

Democratic Services
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Minutes

Meeting of : Planning and Economic Development Overview and Scrutiny Panel

Meeting held in : Alamein Suite, City Hall, Salisbury

Date : Monday 15 September 2008

Commencing at : 6.00 pm

Present

District Councillors: C Spencer (Chairman), L Randall (Vice Chairman), R Beattie, J Holt, G Jeans, J King, J Launchbury, J Noeken, J Walsh and G Wright.

Apologies: Councillors B Chettleburgh, J English, J Spencer and, G Wright

Councillor Peter Edge was also present in his role as Portfolio Holder for Economic Development.

Officers: J Cameron (Planning Officer), J Howles (Area Team Leader - Planning), E Teagle (Head of Forward Planning and Transportation), P Trenell (Democratic Services) S Van Hagen (Development Services Manager)

78. Public Questions/Statement Time:

There were none.

79. Councillor Questions/Statement Time:

There were none.

80. Minutes:

Resolved: that the minutes of the meeting held on 14 April 2008 (previously circulated) be approved as a correct record and signed by the Chairman.

81. Declarations of Interest:

Councillor C Spencer declared a personal and prejudicial in the matter of housing in Zeals with relation to the agenda item 7 (Local Development Framework – 'Our Place in the Future' (Preferred Options Stage 2) Consultation). However, as the issue did not arise during the item she remained in the room and spoke on the matter.

82. Chairman's Announcements:

There were none.



Awarded in:
Housing Services
Waste and Recycling Services



83. Local Development Framework – ‘Our Place in the Future’ (Preferred Options Stage 2) Consultation:

The panel considered the previously circulated report of Head of Forward Planning, in conjunction with the ‘Our Place in the Future’ consultation booklet. Members made the following comments that would be submitted to the Forward Planning Unit as an official consultation response:

- The proposal to build over 1,000 new homes in the Amesbury area would be difficult to fulfil;
- For development on the scale proposed to be successful and sustainable, dramatic improvements to the local infrastructure were necessary. The A303 at Amesbury, the A303 at Mere and the Wilton Road were identified as particular sites of concern;
- Whilst the document deals with large scale developments there is no clear statement on small-scale and in-fill development in the district’s hamlets;
- The document offers no clear statement on windfall sites and whether they count towards the district’s housing allocation;
- The figures identified in the Regional Spatial Strategy in terms of the number of new homes needed were felt to be too high, especially considering the current economic climate;
- The number of houses identified for the Western Area on page 14 (510 over 20 years) is excessively large considering the need within the Western Area has previously been identified as 211;
- Officers were encouraged to be flexible in selecting sites outside the district and consider, for example, sites which overlapped the border with neighbouring districts and land that is currently owned by the Ministry of Defence. A specific site to the north west of Shrewton was identified for potential development;
- The range of housing to be built should take into account the expected rise in the age of Wiltshire residents;
- The positive elements of development should be highlighted in order to counteract resistance of development (e.g. the contribution that new homes can have to the fulfilment of Parish Plan objectives);
- Whilst it is preferable to build new houses near to existing infrastructure it may be necessary in exceptional circumstances to be flexible. For example if a suitable site in a hamlet is identified, it should be considered even if it is relatively remote from services;
- The importance of Boscombe Down as an employment site was emphasised;
- The UKLF site at Wilton was identified as a potential site for leisure use developments such as hotels and a cinema;
- The council should be flexible about the use of employment land and what uses are allowed in order to promote development;
- Free and plentiful parking in rural areas was felt to be essential if rural businesses were to survive;
- Concern was raised over the notion of “Salisbury, Wilton and the rest of Four Rivers” being classified as a single area. Four Rivers was felt to have different characteristics and needs to the essentially urban area of Salisbury City.

84. Performance Management Data:

The panel considered the previously circulated performance management data. Members felt that staff were performing very well and should be congratulated, especially when taking into account declining resources and increased workload associated with Local Government Reorganisation.

Resolved: That the performance management data for quarter 1 2008/09 be noted.

85. Sub National Review Of Economic Development And South Wiltshire Economic Priorities:

The panel considered the previously circulated report of the Economic Development Manager.

Resolved:

- 1) That the report be noted;
- 2) That the panel request that Boscombe Down be added to the list of priorities at 4.3

86. South Wiltshire Economic Indicators Update:

The panel considered the previously circulated report of Wiltshire County Council’s Economic Intelligence Unit. Members felt that Salisbury and South Wiltshire were generally performing well in comparison to other areas.

Resolved: That the report be noted

87. Scrutiny Update:

The Scrutiny Officer informed members that results of the City Centre Management Voice and Choice Survey had been analysed. Initial results suggested that the majority of issues causing dissatisfaction fell outside of the remit of the City Centre Management Partnership (e.g. Traffic, parking, cleanliness, anti-social behaviour). Councillor Holt asked that the review also consider the future relationship of City Centre Management with Salisbury City Council.

88. Cabinet Forward Plan:

The panel considered an updated version of the Cabinet Forward Plan (attached at appendix 1). Members expressed an interest in considering the following items:

- October Item 5 – Regional Spatial Strategy;
- November Item 2 – Feasibility Study on the Redevelopment of the Maltings and Central Car Park;
- November Item 5 – Salisbury Vision Update
- December Item 2 – Submission of Draft LDF Core Strategy
- December Item 3 – Plans for Delivering the Vision for Salisbury

Resolved:

- 1) That the Forward Plan be noted.
- 2) That a special meeting of the Planning and Economic Development Overview and Scrutiny Panel be held in advance of the Cabinet meeting on 1 October to allow the panel to consider the Regional Spatial Strategy and to submit its comments to Cabinet.

89. Urgent Item – Solstice Park:

The panel considered the previously circulated report of the Planning Officer. During discussion it emerged that a number of applications had been subject to delays due to objections and requests for further information from the Highways Agency. It was also felt that the situation at Solstice Park was more advanced than most people realised, and accordingly that efforts should be made to publicise lettings so people were aware of developments at the site.

Resolved: that Cabinet be asked to make representations to the Highways Agency identifying the importance of swift development at Solstice Park and urging them to do all within their power to expedite consideration of planning applications at the site.

*The meeting closed at 20:15
Public in attendance – 3*

SALISBURY DISTRICT COUNCIL: FORWARD PLAN OCTOBER 2008 – JANUARY 2009

- (1) Note those items marked in bold form part of the Budget and Policy framework and therefore at least 8 weeks must be allowed for consultation, prior to a decision being taken.
- (2) Any Person who wishes to make representations to the Cabinet about the matter in respect of which the decision is to be made should contact Stewart Agland by at least the day before the meeting or via Sagland@salisbury.gov.uk or Stewart Agland, Head of Democratic Services, PO Box 2117, Salisbury, SP2 2DF or telephone 01722 434253

Decision Date		<u>Key Decision Matter</u>	Officer	<u>Decision Taker</u>	Consultation Arrangements	Information Relating to Decision
<u>Oct 08</u>	1.	Unitary Update	Chief Ex	Cabinet	TBC	Verbal Update
	2.	SDC response to Sub National Review of Economic Development	Claire Smith	Cabinet	TBC	Officer Report
	3.	Amesbury Conservation Area Appraisal and Management Plan	Elaine Milton	Cabinet	TBC	Officer Report
	4.	30 Year HRA Business Plan	Derek Streek	Cabinet	TBC	Officer Report
	5.	Regional Spatial Strategy	Eric Teagle	Cabinet	TBC	Officer Report

Decision Date		<u>Key Decision Matter</u>	Officer	<u>Decision Taker</u>	Consultation Arrangements	Information Relating to Decision
Nov 08	1.	Unitary Update	Chief Ex	Cabinet	TBC	Verbal Update

	2.	Consideration of the Feasibility Study on the Redevelopment of the Maltings and Central Car Park	Eric Teagle	Cabinet	TBC	Officer Report
	3.	Health and Safety Policy	Martin Dudek	Cabinet	TBC	Officer Report
	4.	Local Development Framework – Results of the Consultation	Dave Milton	Cabinet	TBC	Officer Report
	5.	Vision Update	Chief Ex	Cabinet	TBC	Verbal Update

Decision Date		<u>Key Decision Matter</u>	Officer	<u>Decision Taker</u>	Consultation Arrangements	Information Relating to Decision
Dec 08	1.	Unitary Update	Chief Ex	Cabinet	TBC	Verbal Update
	2.	Submission of Draft Core LDF Strategy	David Milton	Cabinet	TBC	Verbal Update
	3.	Plans for Delivering the Vision for Salisbury	Graham Gould	Cabinet	TBC	Officer Report

Decision Date		<u>Key Decision Matter</u>	Officer	<u>Decision Taker</u>	Consultation Arrangements	Information Relating to Decision
Jan 09	1	Unitary Update	Chief Ex	Cabinet	TBC	Verbal Update