that this contribution would enable the project to progress and recommended that the use of R2 funds be investigated to fund any deficit.
WAC/08-09/T3/09	West Knoyle Parish Council Build a play area for village children on the Council's Recreation Ground	Award £2,200 The panel was keen to see the project succeed and recommended that the Parish Council investigate the use of R2 funds to complete the project.
WAC/08-09/T3/10	East Knoyle Parish Council Safety fence at football pitch, dish roundabout and safety surfaces and gate for disabled access	Award £1,500 The panel wanted to make some contribution to the project, but felt that the Parish Council had sufficient funds to ensure that the project was completed.
WAC/08-09/T3/11	Hindon Fellowship Club Repair and replace where necessary roofing materials	Award £1,200 The panel were impressed by the amount of club members and the number of people the project would benefit.
WAC/08-09/T3/12	Wylve Valley Art Trail Towards design of guidemap brochure and printing of guidemap	REFUSE The project was awarded £500 in tranche 3 of 2006/7 with the stipulation that "this be the last year that the WAC SWAG system be used to fund the project". In light of this the panel did not wish to award any further money to the project.
WAC/08-09/T3/13	Tisbury Community Safety Partnership Fund speed indicating devices for the parishes in the Tisbury Community Safety Partnership	REFUSE The panel did not wish to support the project at this stage for the following reasons: - There was no commitment from the Wiltshire & Swindon Safety Camera Unit to move & maintain the signs. This represented a fundamental element of the project and until commitment was secured it was felt that funding would be premature. - Insurance had not been considered. Again this would represent a substantial extra cost to the project. - The project had not received support from all affected parishes - The project had not received substantial financial support from those parishes who have supported it - No accident history was supplied to demonstrate the need for the devices It was recommended that the Partnership re-apply to the local Area Board when further work has been done.
Total		Total recommendations: £20,213

254. Community Update:

There were none

255. Urgent Item: A303 Willoughby Hedge to Mere – North Dorset District Council Letter:

The committee considered the previously circulated correspondence received from North Dorset District Council. The committee was unanimous in its view that it should write to the Highways Agency to support North Dorset District Council's representation and urges surrounding councils and prominent stakeholders to register their support.

Resolved: That:

1. The committee unanimously supports North Dorset District Council's resolution, which calls on the Highways Agency to dual the A303 trunk road between Mere and Wylve and urges Wiltshire County Council and Dorset County Council to make representations to this effect.

2. The committee will write to the Highways Agency to request the dualling of the A303, forward the letter to Cabinet and Full Council to ask for their support, and copy the letter to all surrounding councils and prominent stakeholders in the region. (the letter is attached at appendix 1 along with the reply at appendix 2).

The meeting closed at 7:45 pm
Members of the public: 9

Councillor Josephine Green
Chairman of the Western Area Committee
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Mr Malcolm Wilkinson
Regional Performance Manager
Network Operations South West
Highways Agency
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Temple Quay House
2 The Square, Temple Quay
Bristol BS1 6HA

DATE: 25/02/09 **OUR REF:** WAC/19/02/09

Dear Mr Wilkinson

A303 Wylve to Mere

I am writing to inform you that Salisbury District Council's Western Area Committee passed the following resolutions at its meeting on 19 February 2009:

1. The committee unanimously supports North Dorset District Council's resolution, which calls on the Highways Agency to dual the A303 trunk road between Mere and Wylve and urges Wiltshire County Council and Dorset County Council to make representations to this effect.
2. The committee will write to the Highways Agency to request the dualling of the A303, forward the letter to Cabinet and Full Council to ask for their support, and copy the letter to all surrounding councils and prominent stakeholders in the region.

The A303 is a strategic arterial route into the South West which carries high volumes of freight and traffic desperately needs to be dualled.

There is an unacceptable number of accidents on this stretch of road, many of which result in fatal injuries and devastate lives.

In addition, accidents and delays prove extremely costly to public and private service providers. The cost of dualling the carriageway must be considered against the repeated economic cost of the disruption caused by the current state of the road. The environmental impact of emissions from stationary and slow-moving traffic should also be considered.



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Awarded 10:
Housing Services
Waste and Recycling Services

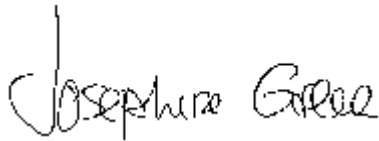


Reports are predicting increased levels of domestic tourism as a result of the recession and traffic levels accessing the South West are set to rise, meaning more misery for travellers and local residents unless action is taken.

With the previously planned maintenance scheme under review the committee requests that the Highways Agency dual the stretch of road as part of the revised maintenance scheme.

I trust that the Highways Agency will strongly consider the resolution and supporting comments.

Yours sincerely



Cllr Josephine Green
Chair – Western Area Committee
Salisbury District Council

CC: Cabinet, Salisbury District Council
Council, Salisbury District Council
Robert Key MP
Andrew Murrison MP
MEPs
Wiltshire County Council, Implementation Executive, Councillor Jane Scott
Chief Executive, Wiltshire County Council
Chief Executive, North Dorset District Council
Chief Executive, West Wiltshire District Council
Secretary of State for Transport

Our ref: HA 001/002/000195
Your ref: WAC/19/02/09

2/06K
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4 March 2009

Dear Cllr Green

A303 WYLYE TO MERE

Thank you for your letter of 25 February 2009 calling on the Highways Agency to dual the A303 trunk road between Wylye and Mere.

You will be aware that the A303 is a regional route and that funding for any major improvement to it, such as dualling between Wylye and Mere, must come out of the Regional Funding Allocation (RFA) for the South West. For such funds to be available, the Region would have to prioritise the dualling improvement of the A303 relative to the other transport priorities in the South West. The Region has recently submitted to Ministers its latest advice on transport priorities for the period up to 2019, but dualling of the A303 has not been prioritised.

Without funds being available from the RFA, the Highways Agency will be unable to undertake the dualling improvement you seek. In the circumstances, given the condition of the A303 between Mere and Willoughby Hedge in particular, we have no choice but to make plans for undertaking the essential maintenance needed to avoid the A303 falling into such a state of disrepair that it could not provide an adequate, safe level of service. At the same time we are conscious of the potential disruption that could be caused by our maintenance work, so we are reviewing our options for working in ways that will seek to minimise any disruption. We are also conscious of the other issues you mention and will be looking to manage the A303, as best we can within affordability constraints, in ways that address those issues. We will ensure we liaise fully with yourselves and other authorities/stakeholders in planning our operations and in pursuing measures aimed at improving the level of service along the route.

I hope this makes clear the context within which we are having to manage the A303.

Yours sincerely



Chris Jones
Regional Planning Manager

cc: Malcolm Wilkinson, Regional Performance Manager