

Minutes

Meeting of : Planning and Economic Development Overview and Scrutiny Panel
Meeting held in : The Alamein Suite, City Hall, Salisbury
Date : Monday 22 January 2007
Commencing at : 6.00 pm

Present:

District Councillors

Councillor P D Edge – Chairman
Councillor Mrs E A Chettleburgh – Vice Chairman

Councillors A J A Brown-Hovelt, , Mrs J A Green, M A Hewitt, A G Peach, L Randall, Mrs C A Spencer and I R Tomes

Councillors R Britton (Leader of the Council) and Mrs P Brown (Cabinet Member for Planning and Economic Development) were also in attendance.

Apologies: Councillor W R Moss.

Officers

S Thorne (Development Services), E Teagle and E Milton (Forward Planning and Transportation), J Ferguson (Legal Services) and L Mertens (Democratic Services)

227 Public Questions/Statement Time:
There were none.

228 Councillor Questions/Statement Time:
There were none.

229 Minutes:

Resolved – that the minutes of the last meeting held on 23 October 2006 (previously circulated) be approved as a correct record and signed by the Chairman.



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230 Declarations of Interest:

Councillor A J A Brown-Hovelt declared a personal and prejudicial interest in agenda item 7: Old Sarum Airfield Conservation Area Assessment and Sustainability Appraisal Public Consultation, due to the fact that he would shortly be renting business premises at Old Sarum, and left the room during consideration thereof.

231 Chairman's Announcements:

The Chairman read the following update from Officers of Forward Planning regarding a review of planning policy R2, which had been produced at his request:

“Salisbury planners are currently in the final stages of agreeing a revised Local Development Scheme with the Government. This Scheme, in its simplest terms, is a timetable outlining when our new planning policy documents (known as the Local Development Framework) will be delivered.

A key part of the revised LDF is to produce a Supplementary Planning Document (SPD) specifically on Planning Obligations. This will comprise a total review of how we currently negotiate planning gain and the extent of what we can legally use the money for.

The early conclusion is that we have traditionally focussed too narrowly on certain area such as recreation, when it may be quite legitimate to seek payments for a wider raft of social and community issues. This review will determine this and where possible seek to broaden the scope of planning gain to deliver the widest possible benefits for our communities.

The review will comprise of:

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|---|----------------------------|
| Research and pre-consultation | Oct 2007 to September 2008 |
| Public consultation | June and July 2009 |
| Consideration of representations and revision | July-August 2009 |
| Adoption and publication | August 2009 |

Although this looks like a slow delivery, it is important that the document is supplementary to the emerging Core Strategy, which will not be until August 2009.

Research is in fact well under way and the findings of the P&ED Scrutiny Review on Rural Wellbeing will help to contribute to this. It may be the case that a periodic update to the Scrutiny Panel by the lead Forward Planning case officer could be arranged, so progress and early findings can be discussed.”

232 Old Sarum Airfield Conservation Area Assessment and Sustainability Appraisal Public Consultation:

The Principal Conservation Officer presented the previously circulated report to the Panel, outlining the main areas for consideration.

Mr A Burgess, on behalf of the TA Centre at Old Sarum spoke in objection to the inclusion of the TA Centre within the parameter of the proposed conservation area.

Mr A Beal, on behalf of Ostaff Projects Ltd spoke in objection to the designation of Old Sarum Airfield as a conservation area, and raised concerns in relation to the process followed in order to determine conservation area status.

Mr N Holdham spoke in objection to the designation of Old Sarum Airfield as a conservation area.

Mr D Cross spoke in support of the designation of Old Sarum Airfield as a conservation area.

All speakers were allocated 3 minutes each during which to put forward their views to the Panel.

The Officers' present responded to a number of points raised by members of the public. Following receipt of these statements, the Committee considered the previously circulated report of the Principal Conservation Officer.

Members outlined their support for the proposals, expressing their disappointment that it had been necessary to delay consideration of the matter for so long since the previous consideration in 2001. They noted the outweighing importance of the need to preserve the area, and hoped that those members of the public with a personal interest in the matter would also be mindful of the overarching public interest in applying conservation area status.

Resolved –

- (1) that the Panel note:
 - (a) the Atkins Heritage assessment for Old Sarum Airfield;
 - (b) the Sustainability Appraisal; and
 - (c) the outcome of the public consultation exercise, as summarised in the tables in Appendices 3 and 4 of the Officer's report.

- (2) that Cabinet be recommended to:
 - (a) approve the designation of a conservation area at Old Sarum Airfield, with the boundaries shown on Appendix 2 of the Officers report; and
 - (b) request that Officers prepare a management plan should a conservation area be designated.

(Cllr Hewitt abstained from voting and asked that this be noted in the minutes).

233 Planning and Building Control Charter:

The Panel considered the draft Charter of the Head of Development Services (previously circulated). The Head of Development Services outlined the purpose and objectives of the Charter and explained that it would be approved and implemented under Officer's delegated powers, but had come to scrutiny for any observations before implementation. The Charter had been revised in the light of e-governance and with the aim of continually improving service delivery. The 5 main planning services had been evaluated and revised, with directions to internet guidance included wherever possible.

Members raised a number of points in relation to the document, including:

- Could references to the enforcement of fly tipping, abandoned cars and soil and spoil be made clearer in the Charter? The Head of Development Services explained that some elements of enforcement were within the remit of Environmental Health and would be dealt with in more depth in their own guidance, whilst all other operational areas of enforcement are dealt with under the Enforcement heading on page 4 of the document.
- Page 4 of the report, bullet point 5 should be amended to read 'ensure that all enquiries are treated in confidence'.
- It would be appropriate to expand the second bullet point at the top of page 5 to include a reference to Community and Parish plans as these should be acknowledged. The Head of Forward Planning and Transportation, also in attendance at the meeting, agreed that although the aim of the Charter was not to address Forward Planning in great detail, such a reference could be built into the Charter as the council would have regard to Parish
- References to delivery of service within 24 or 48 hours should be amended where appropriate to ensure that non-working hours are taken account of.

Members also made enquiries with regard to enforcement. The Head of Development Services explained that the council has two approaches to enforcement; a reactive arm to respond to reports of potential breaches, and a proactive arm, in the form of a compliance Officer, employed to check planning applications and ensure that breaches are not occurring. Members recalled that a recommendation to approve the employment of a compliance Officer was made by the Panel to Cabinet.

Resolved – that the report be noted and Officers be requested to incorporate the comments of the Panel into the Planning and Building Control Charter.

234 CCTV Action Plan and related matters:

The Head of Forward Planning and Transportation updated Members on the previously circulated report, giving an outline of the contents and explaining that the consideration of the report by Cabinet had been delayed, due to the requirement for further consultation work to be undertaken prior to determination. Members raised a number of queries in relation to the report and the Head of Forward Planning and Transportation explained that he would be in attendance at the next Panel meeting, along with the CCTV Operations Manager, in order to further discuss the matter with the Panel to allow for recommendations to be made to Cabinet.

Resolved – that consideration of the matter be deferred until the next meeting of the Panel.

235 Living in the Country – A Review of Rural Issues in South Wiltshire:

On behalf of the Review Group, the Panel received an update on the previously circulated consultation paper of the Rural Wellbeing Scrutiny Review group from the Scrutiny Support Officer. Members noted that the paper, distributed to all parish, district and county councillors in December, was currently being consulted upon at Area Committees.

During the ensuing consideration of this item, the following observations were made:

- Affordable Housing is a central element to the protection of rural settlements. Without this, demographics will most certainly alter further. The New Forest National Park Authority requires developer contributions of 35% of the development cost of a house towards Affordable Housing. A policy requiring a similar contribution for development within the Salisbury District would make a considerable impact.
- References to the revenue generated from second homes' council tax being used for rural regeneration are to be fully supported.
- The Hub approach to planning referred to within the document is one that would be difficult to implement owing to the disparate community areas across the district, which do not all lend themselves to one particular 'hub'. Transport is essential to the success of such an approach, and this is particularly true of the Downton community area which is poorly served by transport links. It would be useful if the paper also addressed the need for discounted travel to be provided for young people.
- Many villages still do not have enough outdoor play areas. It is important that any recommendations made in the review in relation to developer contributions should still allow for the provision of play facilities.

The Scrutiny Support Officer informed the Panel that a report would be brought to it for final consideration when all consultation responses had been considered and incorporated where appropriate.

Resolved – that the update be noted.

(Please note: subsequent to the above update, the consultation period for the above review was extended until Friday 2 March 2007 to allow for further parish council participation in the review.)

236 Portfolio Plans:

The Panel considered the previously circulated draft Portfolio Plan (circulated) for the Planning & Economic Development Overview and Scrutiny Panel.

A number of queries were raised with Officers and the Cabinet Member present, Councillor Mrs P Brown, regarding information contained within the Portfolio Plan, particularly in relation to the projected figures for car parking income as contained within table 4.1 on page 49 of the report. Members also noted that they had expected to see the mitigation of the effect of the potential closure of UKLF at Wilton included as a Community Plan Aspiration, (as contained on page 41 of the report) due to the potential economic impact, and that they would see this as a vital inclusion in the 2008/09 Portfolio Plan.

Resolved – that the Planning & Economic Development Portfolio Plan be recommended to Cabinet and Full Council for adoption.

237 Update on Agreed Scrutiny Reviews for 2006/07:

Further to the update given on the Rural Wellbeing Scrutiny Review, as reflected within minute 235, the Scrutiny Support Officer explained that an outline paper on the Review of City Centre Management would be brought to a future meeting of the Panel, in order that Members may agree any further steps that it feels should be taken in relation to this review.

Resolved – that the update be noted.

238 Cabinet Work Programme:

The Panel considered the Cabinet work programme items relating to the Planning and Economic Development Overview and Scrutiny Panel (previously circulated).

Resolved – that the Cabinet work-programme be noted.

*The meeting closed at 8.15pm
Public in attendance – 7*

