

Democratic Services
Salisbury District Council
P O Box 2117
Salisbury, Wiltshire SP2 2DF

officer to contact: Jade Hibberd
direct line: 01722 434353
email: jhibberd@salisbury.gov.uk
web: www.salisbury.gov.uk

Minutes

Meeting of : Southern Area Committee
Meeting held in : Pitton Village Hall, Pitton, Salisbury
Date : Thursday 19 June 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, J King, Councillors C Devine, W Moss and R Clewer

Apologies: K Wren

Parish Councillors: Parish Councillors Champion (Laverstock and Ford) and Martin (Landford).

Officers: O Marigold and S Hawkins (Development Control), Tom Bray and Jade Hibberd (Democratic Services)

141. Public Questions /Statement Time:

There were none.

142. Councillor Questions/Statement Time:

Councillor Luther addressed the Committee regarding the recent service director level appointments made by Wiltshire County Council.

143. Minutes:

Resolved – That the minutes of the last meeting held on 5 June 2008 (previously circulated) be approved as a correct record and signed by the Chairman.

144. Declarations of Interest:

Councillor Clewer declared personal and non-prejudicial interests in respect of agenda item 9 (SAC/08-09/TI/02 – Pepperbox Pre-School) due his affiliation with some parents of pupils who attended the school. He remained in the meeting, did not speak nor vote on this item.



Awarded in:
Housing Services
Waste and Recycling Services



Councillor Rycroft explained to the committee that he had received a reply letter from Wiltshire County Council Democratic Services Unit regarding the proposed electoral divisions and a copy was previously circulated to each member of the Committee electronically.

146. Planning Enforcement Draft Statement of Service Provision 2008

The Committee considered the previously circulated report of the Principal Planning Officer (Enforcement) and Principal Solicitor. The following comments were made by the Committee:

- Members congratulated the officers for producing such a comprehensive and useful report.
- Members raised the issue that there could be a number of priority 3 cases that do not get dealt with. The Officer confirmed that to date this has not been the case and his team manages to investigate all low priority cases brought to their attention by reputable sources.
- Regarding the section on “Where prosecution may not be appropriate”, Members questioned the paragraph that states that the Council may not be able to prosecute an offence “where it had been open to the Council to prosecute an offence for at least two years, but the Council has chosen not to do so (unless there has been a change in circumstances)”. Members were concerned that only due to the lapse of time, the Council might not be able to prosecute. The Officer confirmed that this reflects the Code for Crown Prosecutors advice and that if the Council, when given the opportunity, does not prosecute within two years then the ability to prosecute offences could be lost. The Officer agreed that he would look at the language used in this paragraph.
- Following on from the above point, Members stressed the importance of taking legal action in a fast and effective manner where appropriate.
- Members questioned the Officer on issues relating to the transition to the unitary authority stating the importance of retaining or improving the high level of service. Some concern was raised regarding longstanding cases that could get overlooked due to the period of transition to the new authority. The Officer assured Members that all cases in the hands of Enforcement Officers will continue to receive their attention and where it is appropriate for cases to come before a committee they would continue to do so.
- Members identified that there are numerous occasions when members of the public would need to remain anonymous when reporting possible breaches. Therefore Members urged Officers to ensure some flexibility regarding this matter.
- Members requested the Officer to consider changing 24 hours to 1 working day as 24 hours could be misleading.
- Landford Parish Council suggested that enquiries should be accepted from persons who are authorised to act on behalf of a parish council, as opposed to just the Clerk and the Chairman.

Resolved: That

1. The Committee note the report
2. The Committee’s recommendations, including specific comments in relation to the above statement, are referred to Cabinet for consideration.
3. The Committee writes to the Chief Executive of Wiltshire County Council stating the importance of retaining or improving on the high quality service under the unitary authority that is currently provided by SDC Planning Enforcement Officers (This letter is attached to these minutes in annex 1).

147. S/2008/0850 – Change Of Use Of Land To Residential & Insertion Of Additional Windows To Approved Scheme at Weatherboard Barn Milford Farm Salisbury SP1 1NJ For Nigel Lilley:

Mr Hewlett spoke in support of the application.

Mr Champion, of Laverstock and Ford Parish Council, stated that the Parish Council had no objection.

The committee considered a presentation from the Area Team Leader in conjunction with his previously circulated report, the site visit held earlier in the day and the information contained in the schedule of additional correspondence.

Resolved: That the above application be approved for the following reason:

The change of use of the strip of the paved land behind the barn, and the alterations to the barn as carried out, do not harm the character and appearance of the countryside of Special Landscape Area, the living conditions of nearby existing or proposed dwellings, or any other material planning consideration. They therefore comply with the relevant saved policies of the Adopted Salisbury District Local Plan.

And subject to the following conditions:

- (1) Notwithstanding the provisions of Classes A to H 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 within the curtilage as hereby approved unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: in the interests of the character and appearance of the area

- (2) This decision relates to the amended plan received on 17th June 2008. The area of additional residential use (beyond that approved by permission S/2004/0948) is restricted to the shaded area marked on the amended plan, to the rear (north west) of the existing weatherboard barn.

Reason: for the avoidance of doubt, in the interests of the character and appearance of the countryside.

- (3) Within one month of the date of this permission, details of a fence to be erected between the extended residential curtilage hereby approved and the agricultural land to the north west shall be submitted to and approved, in writing, by the Local Planning Authority. The fence shall be erected in accordance with the approved details within two months of the date of this permission, and shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority

Reason: in the interests of the character and appearance of the countryside and the amenities of future occupiers of the dwelling.

This decision has been taken in accordance with the following policies of the Adopted Salisbury District Local Plan:

C2	Development in the countryside
C7	Landscape Setting of Salisbury and Wilton
C22	Conversion of buildings in the countryside
G2	General Development Criteria

148. South Wiltshire Area Grant application – 2008/9 Tranche 1:

The committee considered the previously circulated schedule of SWAG recommendations. Regarding this tranche, Members felt that more technical officer support was needed firstly at the application stage to better advise applicants prior to submitting their application and also at review stage to provide Members of the review panel specific information regarding the application.

Resolved: – That

1. All relevant Technical Officers be informed that they are to advise applicants on the completion of SWAG forms so that sufficient information is submitted for consideration at the SWAG review panel. Technical Officers are also required to attend SWAG review panel meetings to advise Members on specific details relating to the application.
2. The recommendations of the South Wiltshire Area Grants Review Panel as set out

below be approved:

Ref. no.	Application	Panel Recommendations
SAC/08-09/T1/01	Morgans Vale and Woodfalls Village Hall To renew the heating system	That Morgans Vale and Woodfalls Village Hall be awarded £2635.53 to pay for the boiler, with the following conditions: <ul style="list-style-type: none"> • That evidence is provided to confirm that other funds applied for had been secured (lottery bid, coop fund and jumble sale), before SDC release the money. • Confirmation is made before 25th August 2008.
SAC/08-09/T1/02	Pepperbox Pre-School Refurbishment of the timber pre-school building.	That Pepperbox Pre-School re-apply in Tranche 2 The Panel noted that the applicant had a reasonable level of funds held in reserve, and yet only a small amount had been put towards the project. It appeared from the application form that the total project cost was being applied for, even though some funds had already been raised towards that amount, in addition to this question 19 on the application form had not been completed. In light of these observations the Panel recommend that the applicant be invited to re-apply with a revised application, reflecting changes that would provide evidence that the applicant was willing to provide a higher level of financial support to the project, and that a clear breakdown of the financial figures involved was provided.
SAC/08-09/T1/03	The Downton Moot Preservation Trust To purchase horticultural Equipment	That Downton Moot Preservation Trust re-apply in Tranche 2 The Panel noted that the applicant had a reasonable level of funds held in reserve, and yet only a small amount had been put towards the project. It appeared from the application that no other source of funding had been investigated or applied for towards the total cost of the project. The Panel therefore felt that the applicant should be invited to re-apply with a revised application; after other sources for funding had been explored and secured, and that the applicant reconsiders the level of financial support they were willing to provide themselves towards the project.
SAC/08-09/T1/04	Alderbury Pre-School To re-locate a new pre-school building on the site of the old Village Hall	That Alderbury Pre-School be awarded £3,500 towards the project, with the following conditions: <ul style="list-style-type: none"> • That the applicant confirms whether funding from B & Q (£3,5000) and WCC Early Years (£5,000), had been secured. • That if the above funding had been secured in addition to the £86,000 already secured, would any additional funding be necessary to meet the projects total cost of £95,000, and if so an explanation be provided. • That if the total cost of the project had been secured without including a grant from SWAG, then the offer of £3,500 be withdrawn by SDC.
SAC/08-09/T1/05	Redlynch Playing Field Association To replace a tractor/machinery store	That Redlynch Playing Field Association re-apply in Tranche 2. The Panel noted that although revised figures had been provided by the applicant, it was unclear what the total cost of the project would be and what funds had actually been secured. The Panel would like to see a revised application which reflected clear financial figures, and information. In addition the Panel request that confirmation be provided that the applicant had enquired whether planning permission be needed to build the structure, and if so, that a copy of the planning permission be provided.
Total		Total recommendations: £6,135.53

149. Community Update:

Councillor King updated the Committee on the recent Towards One Council, Development Control meeting in Devizes and informed the Committee that a report from the Joint Overview and scrutiny planning task group, Chaired by Councillor Westmoreland, will soon be going before the Joint Overview and Scrutiny Board which outlines proposals for the unitary development control function.

Councillor Moss raised the issue regarding the naming of the Community Area for the existing Southern Area. Members requested that this issue be discussed at the next meeting.

Councillor Devine requested that at the next meeting the Legal Officer and Enforcement Officer produce a report on an enforcement issues at East Grimstead.

*The meeting closed at 5:55 pm
Members of the public: 1*

**Southern Area Committee
C/o Democratic Services
Salisbury PO Box 2117
District Council
Salisbury, Wiltshire SP2 2DF
direct line: 01722 434252
email: jhibberd@salisbury.gov.uk
web: www.salisbury.gov.uk**

**Dr. Keith Robinson
Chief Executive
Wiltshire County Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN**

Date: 23rd June 2008

Dear Dr Robinson,

Regarding: Planning Enforcement in the unitary council

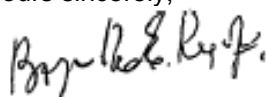
I write on behalf of Salisbury District Council's Southern Area Committee to request that Wiltshire County Council's transition arrangements take into consideration the high value that local communities put on having a well-resourced Planning Enforcement team that can meet the needs of the local area and provide a visible and high quality service. Members noted that due to better resourcing of Salisbury District's Planning Enforcement function over the past 5 years, it now receives strong community support and the public are content with the level of service provided by our district team.

At our last meeting on 19th June 2008, the Principal Planning Officer (Enforcement) brought before the Committee the Salisbury District Council's new Draft Statement of Service Provision for Planning Enforcement (2008). This guidance is possibly the only statement on planning enforcement of its kind in the country. He outlined some key performance statistics clearly demonstrating the high quality of service we are currently delivering in our District. The Planning Officer informed the Committee that he was working with Enforcement Officers across the County looking at ways the service would be delivered under the unitary authority and working on a county-wide planning enforcement statement.

However, he also outlined the differing Planning Enforcement arrangements and levels of service provision across the County, which raised some concern to Members considering the high level of satisfaction currently experienced with our own team.

The Southern Area Committee was concerned that in amalgamating Planning Enforcement across the County, the level of service was at risk of being reduced to that of the least successful district – rather than those of the best-performing. Members unanimously voted to make representation to Wiltshire County Council in order to help protect the current high level of service provision in Salisbury District. Members noted that it would be unacceptable to for the local communities to see any reduction in service in south Wiltshire after April 2009. The Committee seeks assurance that there will be no such reduction in the level of service currently provided. Indeed, it is to be hoped that our plans for even higher levels of service provision will be implemented across the County.

Yours sincerely,



Cllr Bryan Rycroft
Chairman, Southern Area Committee



Awarded in:
Housing Services
Waste and Recycling Services

