

# Minutes

**Meeting of** : Southern Area Committee  
**Meeting held in** : Trafalgar School, Downton.  
**Date** : Thursday 09 October 2008  
**Commencing at** : 4.30 pm

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**Present:**

**District Councillors:**

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

Councillors R Britton, I McLennan, J Launchbury, C Morrison, C Devine, R Clewer, C Morrison, W Moss and J King

**Apologies:** Councillor D Luther

**Parish Councillors:** P James & J Tier (Firsdown), J Martin (Landford), S Brown & S Lacey (Downton)

**Officers:** Stephen Llewellyn & Stephen Rennie (Development Control), Gianina Newell (Legal & Property Services), Stephen Thorne (Head of Development Services), Richard Nash & Natasha Styles (Forward Planning and Transportation), Jade Hibberd (Democratic Services)

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**172. Public Questions /Statement Time:**

There were none.

**173. Councillor Questions/Statement Time:**

Councillor Randall informed the committee that the Building Control Department of SDC was the only such department in the National Park that did not regularly supply to the National Park Authority details of those properties where building work is commencing. Although the National Park had requested the information on more than one occasion, to date SDC had not responded. The committee resolved to ask officers to inform the Park when they were notified of commencements that are within the National Park boundary. Councillor Randall also clarified to members an issue that had arisen from the LDF Consultation regarding the banning of dogs in the New Forest, he explained that this was not entirely accurate, and in fact only applied in certain areas where dog fouling had become a problem.



**Awarded in:**  
Housing Services  
Waste and Recycling Services



**174. Minutes:**

**Resolved:** that the minutes of the last meeting held on 14 August be approved as a correct record and signed by the Chairman.

**175. Declarations of Interest:**

There were none.

**176. Chairman's Announcements:**

The Chairman informed the committee that there would be two exempt items that would be discussed at the end of the meeting.

**177. Community Police Update:**

Members received an update on community policing from Inspector David McMullin and Police Sergeant Kerry Lawes, both representatives of Wiltshire Constabulary. Inspector McMullin reported that in the Wilton and Alderbury area there had been a 63% decline in crime rates and 20 fewer crimes had been reported this year from last.

The Inspector commended Sergeant Lawes and her team of Officers for their tireless efforts following the recent murder in Landford. He explained that this incident had knocked the local community but Officers had prioritised their efforts to reassure residents. As a result, there had been great public feedback for the service the public had received from Wiltshire Police. Members and the Parish Councillor for Landford thanked the police for their efforts in this incident and reaffirmed the reassurance they had given had been highly appreciated. It was also noted that the police had kept the public well informed at this time, through mediums such as leaflets given out to the local community, to which the committee expressed their gratitude.

It was noted that there was continuing frustration regarding long waiting times when dialling the 0845 number. Inspector McMullin reported that efforts were being made to improve the service, but it was vital that the Committee promotes its continued use as the public feedback is extremely useful to the police.

**178. Local Development Framework – 'Our Place in the Future' (Preferred Options stage 2) consultation:**

The Committee received a presentation from the Forward Planning Officers and considered the previously circulated report. Members' comments from the meeting were noted and would be forwarded to Forward Planning as the committee's consultation response. These comments were individual comments and not all were voted on and as such are not necessarily the view of the whole committee.

- Members were disappointed with the Officer report in that it had unrealistic aims.
- Members suggested that the Regional Spatial Strategy, which informs the Local Development Framework, be sent back to the Government Office for the South West to revise the figures in light of the current financial situation.
- It was thought that a rolling review of the housing need identified by the Regional Spatial Strategy should be committed to, as the process was already developed and therefore would be hard to stop completely.
- Members identified that the situation now is very different to how the situation was when the Regional Spatial Strategy was written, and there had been a loss of faith in the system, therefore it should be sent back for review.
- Members felt that more evidence was needed to justify the large amount of houses that the documents state are needed as it was their belief that the numbers did not add up. It was also identified that there was a lack of details of the type of housing that would be included, and members requested reassurance that there would not a domination of larger, more expensive housing.

**Resolved:**

- 1) The committee notes the Local Development Framework Core Strategy and strongly endorses the second phase;
- 2) The committee has reservations about the need for 590 houses in the Southern Area, and does not agree with the fact that windfall and infill sites are excluded from this number;

- 3) Any rural developments must be compatible with the local character;
- 4) The committee would like Parish plans and village design statements to be included and taken seriously;
- 5) Members asked that the Regional Spatial Strategy be sent back to South West government to revise the figures in light of the current financial situation. Councillor McLennan asked for his dissent to be recorded at this resolution.

**179. South Wiltshire Area Grants – 2008/9 Tranche 2:**

Councillor Randall addressed the committee and outlined the findings of the South Wiltshire Area Grants Review Panel.

**Resolved:** that the recommendations of the South Wiltshire Area Grants Review Panel as set out in the table below be approved.

Ref. no.	Application	Amount Requested	Panel Recommendations
SAC/08-09/T2/01	<b>Firsdown Parish Council</b> Refurbishment of surface to children's play area	£4807.19	That £3,558.65 be awarded to Firsdown Parish Council towards their project with the following conditions: <ol style="list-style-type: none"> <li>1. That the applicant applies for the remaining R2 funding available in their area (£648.54)</li> <li>2. That the applicant contributes a further £600 towards the project.</li> </ol>
SAC/08-09/T2/02	<b>Coombe Bissett &amp; Homington Cricket Club</b> Completion of pavilion, including disabled access and shower rooms.	£5,000	That £2,000 be awarded to Coombe Bissett & Homington Cricket Club, towards their project.  The Panel noted that in previous years the applicant had been awarded SWAG funds which totalled £8,000 towards other aspects of the same project.
SAC/08-09/T2/03	<b>The Radnor Hall</b> Conversion of unused land at the side of the hall into a social and play area.	£4,000	Application withdrawn 19/09/08. As funding had been secured from 'Awards for All'.
<b>Total</b>		<b>£13,807.19</b>	<b>Total recommendations: £5,558.65</b>

**180. S/2008/1173 – Erection of Dwelling at Rear of 3 Firs Close, Firsdown, Salisbury, SP5 1SG for Bernard Eacock Ltd:**

The committee considered a presentation from the Principal Planning Officer in conjunction with the previously circulated report. Mrs J Curtis, a local resident, and Mr P James, Firsdown Parish Councillor, both spoke in objection to the application. Mr Hibberd, the applicant, spoke in support of the application.

**Resolved:** That the above application be deferred to allow for members to attend a site visit.

**181. S/2008/1196 – Demolish Existing Dwelling to Expand Existing Parking Area & Demolish an Existing Barn in Order to Erect a Replacement Dwelling in a Revised Location at Hillcrest Boarding Kennels, Blandford Road, Coombe Bissett, Salisbury, SP5 4LN for Woolley & Wallis:**

The committee considered a presentation from the Planning Officer in conjunction with his previously circulated report. Mr O Davis, the agent, spoke in support of the application.

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

The replacement dwelling is considered acceptable, though as a departure from policy H30 and its criteria, by reason of its reasoned necessity in relation to the kennels/cattery business, its good quality design and suitable position, with no detrimental impact to neighbour amenities or the local environment including the AONB.

**And subject to 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 take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D03A)

Reason: To secure a harmonious form of development.

3. The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the business occupying the plot edged red on the attached plan (Hillcrest Kennels), or a widow or widower of such a person, or any resident dependants. (S02A)

Reason: The site of the proposed dwelling is within an area where planning permission would not normally be granted for development unrelated to the essential needs of the established business for which nearby staff accommodation is now required.

4. No development associated with the construction of the dwelling, hereby approved, shall take place until the existing dwelling has been demolished in its entirety and the new car park area has been constructed and laid out.

Reason: To control the phasing of the development and assure against there being additional dwellings habitable on site rather than the replacement dwelling as hereby approved.

5. Prior to the first occupation of the replacement dwelling works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. (L02A)

Reason: To ensure that the development is provided with a satisfactory means of drainage.

6. No development shall take place until full details of a landscaping scheme including all proposed hedge planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all landscaping shall be carried out in accordance with those details and at those times.

Reason: To enable the Local Planning Authority to secure a scheme of tree/hedge planting which relates satisfactorily to the characteristics and timing of the development, in the interests of visual amenity.

7. No development shall take place until details of the car park to replace the existing dwelling, to include details of layout and surfacing materials, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and subsequently retained and kept available for that purpose at all times.

Reason: In the interests of parking provision and visual amenity.

**INFORMATIVES**

1. SEPTIC TANK

If a new septic tank/treatment plant is proposed, or if there is any increase in effluent volume into an existing system, a Consent to Discharge will be required. This must be obtained from the Environment Agency before any discharge occurs and should

be obtained before any development commences. Please contact the Water Quality Consenting section at this office if you require further details on Consents to Discharge.

## 2. WATER MAINS

It is recommended that the applicant should agree with Wessex Water, prior to the commencements of any works on site, a connection into the Wessex Water infrastructure. Wessex Water can be contacted by telephone on 01225 526000.

This recommendation is in accordance with the following policies of the Adopted Salisbury District Local Plan:

Policy D2	Purpose - Design criteria;
Policy G2	Purpose - General principles of development;
Policy C5	Purpose - Development within the AONB
Policy G5	Purpose - Drainage, water supply and sewerage;

### 182. Community Update:

Councillor Launchbury reported to members that at the next Southern Area Committee meeting on 6<sup>th</sup> November there would be an item on Youth Development Service, and the potential for future debate about delegation of some youth services.

### 183. Public Inquiry into the refusal of permission for the erection of five dwellings on the site of the former Apple Tree Inn, Appletree Road, Morgans Vale, Redlynch (S/2008/0109):

The committee considered the previously circulated exempt report and a presentation from the Head of Development Services and the Principal Solicitor. All discussion on this item was held in exempt session, but members agreed that the minute should be made public.

#### Resolved:

- 1) That the minute of this agenda item be made public;
- 2) The council should not pursue reason one for refusal and, as policy R2 has been addressed, offer no evidence at the Public Inquiry, if it goes ahead;
- 3) The appellant be invited to make the new application, in accordance with current requirements, for an identical development;
- 4) The Planning Inspectorate be requested to adjourn the Public Inquiry pending the outcome of such an application;
- 5) That the information of the decision will be publicised simultaneously to the appellant, through a written letter, and affected Parish Council, through an announcement made by the Head of Development Services at the Parish Council meeting, both with immediate effect.
- 6) That in view of the particular circumstances of the case, legal professional privilege be waived and Counsel's legal advice be made publicly available.

### 184. Exempt Information:

In view of the confidential or sensitive nature of the matters to be considered, the Southern Area Committee excluded the press and public from the meeting during consideration of agenda item 8 on the grounds that it involved the likely disclosure of 'exempt information' as defined in Part 1 of Schedule 12A of the Local Government Act 1972, as amended by Local Government (Access to Information) Variation Order 2006 whether the public interest against disclosing the information outweighs the public interest in favour of disclosure as explained below:

**Paragraph 2 namely:** 'Information which is likely to reveal the identity of an individual'

**Paragraph 5 namely:** 'Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings'

**Paragraph 7 namely:** 'Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime'

### Summary of Exempt Matter Enforcement Update

*The meeting closed at 20:35 pm  
Members of the public: 14*