



Northern Area Committee

Minutes

14th October 2004 4.30pm

Antrobus House

Amesbury

These minutes should be kept for use by District Councillors at the next Council meeting

Present:

Chairman: Councillor M A Hewitt

Vice Chairman: Councillor C Mills (In the Chair for minute 271)

Councillors: J Brady, D W Brown, Mrs J Greville, J Noeken, A Peach, J Spencer, I C West, F Westmoreland and T Woodbridge

Parish and Other representatives:

Mr G Burt (Bulford), Mr D Edwards (Tenants Panel), Mr Fisher (Idmiston), Mr Healing (Durrington), Mr Paye (Allington), Mr P Porter (Figheldean), Mrs J Swindlehurst (Amesbury), Mr S Stubbs (Newton Tony) and Mr Sweet (Shrewton).

Apologies:

Councillor K Wren, Councillor M Baker, Councillor Bojdys.

MINUTES NOT REQUIRING COUNCIL APPROVAL

258 PUBLIC QUESTION TIME

None

259 COUNCILLOR STATEMENT/QUESTION TIME

The Chairman on behalf of Councillor Mark Baker requested that an update on the negotiations between Salisbury District Council and Wiltshire County Council on the urgently needed repairs to Recreation Road in Durrington be brought to the next Northern Area Committee meeting.

260 MINUTES OF THE LAST MEETING

RESOLVED - That the minutes of the meeting of the 16th September be **approved** as a correct record and signed by the Chairman.

261 DECLARATIONS OF INTEREST

Councillor Hewitt declared a personal and prejudicial interest in planning application S/2004/1853 as he lives in very close proximity to the application and withdrew during consideration thereof.

Councillor Noeken declared a personal interest in agenda item 9 relating to the parish charter as he is on the forum but as the Northern Area Committee was not the final decision maker and was only being asked to comment on the Charter he stayed to speak and vote on the issue.

262 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed those parishes present that the South Wiltshire Community Safety Partnership was running awareness raising/ information sharing events with the purpose of:

1. Informing and explaining to Parish Councils and other public and voluntary organisations, committees and councils how to consider their statutory duty under **Section 17** of the Crime and Disorder Act when making decisions which may affect crime and disorder in their district.
2. Demonstrating how local communities can work together to reduce Anti-Social Behaviour with members of the Community Safety Partnership, including; Wiltshire Police, District and County Councils, Fire Service and the Primary Care Trust.

The venues and dates are:

City Hall, Salisbury	13:00 – 16:00	Monday 8 November
Michael Herbert Hall, Wilton	14:00 – 17:00	Monday 15 November
Hindon Hall, Tisbury	9:30 – 12:30	Tuesday 23 November
Antrobus House, Amesbury	18:30 – 21:30	Thursday 2 December

Please contact Kelly Bagley on 01722 434531 or kbagley@salisbury.gov.uk for more details.

The Vice-Chairman informed those present that in relation to planning application S/2004/1853 the Committee had attempted to undertake a site visit that afternoon but had been unable to access the premises as the gates were chained. He felt that under these circumstances it was best to defer the item. A vote was taken on the issue minute 271 refers. (Councillor Hewitt withdrew from the meeting during consideration of the deferral of this application).

The Chairman informed the meeting that the agent for the CO-OP development at Redworth House had issued a statement informing members of the Northern Area Committee that: "I am pleased to be able to announce that the sale of Redworth House by the Council to CG Property will complete on or before 6th December 2004."

The Chairman informed those present that it was the Council's understanding that CG Property were expecting to have contractors on site to start work on the new supermarket in January 2005 and that the work would be completed in time for the new supermarket to start trading before Christmas 2005. The Council is hopeful that CG Property will be able to make a formal announcement about the new supermarket during the course of the next week.'

Councillor Brown added that he had requested that the agent issue a timetable for the development in writing by the 22nd October 2004.

263 WILTSHIRE WILDLIFE PRESENTATION:

The Committee received a PowerPoint presentation from Susan Glock, the Community Projects Manager for Wiltshire Wildlife on the work the organisation does and how communities can get involved.

During a discussion the following points were raised:

- Although there is no Rethink Rubbish Directory for the Northern Area as of yet, there is much in the Salisbury Directory which is relevant to the Northern Area.
- Many members were very concerned about the amount of deforestation and loss of habitat on Salisbury Plain. They were also concerned about the European funded "Life" project. Some members expressed dismay that Wiltshire Wildlife and the RSPB had singled up to it.

The Community Projects Manager explained that as this project was a conservation project she was very surprised that members thought it was achieving the opposite effect. She stated she would investigate this for the members who expressed the concern.

- The Community Projects Manager explained that Wiltshire Wildlife had very little influence over the areas of Salisbury Plain that were owned by the MOD. However, she informed members that the MOD did have conservation officers in place and they held workshops with member of the public to discuss issues of local concern.
- One member asked if Wiltshire Wildlife find the attitude of business and industry frustrating in that they seem to be encouraging people to adopt convenience over environmental concern.

The Community Projects Manager agreed that it was very frustrating but that at the moment Wiltshire Wildlife was focusing its efforts on getting the community involved but that it was looking at getting involved in policy to try and put pressure on industry that way. She also informed members that a very helpful website was being developed at www.wasteinwiltshire.com, this site would be fully operational by January 2005.

AGREED – that the Community Projects Manager be thanked for coming to give an interesting and informative presentation.

264 **COMMUNITY PLANS**

The Committee considered the previously circulated report of the Partnership Team Manager and the final draft Northern Area Community Plan.

The Partnership Team Manager explained that the discrepancy between the areas covered by the Northern Area Committee and the area in the plan was as result of the different boundaries that each of the partners in the South Wiltshire Strategic Alliance worked to. The name of the plan, “The Stonehenge Community Area” was a suggestion by one of the parishes. This could still be amended if members offered an alternative.

Idmiston Parish Council suggested that it be called the Salisbury District Council Northern Area Plan. It was also noted that Idmiston Parish Council are producing a Village Design Statement not a Parish Plan as stated in the draft.

Members expressed the hope that at some point in the future the boundaries of the plan could be realigned to match the SDC administrative boundaries as it was creating a large burden on those parishes who appeared in a different plan to the Area Committee they were part of. Members were generally pleased with the final draft and commented that their early remarks had obviously been taken on board. However, there were some fine points that still needed ironing out.

One member asked that reference be made to the Baptist Centre as well as the Youth Development Centre as they both do good work for young people. As an addition to this point it was noted that there was a shortage of youth workers nationally and that a group or committee should be established to encourage more people to train as youth workers. A concern was expressed that the comments on the Stonehenge visitor centre implied that the Council had already de facto made a decision and therefore it was crucial that this reference was removed from the plan.

A question was raised about the extent to which all the partners were aware of the expectations the plan places upon them. For example does the SDC planning department know that the plan states that all village facilities should be protected wherever possible. The Partnership Team Manager commented that this was an issue which had been raised by the Western Area Committee in relation to the Wilton area plan. The Forward Planning Officer had agreed that in 2005/06, the District Council will investigate means to strengthen its planning policy to address the continuing decline of shops and services in rural areas and in local centres such as Durrington.

RESOLVED -

- (1) that a small working group meet on Thursday 21st October at 4pm to resolve the minor points that needed to be amended.
- (2) That the final plan be brought back to the Northern Area Committee November meeting once these amendments had been made.

265 PARISH CHARTER

The Committee considered the previously circulated report of the Principal Democratic Services Officer and considered comments made verbally by the Assistant Democratic Services Officer.

During a discussion the following points were made:

- This document has been produced since the changes made to development control early in the year by SDC. These changes were widely consulted on and although they were difficult changes to make as a result SDC is now making strides to meet the targets imposed on it by government.
- District Councillors and parishes present all agreed that the document had some very laudable aims and that it is an ideal towards which everyone should always work but from both the parish and the District Council perspective it was unfeasible. This was because the time, resources, capability and capacity were not in place for the parishes to be able to meet all the demands placed on them by the Charter. The District Council also had to meet many government targets and therefore could not meet the requirements.
- Many parishes present felt that the Charter would put a great burden on parish councils.

RESOLVED - that the Cabinet be informed of the following:

- (1) that the area committee welcomes the new Charter;
- (2) notwithstanding (1) above, it is accepted that as was the case with development control, local authorities will need to consult with local town and parish councils to develop practical local service protocols that reflect local circumstances and
- (3) that the Area Committee feels that the aims of the Charter, whilst being unfeasible, are very laudable aims.

266 EXTENSION OF SWAG AWARD TO ALLINGTON PRE-SCHOOL

The Committee considered the previously circulated report of the Northern Area Co-ordinator.

RESOLVED - that the grant be extended for 6 months only and that once the money is spent that receipts be submitted as proof of purchase with the monitoring form.

267 SPECIAL DELEGATION PROCEDURE

The Northern Area Committee noted the matter determined under the Special Delegation Procedure set out at Item 11 in the Agenda (papers previously circulated) namely: **Road Closure – Part of the High Street & Church Street Wylfe** An Order was made under Section 21 of the Town Police Clauses Act 1847 to enable the event of the Annual Wylfe Village Fete on Saturday 4 September 2004.

RESOLVED – that the above special delegation be noted.

268 S/2004/I745 - CHANGE OF USE - DEMOLITION OF SHOP, ERECTION OF 2 STOREY DWELLING WITH INTEGRAL GARAGE AND ALTERATIONS TO

**ACCESS: 55 EAST GOMELDON ROAD GOMELDON SALISBURY SP4 6LT –
FOR FOX AND SONS**

Mr Hewlett, the owner spoke in support of the above application.

Mr P Fisher, on behalf of Idmiston Parish Council, informed the Committee that the Parish Council supported the above application.

Following the receipt of these statements and further to the site visit held earlier that day, the Committee considered the previously circulated report of the Head of Development Services together with the schedule of late correspondence circulated at the meeting.

RESOLVED:

- (1) That subject to re-consultation with the Highways Agency and neighbouring properties on the amended access and parking layout the above proposal be **APPROVED** for the following reasons:

1. the property has been sufficiently advertised.
2. that the height and design of the proposed development is in keeping with the character of the surrounding area.
3. The applicant has paid a commuted sum in relation to the Council's R2 policy.
4. the concerns of the Highways Agency can be met by conditions.

And subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

- (2) Notwithstanding the provisions 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(s) 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.

REASON: To enable the Local Planning Authority to retain control over the development in the interests of amenity.

- (3) The development shall be carried out in accordance with the approved drawings numbered (AWAITED) received by the Local Planning Authority on the (DATE). The development shall be implemented in accordance with these plans prior to the occupation of the dwelling and shall be retained for so long as the development remains in existence.

REASON: In the interest of Highway safety.

269 **S/2004/1883 – CHANGE OF USE - FROM RETAIL SHOP (A1) TO CHINESE TAKEAWAY (A3): LINLEY HIGH STREET PORTON SALISBURY SP4 0LH - FOR XIAOYE WEN**

Mr R Moore, a local resident, spoke on behalf of a number of local residents in objection to the above application.

Mr P Allen, the agent for the applicant, spoke in support of the above proposal.

Mr Fisher, on behalf of Idmiston Parish Council, informed the Committee that all the concerns of the parish council could be met by conditions.

Following the receipt of these statements, the Committee considered the previously circulated report of the Head of Development Services together with the schedule of late correspondence circulated at the meeting.

RESOLVED -

(I) That the above application be **APPROVED** for the following reasons::

- I. Members considered that the hours of opening would not create increased traffic and parking problems, as there was an offer of parking by the Post Office.

And subject to the following Conditions:

- I. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason 0004: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. No development shall take place until a scheme for the control of fumes from extractor fans and equipment (and for the sound insulation of that equipment) have been submitted to and approved by the Local Planning Authority; and the development shall not be brought into use until the scheme has been implemented in accordance with the approved details.

Reason 0078: To minimise the effect which the emission of fumes from the proposed development/use could have upon neighbouring premises.

3. The use hereby permitted shall not be open to customers outside the following times.
 - Monday to Saturday 12:00 – 14:00 and 17:00 – 22:00 (20:30 on Sundays)

Reason 0080: In the interests of amenity for the occupants of the neighbouring/ nearby dwelling(s).

4. The use hereby approved shall only be used for purposes A3 of the Use Class Order and only as a Takeaway and for no other purposes including that of a restaurant.

Reason: To protect surrounding amenity and in the interest of Highway Safety.

270 2004/1565 - O/L APPLICATION -PAIR OF SEMI DETACHED 2 BEDROOM HOUSES: 69 BULFORD ROAD DURRINGTON SALISBURY SP4 8EU – FOR MR I HUNTER

Ms Mary Parker, a neighbour, spoke on behalf of herself and another neighbour in objection to the above proposal.

Mr Healing, on behalf of Durrington Parish Council, informed the Committee that the Parish Council objected to the application.

Following the receipt of these statements, the Committee considered the previously circulated report of the Head of Development Services.

RESOLVED -

- (1) that the above application be **REFUSED** for the following reasons:
1. The proposed development by virtue of the inadequate resultant plot sizes and the scale and massing of the proposed dwellings would represent an overdevelopment of the site and would be out of keeping with the character of the area. As such, the proposed development would be contrary to Policies D2 and H16 of the Adopted Replacement Salisbury District Local Plan (June 2003).
 2. The proposed development fails to make provision towards recreational open space contrary to the requirements of Policy R2 of the Adopted Replacement Salisbury District Local Plan (June 2003). As such, it would put an additional demand on existing recreational facilities and would set a precedent that would make it difficult for the Council to implement this policy effectively in the future.

271 S/2004/1853 - FULL APPLICATION - AMENDMENT TO APPLICATION S/02/0003 TO INCLUDE ADDITIONAL BEDROOM ENLARGED KITCHEN AND UTILITY ROOM: HILL VIEW BOURNE VIEW ALLINGTON SALISBURY SP4 0AA – FOR MR ANDREW RHIND-TUTT

RESOLVED – That the above application be deferred for a site visit.

Meeting closed at 2010 pm
Members of the public present 18