

Minutes

Thursday 25 September 2003 at 4.30pm
Radnor Hall, Bodenham

**THESE MINUTES SHOULD BE KEPT FOR USE BY DISTRICT COUNCILLORS
AT THE NEXT COUNCIL MEETING**

P R E S E N T

District Councillors

Councillor W R Moss – Chairman
Councillor B M Rycroft – Vice Chairman

Councillors G A N Anderson, Mrs P J Bissington, R Britton, C Devine,
I D McLennan, Mrs. M M A Peach and L Randall

Apologies: Councillors F D Bissington and P J Leo

Also in attendance: Councillor M Hewitt (for agenda item 9)

County Councillors

Apologies: County Councillors J P Johnson and K C Wren

Parish Representatives

J Coundley (Redlynch), K Gross (Laverstock), G Manston (Pitton & Farley) and I Wallis (Landford)

Officers Present

Arabella Davies (Democratic Services), Richard Hughes (Development Services),
Stephen Hawkins (Development Services), Elaine Milton (Development Services),
Andrew Rose (Democratic Services), Susan Tovey (Legal and Property Services),
Janet Wallace (Development Services) and Rick Wells (Environmental Health Services).

MINUTES NOT REQUIRING COUNCIL APPROVAL

71. PUBLIC QUESTION/STATEMENT TIME:

There were none forthcoming.

72. COUNCILLOR QUESTION/STATEMENT TIME:

There were none forthcoming.

73. DECLARATIONS OF INTEREST:

Councillor Moss declared a personal and prejudicial interest in agenda item 13 (Planning Applications), plans list 1 S/2003/1323 and left the meeting during consideration thereof.

Councillor Anderson declared a personal and prejudicial interest in agenda items 9 and 11 and left the meeting during consideration thereof.

74. MINUTES OF THE LAST MEETING:

RESOLVED – that the minutes of the previous meeting, held on 28th August 2003 (previously circulated), be approved as a correct record and signed by the Chairman.

75. CHAIRMAN'S ANNOUNCEMENTS:

Councillor Moss advised those present that the order in which agenda items would be heard will not be as printed on the agenda. Agenda item's 10, 11 and 12 would be considered first, followed by agenda items 7 and 8. Agenda Item 9 would be heard upon the arrival of District Councillor Hewitt at approximately 6pm who is the Chairman of the Flood Working Group.

76. RURAL FLORAL ENHANCEMENT SCHEME

The Committee considered the previously circulated report of the Parks Officer.

RESOLVED - that the Southern Area Committee will not fund the Rural Floral Enhancement Scheme in the future.

77. RECOMMENDATION OF THE SWAG REVIEW PANEL

The Committee considered the recommendations of the SWAG Review Panel previously circulated. Members were advised that SWAG item 101 – Pitton & Farley Council – had been withdrawn by the applicant, and SWAG reference 103 – East Grimstead Reading Room – were asking for an amount of £809 as there had been some confusion by the Review Panel as to the exact amount being requested.

Richard Parsons, Clerk of West Dean Parish Council, spoke in support of SWAG application reference 100.

RESOLVED - that the recommendations of the SWAG Review Panel be approved as per the table set out below.

Ref. no.	Application	Parish/Ward Location	Sum Requested	Panel Recommendations
98	FARLEY CORONATION PLAYING FIELD (Deferred from Tranche 1) To install a tarmac base around an existing "playwall" Officer: Reg Williams (ext 239)	Pitton & Farley/ Winterslow	£3,436.75 [£3,818.75 Total Project Cost]	Approve - £3,300 This includes consideration of an application made by the applicant to The Barclays Trust and the Wakeham Trust that could amount to 5% of the total project cost.

Ref. no.	Application	Parish/Ward Location	Sum Requested	Panel Recommendations
99	THE RADNOR HALL, BODENHAM To replace steel chairs with upholstered steel folding chairs & trolleys, to replace steel tables and acquire steel armchairs Officer: Katie Griffen – Community First (01380 722475)	Odstock/ Ebbles	£480 [£1,436 Total project Cost]	Approve - £480
100	WEST DEAN PARISH COUNCIL Refurbishment of war memorial Officer: Elaine Milton (ext 313)	West Dean/ Winterslow	£350 [£615.80 Total Project Cost]	Defer – until 2004/05 financial year This is because, in Tranche 1 of the current year, the applicant received funding, and under SWAG rules, only 1 application can be made each year by the same applicant.
101	PITTON & FARLEY PARISH COUNCIL To purchase a dipmeter for borehole level management. Officer: Rick Wells (ext 338)	Pitton & Farley/ Winterslow	£123.25 [£175.08 Total project Cost]	Withdrawn by applicant
102	NOMANSLAND PRESCHOOL Replace main door into school room Officer: Amber Skyring (ext 568)	Redlynch/ Alderbury & Whiteparish	£566.75 [£716.75 Total Project Cost]	Approve - £550
103	EAST GRIMSTEAD READING ROOM Purchase 2 Table Tennis tables, nets, balls and bats. Officer: Louise Cary (ext 274)	East Grimstead/ Alderbury & Whiteparish	£809 [£1,053 Total Project Cost]	Approve - £550

Ref. no.	Application	Parish/Ward Location	Sum Requested	Panel Recommendations
104	COOMBE BISSETT AND HOMINGTON VILLAGE HALL The sanding, sealing and refinishing of the hall's wooden floor and stage, repainting of Badminton courts, purchase of electric floor polisher and pads. Officer: Katie Griffen – Community First (01380 722475) This application was refused in Tranche 1 but the applicant was invited to re-apply with additional information.	Coombe Bissett/Ebble	£3,066 [£3,066 Total Project Cost]	Approve - £2,400 This will leave the applicant to find further support for the purchase of a polisher.
TOTAL			£8831.75	£7,280

The remaining funds left for future SWAG and Discretionary are as below.

SAC SWAG allocation 2003/04	£21,590
Less Tranche 1 funding – agreed at meeting 03/07/03	£7,750
Less Tranche 2 funding – agreed at meeting 25/09/03	£7,280
<u>SWAG funds available for allocation (tranche 3)</u>	<u>£6,560</u>
SAC Discretionary Budget allocation 2003/04	£7,500
Less Rural Floral Enhancement Scheme 2003 – agreed at meeting of 13/03/03	£2,000
Less King George's Hall, West Dean – agreed at meeting of 03/07/03	£2,000
<u>Discretionary funds available for allocation</u>	<u>£3,500</u>
<u>Total Funds Available</u>	<u>£10,060</u>

78. FLOOD WORKING GROUP RECOMMENDATIONS

The Committee considered the previously circulated report of the Head of Environmental Services and heard a presentation from Rick Wells, Environmental Services Officer, and District Councillor Michael Hewitt, Chairman of the Flood Working Group.

The main points raised during the presentation were:

- In October/November/December 2002, there was twice the average rainfall that caused widespread flooding in the district.
- As a result of this flooding, the Council Leader set up a working group which comprised District Councillors, Council officers and representatives of outside agencies connected with flood prevention. The aim was to promote joint working between these organisations.

- Each agency was asked to identify areas in the district where it was aware of problems relating to flooding. Maps were then produced by the Environment Agency showing each instance of flooding.
- The maps clearly showed that there was a district wide flooding problem – approximately 200 separate instances.
- The Working Group identified 4 areas as high priority, and 2 other areas that only involve 1 agency.
- The list in the report of the 4 priority areas is not in any particular order.
- The next step is to report to Cabinet and to request funding to carry out works.
- In order to maximise the amount of funding available from central government, it is necessary to look at the district as a whole project rather than at individual communities which may not be large enough to receive funding.

Following this, those present were invited to ask questions to Rick Wells and Councillor Hewitt. The main points raised were:

- What is the responsibility of the Environment Agency?

The Environment Agency has general supervisory powers relating to flooding but is only responsible for statutory main rivers, but owners of land adjoining these rivers also have some responsibility for maintenance. The Environment Agency is unable to undertake works on any other types of river.

- Is it correct that Salisbury District Council has no responsibility other than enforcement of the statutory responsibility of landowners?

Correct – although there are some discretionary powers available in regard to blockages of watercourses and emergency works.

- Flooding in Pitton has cost the local community a lot of money and some properties have not yet been able to complete their repairs after the flooding's of 2002/03.

- Councillor McLennan asked about the situation at Ford Lane Fork.

Councillor Hewitt advised that there has been some work undertaken on the drains but it was discovered that the problem lay with the pipeline which appears to have been blocked for many years. To rectify this would involve obtaining permission from several property owners to dig on their land.

Councillor McLennan advised that relevant landowners have been written to, and consent should now be in place to implement works.

- Councillor Devine stated that whilst the report served very well as a Terms of Reference document, it did not give enough information to satisfy the residents of Pitton who are looking for a way forward to solve their flooding problems.

- Councillor Rycroft informed the Committee that in Ebble, the Environment Agency has had an information caravan situated, which has proved very popular and has received much praise. Also, Councillor Rycroft asked that Church Lane, Britford is looked at by the relevant agency/department as flooding there can and does cause many problems. Councillor Rycroft then asked who had responsibility for a navigation channel that forks off from the River Avon?

Rick Wells advised that he couldn't be specific, but the responsibility probably lay with the landowner as a navigation channel is unlikely to be classified as a main river and thus not the responsibility of the Environment Agency.

- Councillor Randall asked if there was any information on Beech Grange, Landford.

Rick Wells advised that work has been undertaken by Southern Water as per the report, but it would be necessary to wait to see if these works were successful.

- Councillor Mrs Peach stated that in many instances, landowners were to blame for flooding problems and that perhaps there should be a greater culture of enforcement. Also, Salisbury District Council needs to use the powers it already possesses, as on many occasions the problem is one of maintenance.

Carrying on from this point, Councillor Moss asked if it was possible to undertake the work that was required, and then to recoup the costs from landowners who were at fault?

Councillor Hewitt advised that whilst this appears to be an easy solution, there would need to be in place the funding at Salisbury District Council to undertake those works before any costs could be claimed.

RESOLVED - that the Southern Area Committee notes the contents of the report of the Head of Environmental Services, and also asks that Salisbury District Council is more active in using its existing powers to enforce upon landowners their legal obligations.

79. CO-ORDINATION BETWEEN BUILDING CONTROL AND DEVELOPMENT CONTROL/ENFORCEMENT

The committee considered the report of the Head of Development Control and heard a presentation from Stephen Hawkins, Principal Planning Officer (Enforcement).

RESOLVED - that Members note the report.

80. URGENT WORKS NOTICE FOR THE GRANARY, BARFORD PARK, DOWNTON

The Committee considered the previously circulated report and the presentation of the Principal Conservation.

RESOLVED - an Urgent Works Notice be served under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to give notice to the owner that urgent works, as specified in the Structural Engineers report, are to be carried out by the Council and, if the Council carried out the work, give notice pursuant to Section 55 of the Act that the Council will seek to recover the cost from the owner.

However, the issuing of an Urgent Works Notice shall be delayed for 2 months from the date of this decision to allow time for the landowner, English Heritage and Salisbury District Council to enter into negotiations in an attempt to reach a mutually agreeable solution to the issues raised in the report of the Principal Conservation Officer. If no agreement or scheme is agreed within this time, an Urgent Works Notice as detailed above shall be issued.

81. THE REMOVAL OF AN UNAUTHORISED CARPORT AT 5 VALLEY CLOSE, WOODFALLS

Frank Ellis, the owner, spoke in objection to the officer's recommendation.

John Coundley, of Redlynch Parish Council, advised the Committee that the Parish Council supported the officer's recommendation.

The Committee considered the previously circulated report written on behalf of the Head of Development Services, together with a presentation from Stephen Hawkins, Principal Planning Officer (Enforcement).

During the presentation, Stephen Hawkins advised the Committee that there should have been an item of late correspondence given to Members at the meeting, but unfortunately was not available but it was a letter of objection to the unauthorised carport from a neighbour and two letters of support from the owner.

RESOLVED - That in the event that planning application S/2003/1976 seeking retention of the unauthorised carport is refused by Salisbury District Council, the Head of Legal and Property Services be authorised to issue an Enforcement Notice under the Town and Country Planning Act 1990 (as amended) and serve it on the appropriate Person(s).

Alleging the following breaches of planning control:

Without planning permission the erection of a carport at the front of the dwelling.

Requiring the following steps to be taken:

1. Dismantle / Demolish the carport.
2. Remove the resulting materials from the site.

Reasons for serving the Notice:

The carport by reasons of its form, size and prominent position at the front of the dwelling and having regard to its materials of construction appears as an unduly alien and incongruous feature in the street scene, being out of sympathy with the existing dwelling and the surrounding pattern of development and seriously detracting from the visual amenities of the area. To permit the development to remain would therefore be contrary to policy D3 of the Adopted Salisbury District Local Plan.

Time Period For Compliance

1. 3 months
2. 4 months

82. S/2003/1323 - FULL APPLICATION -RETROSPECTIVE APPROVAL FOR CHANGE OF USE FROM AGRICULTURAL TO GARDEN THE DEMOLITION OF OUTBUILDINGS AND THE ERECTION OF GARAGE AND STORE AT LARKFORD HOUSE CHURCH HILL LOVER SALISBURY SP5 2PL FOR MR & MRS T C BAKER

John Coundley, of Redlynch Parish Council, advised the Committee that the Parish Council supported the above application.

The Committee considered the report of the Head of Development Services (previously circulated), together with a schedule of late correspondence circulated at the meeting.

RESOLVED -

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

The site lies in the New Forest Heritage Area and the Special Landscape Area, beyond the built up area of the village and adjacent to countryside. The proposed change of use would constitute a residential intrusion into otherwise unspoilt rural landscape beyond the village which would be seriously detrimental to the character and appearance of the locality and the surrounding countryside in general contrary to policies D3, C2, C6 and HA1 of the Adopted Salisbury District Local Plan June 2003.

- (2). The applicant be informed that this decision has been taken in accordance with policies D3, C2, C6 and HA1 of the adopted Salisbury District Local Plan.

83. S/2003/1686 - FULL APPLICATION -TWO STOREY AND SINGLE STOREY REAR EXTENSION ERECTION OF TWO BAY GARAGE AND WORKSHOP AT MAY COTTAGE HOMINGTON SALISBURY SP5 4NG FOR R STANTON

The Committee considered the report of the Head of Development Services (previously circulated), together with a schedule of late correspondence circulated at the meeting.

RESOLVED - that consideration of the above application be deferred to allow Members to undertake a site visit and for Development Control to make consultations with regard to amended plans received that day.

84. S/2003/1172 - FULL APPLICATION -DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF REPLACEMENT DWELLING AND ALTERATION TO ACCESS AT WEST MURRAY LYNDHURST ROAD LANDFORD SALISBURY SP5 2AA FOR METCALFE & COLE

Ian Wallis, of Landford Parish Council, advised the Committee that the Parish Council supported the above application.

Following a site visit held earlier that day, the Committee considered the report of the Head of Development Services (previously circulated), together with a schedule of late correspondence circulated at the meeting.

RESOLVED –

- (1). That the above application be approved subject to the following conditions:
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
 2. This development shall be in accordance with the amended drawing[s] ref: 12102/2 RevA and 12102/3 RevA deposited with the Local Planning Authority on 12th September 2003, unless otherwise agreed in writing by the Local Planning Authority.
 3. The dwelling shall not be occupied until space has been laid out within the site for cars to be parked and for vehicles to turn so that they may enter and leave the site in a forward gear.
 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no windows/dormer windows [other than those expressly authorised by this permission] shall be constructed.
 5. Any gate [s] provided to close the proposed access shall be set a minimum distance of 4.5 metres from the carriageway edge and shall be made to open inwards only.
 6. A recessed entrance of 2.4 metres minimum width shall be constructed 4.5m back from the carriageway edge and its sides shall be splayed outwards at an angle of 45 degrees towards the carriageway edge. The area between the entrance and the edge of carriageway shall be properly consolidated and surfaced (not loose stone or gravel) for which details shall previously have been submitted to and approved in writing by the Local Planning Authority.
 7. Before development commences, a scheme for the discharge of surface water so as to prevent its discharge onto the highway shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.
 8. Before any development is commenced on the site, including site works of any description, all the existing trees to be retained shall be protected by a fence, of a type and in a position to be approved by the Local Planning Authority, erected around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (50mm) or more shall be left unsevered (See British Standard BS 5837:1991, entitled 'Trees in relation to Construction')

- (2). That the applicant be informed that this decision has been taken in accordance with policies HA2, HA4, G2, D2 and C6 of the Adopted Salisbury District Local Plan.

Members also expressed a desire that the Tree Officer of Salisbury District Council should investigate the possibility of the imposition of a Tree protection order (TPO) on the mature walnut tree on site.

85. S/2003/1339 - FULL APPLICATION -SIDE/REAR EXTENSIONS AND FRONT BAY WINDOW AT KINGSLAND 6 PEAR TREE DRIVE LANDFORD SALISBURY SP5 2AY FOR DR & MRS P SUTHERLAND

Ian Wallis, of Landford Parish Council, advised the Committee that the Parish Council supported the above application.

Following a site visit held earlier that day, the Committee considered the report of the Head of Development Services (previously circulated), together with a schedule of late correspondence circulated at the meeting.

RESOLVED –

- (1). That the above application be approved subject to the following conditions:
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
 2. This development shall be in accordance with the amended drawing[s] ref: 1246/12A, 1246/13A and 1246/14A deposited with the Local Planning Authority on 15th September 2003, unless otherwise agreed in writing by the Local Planning Authority.
 3. 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.
 4. Prior to the occupation of the extensions to this dwelling, the two proposed first floor windows in the rear elevation shown on plans ref: 1246/13A and 1246/14A as 'glazed with patterned glass', shall be glazed with obscure glass to the satisfaction of the Local Planning Authority and shall be maintained in this condition thereafter.
 5. Other than those hereby permitted, there shall be no additional windows/roof lights/dormer windows inserted in the first floor side elevations of the development.
- (2). The applicant be informed that this decision has been taken in accordance with policies G2, D3, HA1 and HA2 of Adopted Replacement Salisbury District Local Plan.

86. S/2003/1389 - FULL APPLICATION -CHANGE OF USE OF LAND & BUILDINGS FROM AGRICULTURAL TO EQUESTRIAN USE INCLUDING THE DEMOLITION OF BARN & STABLES ERECTION OF BARN & STABLE BLOCK CREATION OF MENAGE & PARKING AREA ALTERATION TO ACCESS AT PITTON HILL FARM WHITE HILL PITTON SALISBURY SP5 1DY FOR MISS T WEAL

Gorge Manston, of Pitton and Farley Parish Council, advised the Committee that the Parish Council wished to make no comment.

The Committee considered the report of the Head of Development Services (previously circulated).

RESOLVED –

- (1). The above application be approved subject to the following conditions:
 1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
 2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the stables and barn 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.
 3. The barn hereby approved shall be used solely for ancillary storage in connection with the equestrian business, and shall not be sold or let separately from Pitton Hill Farm.
 4. There shall be no external lighting of the site or buildings without the prior written permission of the Local Planning Authority.
 5. The equestrian use hereby permitted shall be carried on only by the applicant (Miss T Weal and Mr C Humphrey)
 6. Until such time as the change of use hereby permitted ceases, any occupation of the dwelling known as Pitton Hill Farm shall be limited to persons solely or mainly employed or last employed in the equestrian use occupying the plot edged red on the approved plans, or a widow or widower of such a person, or any resident dependants.
- (2). The applicant be informed that this decision has been taken in accordance with the policies G2, C6, E19, C19 and C21 of the Replacement Salisbury District Local Plan Adopted June 2003.

87. S/2003/1399 - FULL APPLICATION -VARIOUS EXTENSION AND ALTERATIONS TO DWELLING INCLUDING NEW GARAGE BLOCK AT FARLEY CROSSROAD HOUSE GRIMSTEAD ROAD FARLEY SALISBURY SP5 1AT FOR MR P EVERARD & MRS S DUNNING

Luke Rose, architect to the applicant, spoke in support of the above application.

George Manston, of Pitton and Farley Parish Council, advised the Committee that although the Parish Council had objected to the above application, they had not yet had an opportunity to review and decide upon amended plans and so can not offer an opinion. However, he did advise the Committee that the basis of the Parish Council's objection was the cladding included in the previous plans that the Parish Council had received.

The Committee considered the report of the Head of Development Services (previously circulated), together with a schedule of late correspondence circulated at the meeting.

RESOLVED –

- (1). That the above application be approved subject to the following conditions:
 1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
 2. This development shall be in accordance with the amended drawing[s] ref: 03/120/02 Rev A and 03/120/03 Rev A deposited with the Local Planning Authority on 12 September 2003, unless otherwise agreed in writing by the Local Planning Authority.
- (2). The applicant be informed that this decision has been taken accordance with policies G2, D3 and H31 of Replacement Salisbury District Local Plan.

88. S/2003/1515 - CHANGE OF USE -FROM EXISTING A1 SHOP AND POST OFFICE TO PROPOSED A3 PIZZA TAKEAWAY AT THE FORMER REDLYNCH GARAGE MORGANS VALE REDLYNCH SALISBURY SP5 2HE FOR MS B BONACDAR.

Matthew Grigg, a local resident, spoke in objection to the above application.

John Coundley, of Redlynch Parish Council, advised the Committee that the Parish Council wished to make no comment.

The Committee considered the report of the Head of Development Services (previously circulated).

RESOLVED -

that the above application be deferred to allow comments to be received from Environmental Health Services and to allow enquiries to be made as to whether previous conditions, relating to opening hours, imposed by the Southern Area Committee on planning applications for the 2 adjacent take-aways to this site are being complied with, and to allow discussions with Wiltshire County Council Highways department to take place.

89. S/2003/1516 - CHANGE OF USE -FROM ROYAL MAIL SORTING OFFICE TO B1 OFFICE AT THE FORMER REDLYNCH GARAGE MORGANS VALE REDLYNCH SALISBURY SP5 2HE FOR MS B BONACDAR

The Committee considered the report of the Head of Development Services (previously circulated).

RESOLVED - that the above application be deferred to allow comments to be received from Environmental Health Services.

The meeting closed at 7:15 pm