

Minutes

Meeting of : Southern Area Committee
Meeting held in : City Hall, Salisbury
Date : Thursday 31 January 2008
Commencing at : 4.30 pm

Present:

District Councillors:

Councillor B M Rycroft – **Chairman**

Councillor L Randall – **Vice Chairman**

Councillors R Britton, R Clewer C Devine, J P King, Mrs J F Launchbury, D J Luther, I McLennan, and W R Moss

Apologies: Councillors Mrs C J M Morrison, K Wren and Mr K Gross (Laverstock Parish Council)

Parish Councillors: Parish Councillors Mr J Martin (Landford) and A Poole (Alderbury)

Officers: Stephen Llewellyn, Janet Wallace (Development Services) and Tom Bray (Democratic Services).

91. Public Questions /Statement Time:

There were none.

92. Councillor Questions/Statement Time:

Councillor Morrison, in her absence, submitted a statement that was read out by Councillor Randall. In her statement she thanked the Council's Democratic Services Officer, Paul Trenell, for his hard work and thoroughness in putting together the Southern Area Committee's response to the post office consultation for Lover Post Office. The Committee also thanked him for his overall high standard of response for each of the Post Offices in question in the Southern Area.

93. Minutes:

Resolved – That subject to the following changes:

1. Inclusion of Councillor Devine's name on the list of apologies
2. Inclusion of Councillor Clewer's name on the list of those that were present
3. Minute 88, instead of "to Whaddon", it should read "between Whaddon and Grimstead".

The minutes of the last ordinary meeting held on 8th January (previously circulated) be approved as a correct record and signed by the Chairman.



INVESTOR IN PEOPLE



CUSTOMER SERVICE EXCELLENCE

Awarded in:
Housing Services
Waste and Recycling Services



94. Declarations of Interest:

Councillor Britton declared a personal interest in agenda item 9 (S/2007/1802) for two reasons. Firstly, he had corresponded with one of the objectors and expressed views on the planning application following consultation with the Officers. However, he retained an open mind and considered the matter afresh in light of the Officer's presentation at the meeting. Secondly, he had frequent dealings with the applicant during his time as Chairman of Alderbury Parish Council. He remained in the meeting, spoke and voted on the matter.

95. Chairman's Announcements:

The Chairman informed the Committee that the next meeting would be held on Thursday 28th February at 4.30pm in Trafalgar School, The Performing Studio, Downton.

96. Community Update:

The Chairman stated that a significant number of letters of representation opposing the proposed closures of post offices in the Southern Area had been submitted from members of the public likely to be affected by the changes. He expressed the Committee's wishes that the post offices under consultation in the Southern Area continue to remain in their local community.

Councillor King notified the Committee that he would be circulating information to members on the Council for Preservation of Rural England.

Councillor Britton addressed the Committee regarding his previous proposal to develop a cycle route between Whaddon and Grimstead. Members stressed that any new project should not jeopardise the development of the proposed route between Alderbury and Wilton set out in the Connect2 project. However, the Committee remain supportive to the idea of developing cycle routes in the Southern Area, including the route between Whaddon and Grimstead.

Resolved – that a report from Joint Transportation Team be prepared on the above issue, setting out the Committee's options and it be considered at the next meeting on 28th February 2008.

97. Feedback from Community Leadership and Governance Seminar in Devizes:

The Chairman and Vice-Chairman attended the above seminar and fed back the information to the Committee including some of the following points:

- In light of the fact that local decisions on services would be delegated down to local level and Salisbury District Council is the only district in Wiltshire to manage its own housing stock, Members were interested to know whether the proposed Community Area Boards will be delegated decisions regarding Council Housing.
- The decision-making powers of the Area Boards are yet to be clearly outlined.
- In the setting up of the proposed Area Boards, it is important that the needs of the different types of communities across the County, rural or urban, are considered.
- The Committee raised concerns over the low number of elected members that would sit on an Area Board therefore affecting its decision-making capacity.
- Parish Councillor John Martin raised concern that Parish Councils have not yet been involved in the discussion on the proposed Area Boards.
- Members were keen to be involved in the Boundary Review consultation that is scheduled to take place between February 26th and 21st April.

Resolved – That a task group meeting be set up to consider the Boundary Review in the Southern Area. A response from the Southern Area Committee then be formulated for endorsement at the subsequent committee meeting and submitted to the Boundary Commission.

98. S/2007/1802 – Proposed Conversion And Extension Of Agricultural Building To Create One Dwelling at Barn To Rear Of Shute End Farm House, Silver Street, Alderbury, Salisbury, SP5 3AN for Mr Chris Whalley:

Mr Ferguson, a local resident, spoke in objection to the application.
Mr Smith, the agent, spoke in support of the application.

Parish Councillor Mr A Poole (Alderbury Parish Council) informed the Committee that the Parish Council support the application.

Following the site visit earlier in the day, the Committee considered the previously circulated report of the Planning Officer along with a schedule of late correspondence circulated at the meeting.

Resolved – that the application be approved subject to the following:

(a) The applicant and any other relevant parties undertake under Section 106 of the principal act to pay a commuted sum under policy R2 of the Salisbury District local Plan. within one month, then this authority is minded to grant planning permission to the above application for the following reasons and subject to the following conditions:-

If the applicant does not comply with (a) above the application is delegated to the Head of Development Services to refuse the proposal on non-compliance with Policy R2

Reasons for approval:

The conversion of a former agricultural building, in the manner proposed; on the edge of the Alderbury Housing Policy Boundary and within the Conservation Area would be acceptable in accordance with the saved policies of the Adopted Replacement Salisbury District Local Plan.

Subject 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)

- 2 No development shall commence until 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 wall[s] and roof[s] of the proposed development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D04A)

Reason: To secure a harmonious form of development.

- 3 Notwithstanding the provisions of Classes A To F 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 erection of any structures or enclosures within the curtilage and no additions or alterations to the roof of the dwelling, 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 neighbouring amenities and the character of the area.

- 4 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (BS.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 5 years of the completion of the development, another tree, shrub or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of

the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to safeguard the amenity of the existing trees to ensure a satisfactory appearance to the development.

- 5 During construction works, no machinery shall be operated, no process (excluding fitting out) shall be carried out and no deliveries taken at or despatched from the site other than between the hours of 0800 to 1800 on Mondays to Fridays and 0900 to 1300 on Saturdays. There shall be no activities/working on Sundays, Bank and Public Holidays.

Reason: To avoid the risk of disturbance to neighbouring dwellings/the amenities of the locality during unsocial hours.

- 6 During construction works, all plant, machinery, and building materials shall be contained within the application site in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to limit the impact on Silver Street

- 7 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 and brought into operation prior to the first occupation of the dwelling hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable development. Salisbury District Council's Supplementary Planning Guidance on "Achieving Sustainable Development" promotes the prudent use of natural resources. It is necessary to minimise the local demand for water to protect future supplies.

- 8 Any entrance gates erected shall be hung to open away from the highway only and shall be set back a minimum distance of 4.5m from the carriageway edge.

Reason: In the interests of Highway safety.

- 9 The gradient of the proposed drive shall not be steeper than 1 in 15

Reason: In the interests of Highway safety.

- 10 Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway; details of which shall prior to the commencement of development 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 Highway safety

- 11 There shall be no external lighting.

Reason: In the interests of amenity.

- 12 No development shall take place until details of the treatment to all hard surfaces 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 the amenity and the environment of the developmentG10A

- 13 No development shall take place until details of the treatment of the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Any tree screening, hedges, walls or fences thus approved shall be planted/erected prior to the occupation of the dwelling. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the amenity and the environment of the development.

- 14 No development shall take place until full details of the soft landscape works which shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/ densities where appropriate; an implementation programme] have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, [or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective,] another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity

- 15 No development shall commence until details of the windows and doors at a scale of 1:10, all the rainwater goods, solar panels, the breize-soleil and the solar/thermal performance methodology shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development

- 16 No development shall commence and no vegetation works, including all tree, scrub and hedgerow works/clearance, shall take place between the months of March to August inclusive, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In order to avoid the bird breeding/nesting season and thereby mitigate the impacts on protected species.

- 17 This development shall be in accordance with the amended drawings ref: 1049 -03A, 1049-04A, 1049-05A, 1049-06A, 1049-07A, 1049-08A and 1049-09A, deposited with the Local Planning Authority on 16 January 2008 unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

INFORMATIVE 1 POLICY

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

	Policy	Purpose
G1	Aims of the Local Plan	
G2	General Criteria for Development	
D2	Design of Infill Development	
R2	Public Open Space	
C2	Development in the countryside	
C6	Landscape Conservation	
C22	Conversion of agricultural buildings	
CN8	Development in a Conservation Area	
CN11	Views into and out of Conservation Area	
H16	Housing Policy Boundary	
TR11	Off street parking	

INFORMATIVE 2 BATS PROTECTED SPECIES

Under the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats & c.) Regulations 1994, all bats are legally protected. Please note that it is an offence to disturb or harm any bats. It is also an offence to disturb, obstruct, or damage any bat roost even if no bats are present at the time.

Natural England is the statutory body with responsibility for all protected species, and grant the licenses needed to legally carry out works affecting them . They have produced a range of information booklets on protected species that can be obtained from their website (www.naturalengland.org.uk). For advice on protected species you can also call them on 0845 6014523.

The meeting closed at 6.30 pm
Members of the public: 4