

Democratic Services
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Minutes

Meeting of : Southern Area Committee
Meeting held in : City Hall, Salisbury
Date : Tuesday 10 February 2009
Commencing at : 4.30 pm

Present:

District Councillors:

Councillor B Rycroft – Chairman
Councillor L Randall – Vice Chairman

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

Apologies: Councillors C J M Morrison.

Parish Councillors: J Martin (Landford), B Cornish (Downton), S Barnhurst-Daves (Downton), S Lacey (Downton), M Chandler (Downton), J Brown (Downton), Chris Hall (Downton), D Biggs (Alderbury), Ludlow (Winterslow), (Whiteparish)

Officers: Stephen Llewellyn and Stephen Hawkins (Development Control), Jane Ferguson (Legal and Property Services), Steve Milton (Wiltshire County Council), Annie Scadden (Community Initiatives) and Jade Hibberd (Democratic Services)

215. Public Questions /Statement Time:

There were none.

216. Councillor Questions/Statement Time:

There were none.

217. Minutes:

Councillor King requested that minute 214 be amended to include the statement 'Parish Council plans will not be considered'. Councillor Launchbury requested that minute 211 be amended to include that it was recommended by the Committee that Conservation Officers speak with the Parish Councils as well as the public as stated.

Resolved: that subject to the above amendments the minutes of the meeting held on 15 January 2009 be approved as a correct record and signed by the Chairman.



Awarded in:
Housing Services
Waste and Recycling Services



218. Declarations of Interest:

Councillor Britton declared a personal and non-prejudicial interest in agenda item 10 (planning application S/2008/1942) as he had previously met socially with the applicant.

Councillor Britton and Devine declared a personal and non-prejudicial interest in agenda item 10 (planning application S/2008/1949) because they have had their cars serviced at the garage on the site.

Councillor Clewer declared a personal and non-prejudicial interest in agenda item 8 (SAC/08-09/T3/09) as he knew the applicants personally.

Councillor Launchbury declared a personal and non-prejudicial interest in agenda item 8 (SAC/08-09/T3/07 and SAC/08-09/T3/11) as she knew the applicant personally.

All councillors remained in the room for the duration of the meeting and voted thereon.

219. Chairman's Announcements:

The Chairman introduced the committee to the new Youth Worker for the Downton Area, Tony Nye. Mr Nye explained that soon he would be able to circulate his contact details and he encouraged members to contact him with any issues they had when these were available. The Chairman spoke on behalf of the committee to welcome Mr Nye and stated that they would be looking forward to seeing the developments he would make in the area.

220. One Council for Wiltshire: Area Boards and Community Area Partnerships:

The committee considered the presentation of the Area Board Development Phase Team Leader, Steve Milton on Community Area Boards (CAB). Members raised a number of questions and some of the issues that were raised are as follows;

(1) With regard to the level of police involvement and their accountability to the CAB, it was explained that the police could not be held accountable to the CAB, but there has been a commitment made by the police at Inspector level that the meetings will be attended by a representative of the police and that members would have access to police performance information for the area.

(2) Membership of the area board was discussed in conjunction with issues around the proposed area boundaries. It was raised that there had been conflicting reports regarding which board Laverstock would come under. Steve Milton confirmed that the Implementation Executive would be considering the boundaries on the 26th February. It was anticipated there would be 5 unitary councillors on the CAB.

(3) The committee were concerned that they had not been consulted on the Area Board Handbook. Steve Milton explained that this had been recognised and that the consultation period had been extended to April. A member's workshop on the Area Board Handbook was being arranged for March and would be held in Salisbury. The date of this meeting would be confirmed in due course.

The committee then considered Steve Milton's further presentation on Community Area Partnerships (CAP), some of the issues that were raised are as follows;

(1) Members questioned how parish plans would fit in with the newly formed CAP. The committee was informed that a strong commitment had been made to support parish plans and they have been used and influenced the CAP.

(2) In terms of taking the project forward, Members were keen to hear what would be the next step. Steve Milton confirmed that if there is willingness among the different stakeholders in the area, officers could start working to form the area partnership in the Southern Area.

(3) Members raised concern over the potential for powers to be taken away from Parish Councils. The committee were reassured that this would not be the case and potentially parishes could have stronger roles in their community.

Resolved: that;

- (1) a copy of the presentation would be circulated to members
- (2) the above be noted.

221. South Wiltshire Area Grants – 2008/9 Tranche 3:

The committee considered the previously circulated schedule of SWAG recommendations.

Resolved: that the recommendations of the South Wiltshire Area Grants Review Panel as set out as follows be approved:

Ref. no.	Application	Panel Recommendations
SAC/0 8- 09/T3/ 01	Redlynch Playing Field Association A replacement tractor/ machinery store, workshop and general store with concrete base to house all equipment and stores securely	That £4,750 be awarded to Redlynch Planning Field towards their project. The Panel said that the Association had raised a large amount towards the project and planning permission had been obtained,
SAC/0 8- 09/T3/ 02	Netherhampton Parish Council To provide a parish council notice board at Constable Park	That £250 be awarded to Netherhampton Parish Council for the Notice Board
SAC/0 8- 09/T3/ 03	Firsdow Parish Council To replace and improve items of play apparatus in village amenity area	That £2,269 be awarded to Firsdow Parish Council for the items of play apparatus The Panel said that there were R2 monies available in the sum of £648.54 which should be claimed and put towards the balance
SAC/0 8- 09/T3/ 04	Landford Parish Council To carry out various improvements identified during creation of Community Plan	That £4,675 be awarded to Landford Parish Council and the money to be used for the equipment in the recreation ground and bus shelter. The Parish Council to cover the cost of the Bus Shelter base.
SAC/0 8- 09/T3/ 05	Coombe Bissett & Homington Tennis Club To provide a club house with toilet facilities and to include catering facilities and storage	The Panel felt that the project was still in the early stages of planning and would not be completed within the time allowed and so did not allocate any funding. They suggested that the applicant apply to the Southern Area Board when it is established to obtain funds from them.
SAC/0 8- 09/T3/ 06	Wiltshire Dancing To organise a series of dance workshops for the under 5s	That £1000 be awarded to Wiltshire Dancing but specified that the money be used for the two groups stated in the application ie Pitton Pre-school and Giant Steps Nursery, Downton
SAC/0 8- 09/T3/ 07	Downton Bowling Club To improve drainage of the bowling green	That £700 be awarded to Downton Bowling Club towards improvement of the drainage of the bowling green
SAC/0 8- 09/T3/ 08	Radnor Hall To replace existing demountable staging system with a more efficient one	That £3072 be awarded to Radnor Hall to replace existing demountable staging.
SAC/0 8- 09/T3/ 09	Pepperbox Pre-School External refurbishment of the timber Pre-school – two walls need replacing	That £3000 be awarded to the Pepperbox Pre-School.
SAC/0 8- 09/T3/ 10	West Grimstead Village Hall Replacement of old and inadequate cooker	That £700 amount be awarded as this would enable the hall to be utilized for the community as a whole

SAC/0 8- 09/T3/ 11	Downton Moot Tractor, Mower and trailer	That £3300 be awarded for the tractor, mower and trailer. This amount would cover the quote from John Deere
	Total	Total recommendations: £23,716

222. Endorsement of Laverstock and Ford's Parish Plan:

The committee considered the previously circulated report of the Community Development Officer, Annie Scadden. She notified the committee that the plan had successfully gone through the validation process.

Resolved: that the Laverstock and Ford's Parish Plan be endorsed.

223. S/2008/1942 – Demolition of Existing Bungalow and Erection of 3 No Dwellings, The Heather, Southampton Road, Alderbury, Salisbury, SP5 3AF, For Mr Harvey Euridge:

The committee considered a presentation from the Principal Planning Officer in conjunction with the previously circulated report, the site visit held earlier in the day and the information contained in the schedule of additional correspondence. Mr Kamm, the agent, spoke in support of the application. Mrs Biggs, Alderbury Parish Council, spoke in objection to the application.

Resolved: that the application be approved for the following reason;

The proposed demolition of The Heather and replacement with three dwellings would be acceptable within the adopted policy context of the Salisbury District Local Plan, and would not be detrimental to the existing character of the area and would not unduly disturb neighbouring amenities. There would be no impact on highway safety and protected trees and hedges would be retained and protected as part of the development.

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 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 has 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 ensure a harmonious form of development.

(3) No demolition or construction works shall take place other than between the hours of 08.00am to 18.00pm on Mondays to Fridays, 08.00am to 13.00pm on Saturdays and at no time whatsoever on Sundays or Public Holidays.

Reasons: In the interests of neighbouring amenities.

(4) Prior to the first occupation of any of the dwellings, hereby approved, the visibility splays shown on the submitted plan shall be provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall thereafter be maintained free of obstruction at all times.

Reason : In the interests of highway safety.

(5) Prior to the first occupation of any of the dwellings, hereby approved, the access, parking and turning areas shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to, and approved in writing by, the Local Planning Authority.

Reason : In the interests of highway safety.

(6) Prior to the first occupation of any of the dwellings, hereby approved, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason : In the interests of highway safety.

(7) The area allocated for parking and turning on the submitted plan shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of amenity and road safety.

(8) This development shall be in accordance with the amended drawing[s] ref: 08/470/23B, 22B and 10D, unless otherwise agreed in writing by the Local Planning Authority. (B01A)

Reason: For the avoidance of doubt.

(9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Amendment No 2 Order 2008, (or any Order revoking and re-enacting that Order with or without modification), no further windows/dormer windows [other than those expressly authorised by this permission] shall be constructed in any of the elevations of the dwellings on Plots 1, 2 and 3. (V20A).

Reason: In the interests of neighbouring amenity.

(10) Notwithstanding the provisions of Class[es] A, B and C of Part 1 to the Town and Country Planning (General Permitted Development) Amendment No 2 Order 2008, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling(s) nor any alterations to their roofs unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf. (V15A)

Reason: To enable the Local Planning Authority to retain control over the development in the interests of amenity.

(11) No development shall take place until details of the treatment of all 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 building[s]. (G20A)

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

(12) Both in the first instance and upon all subsequent occasions, the first floor bathroom windows to the side elevations of the dwellings, hereby approved, shall be glazed with obscure glass in a form sufficient to prevent external views and shall either be a fixed light or hung in such a way as to prevent the effect of obscure glazing being negated by reason of opening.

Reason: In the interests of neighbouring amenity.

(13) The development shall be implemented in accordance with the tree protection measures and timing set out in the Tree Protection Method Statement dated 30th January 2009 (Version 4) by The Whitelands Project and Tree Protection Plan 08/470/24A hereby approved.

Reason: To ensure that existing protected trees on the site are adequately protected in accordance with BS5837:2005.

INFORMATIVE

And in accordance with the following 'saved' policies of the Adopted Salisbury District Local Plan (June 2003):

G2	General Principles for Development
D2	Design
H16	Housing Policy Boundaries
R2	Public Open Space
C6	Special Landscape Area

And Government Guidance in PPS1 and PPS3

224. S/2008/1949 – Raising of Roof to Increase First Floor Floorspace, Danebury View, Andover Road, Lopcombe, Salisbury, For Mr Peter Tucker:

The committee considered a presentation from the Principal Planning Officer in conjunction with the previously circulated report, the site visit held earlier in the day and the information contained in the schedule of additional correspondence. Mr Haynes, a local resident, spoke against the application. Mr Ludlow, of Winterslow Parish Council, spoke in objection to the application.

Resolved: that the application be approved for the following reasons;

On balance, it is considered that this application has successfully overcome the reasons for refusal outlined in the previous applications. With regards to the proposed design, it is considered that the resultant dwelling will be better proportioned and of an improved design in comparison to the previously refused scheme. Whilst it is acknowledged that the resultant dwelling will have a higher eaves level than the surrounding properties and its ridge height will be one of the highest amongst this small group of bungalows, given the context of the surrounding properties that display varying designs, particularly in terms of their roof forms, pitches and ridge heights, it is not considered that the proposal would materially harm the visual amenities of the street scene and surrounding area.

With regards to residential amenity, it is considered that the proposal has addressed the previous concerns relating to a loss of privacy by raising the bottom sill height of the roof lights so that no overlooking of the neighbouring properties or their gardens can occur. Furthermore, despite the increase in the eaves and ridge height of the dwelling it is not considered that the proposal will result in a material loss of light or harmful overshadowing and that the neighbouring properties to either side will still benefit from adequate levels of ambient daylight.

As such, it is considered that the proposed development will comply with 'saved' policies G2, D3 and H19 of the Adopted Salisbury District Local Plan (June 2003).

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) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building. (D01A)

Reason: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

(3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactments thereof, no further windows/dormer windows (other than those expressly authorised by this permission) shall be inserted at first floor level in the side elevations of the extension hereby approved.

Reason: In the interest of the amenities of neighbouring dwellings.

(4) Notwithstanding the provisions of Class B 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 enlargement of the dwelling by the addition or alteration to its roof, unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf. (V15A)

Reason: To enable the Local Planning Authority to exercise control over any future development in the interests of the privacy and amenity of the neighbouring properties.

(5) The development shall be carried out in strict accordance with the drawing entitled 'Proposed Section Through' which shows the sill height of the 7 velux windows to be at a minimum height of 2m above the floor level of the first floor.

Reason: For the avoidance of doubt and in the interests of the amenities of the neighbouring dwellings.

INFORMATIVE:

This decision has been taken in accordance with the following 'saved' policies of the Adopted Salisbury District Local Plan (June 2003):

G2 - General Criteria for Development

D3 - Extensions - Design

H19 - Housing Restraint Area

225. 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 ground(s) that it (they) 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

226. Community Update:

Councillor Launchbury informed the committee that the Lloyds Bank Downton branch had proposed a reduction of opening hours on their busiest days causing public concern, and encouraged any support in writing to the Bank to oppose this.

Councillor Devine informed the committee that the condition of the roads in the Winterslow ward had deteriorated and requested there be an agenda item at the next meeting requesting that the Highways Authority redeem this.

Councillor McLennan informed the committee that the Vodaphone mast application, previously brought to Southern Area Committee, will now be going ahead at the Cow Lane site.

The Chairman, Councillor Rycroft, reminded the committee that the last Southern Area Committee meeting would be held on the 26th March. Councillor Launchbury gave her apologies for this, and on behalf of the committee the Chairman thanked Councillor Launchbury for all her efforts.

*The meeting closed at 20:18 pm
Members of the public: 11*