

Democratic Services
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Minutes

Meeting of : Southern Area Committee
Meeting held in : Pitton Village Hall, Pitton, Salisbury
Date : Thursday 01 May 2008
Commencing at : 4.30 pm

Present:

District Councillors:

Councillor B M Rycroft – Chairman
Councillor L Randall – Vice-Chairman

Councillors R Britton, J Launchbury, D Luther, I McLennan, C Morrison, and J King

Apologies: Councillors C Devine, W Moss, R Clewer and K Wren

Parish Councillors: Parish Councillors Wrigley (Grimstead) and Martin (Landford).

Officers: J Wallace, S Llewellyn (Development Services), Paul Trenell and Jade Hibberd (Democratic Services)

120. Public Questions /Statement Time:

There were none.

121. Councillor Questions/Statement Time:

There were none.

122. Minutes:

Parish Councillor Wrigley requested an alteration to the minutes to reflect the fact that he did object to planning application S/2008/0166 (minute 119).

Resolved – That subject to the above amendment the minutes of the last meeting held on 28 February (previously circulated) be approved as a correct record and signed by the Chairman.

123. Declarations of Interest:

Councillor I McLennan declared a personal and prejudicial interest in agenda item 7 (planning application S/2008/0509) due to a working relationship with the applicant. He did not speak or vote on the application.



Awarded in:
Housing Services
Waste and Recycling Services



124. Chairman's Announcements:

- Councillor Rycroft expressed his hopes that all concerned councillors had received notice of the bridge strengthening in Downton and Odstock. If they needed more information they could contact him.
- The resurfacing of Bodenham bypass had been causing problems, especially in respect of local bus routes.
- The Chairman alerted members to a letter from Wiltshire County Council regarding Grimstead to Whaddon cycle path/footway.

125. S/2008/0322 – Erection of 10 no. Dwellings affordable rural housing and construction of new access at Newton Lane, Whiteparish, SP5 2SP for John Lippitt:

The above application was withdrawn by the applicant.

126. S/2008/0509 – Retention of 2 directional signs between Britford school & the Chalk Pit, High Road, Britford, Salisbury SP5 4DS for Giles Gould:

The committee considered a presentation from the Area Team Leader in conjunction with his previously circulated report, and information contained in the schedule of additional correspondence. Mr G Gould, the applicant, spoke in support of the application.

Resolved:

1) That the above application be refused for the following reason:

i. The signs, by reason of their design, siting and method of display appear as unduly prominent and incongruous features and contribute to a proliferation of indiscriminately sited and poorly designed signage in this semi-rural context which forms an important part of the wider setting of the City of Salisbury, all seriously detracting from the visual amenities of the area. To continue to retain the signage would also therefore be contrary to Policy C7 (Landscape Setting of Salisbury and Wilton) and Policy G11 (Outdoor Advertisements) of the Adopted Salisbury District Local Plan (June 2003).

2) The commencement of enforcement action be deferred by two months to allow the applicant to conduct negotiations with the planning department with the aim of identifying appropriate replacement signs.

127. S/2008/0187 erect a terrace of 4 dwellings and block of garages at Holmesdale, Appletree Road, Redlynch, Salisbury SP5 2JQ for Paul Stevens:

The committee considered a presentation from the Senior Planning Officer in conjunction with her previously circulated report, a site visit held earlier in the day and information contained in the schedule of additional correspondence. Mr J Lawrence, a local resident, spoke in objection to the proposal. Mr P Stevens, the agent, spoke in support of the application.

Resolved: That the above application be refused for the following reasons.

i. The proposed terrace of four dwellings, would by reason of its size and massing, and having regard to its siting in close proximity to the road frontage be unsympathetic and out of keeping with the location and detrimental to the rural/semi-rural character of the street scene contrary to saved policy D2 of Salisbury District Local Plan

ii. The proposal is considered to constitute tandem development, unsympathetic and out of character in this semi-rural location and would by reason of the proposed relationships to the surrounding dwellings, including Lindor and the bungalows on the opposite side of Appletree Road, give rise to a loss of outlook and privacy, as well as general noise and disturbance resulting from the increased domestic activity on the site. As such the proposal would be detrimental to the amenities of neighbouring dwellings in the surrounding area, contrary to saved policies G2(vi), D2 and H16(i) of the Salisbury District Local Plan.

iii. The proposal would, by reason of the additional traffic movements and traffic congestion on Appletree Road resulting from this development place an undue burden on the existing road network, including Appletree Road Road, which is a narrow road, without footways and semi-rural in character. This would result in an inconvenience and danger to all users of the public highway contrary to saved policy G2(ii)

iv. The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the Adopted Replacement Salisbury District Local Plan, as appropriate provision towards public recreational open space has not been made.

Informative 1

It should be noted that the reason given above relating to Policy R2 of the Adopted Replacement Salisbury District Local Plan could be overcome if all the relevant parties agree to enter into a Section 106 legal agreement, in accordance with the standard requirement for recreational public open space.

128. Community Update:

Councillor Rycroft alerted the committee about an extra meeting of the Southern Area Committee on 5 June 2008 at Salisbury City Hall from 6pm. Jane Scott, Leader of Wiltshire County Council, and Dr Keith Robinson, Chief Executive of Wiltshire County Council would be present to discuss matters relating to Local Government Reorganisation.

Councillor King had attended a meeting of the Old Sarum Airfield Forum on 30 April 2008. There had been no complaints received since October 2007 and the new flight circuits were considered to be very successful.

The committee discussed how they could assist parish councils to feed into the forthcoming second draft of the Local Development Framework. Councillor King was to circulate proposals to all committee members.

Councillor Launchbury was to attend a meeting with the Minister of Justice and Robert Key MP. She asked members to alert her of any issues they wished her to raise.

*The meeting closed at 18:51 pm
Members of the public: 15*