

Southern Area Committee

Minutes

Tuesday 18th November 2003 at 4.30pm
City Hall, Malthouse Lane,
Salisbury

**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, F D Bissington, R Britton, C Devine,
P J Leo , I D McLennan, Mrs. M M A Peach and L Randall

Apologies: Councillors Mrs P J Bissington

County Councillors

Apologies: County Councillors J P Johnson and K C Wren

Parish Representatives

Mrs B Carter (Downton), K Gross (Laverstock) and R Twiddy (Whiteparish)

Officers Present

Lindsey Brown (Community Partnership Manager – for agenda item 7), Richard Hughes (Development Services) Andrew Rose (Democratic Services)

MINUTES NOT REQUIRING COUNCIL APPROVAL

107. PUBLIC QUESTION/STATEMENT TIME:

There were none forthcoming.

108. COUNCILLOR QUESTION/STATEMENT TIME:

Councillor R Britton made the following statement:

On the 29th October 2003, Cabinet considered the Wiltshire Structure Plan, which included housing allocation, for the period 2011 – 2016. The draft consultation Structure Plan contained a housing allocation for South Wiltshire of 1,500 houses and a settlement hierarchy which had the effect of concentrating housing in the urban areas of Salisbury and Amesbury. The final Structure Plan that was before Cabinet at the meeting above offered a reduction to South Wiltshire to 1,000 for the housing allocation.

However, Cabinet decided to oppose this reduction in the housing allocation and to also request that this allocation be increased to 2,000 houses for the period in question. The Cabinet also opposed the Settlement Hierarchy so that rural areas within the district would be available for housing allocation, which will have the effect of opening up Greenfield sites for development, which is against current policies.

Councillor Britton stated that he believes that these decisions represent a u-turn on the position taken by Cabinet during the Local Plan process.

In response, the Chairman stated that after taking advice from the council's legal department, he did not consider the matter suitable for discussion at the Southern Area Committee, but would ask the relevant Portfolio Holder to respond in writing to Councillor Britton.

Councillor Britton stated, using his supplemental question right, that the Constitution makes the removal of the Settlement Hierarchy (with the resultant opening up for development greenfield sites in rural areas) into an issue relevant to all Area Committees (although not to City Area Committee) and would be seeking a debate on this matter at a future Southern Area Committee, and would encourage other Area Committees to do the same.

Note: as a Cabinet meeting was to be held within the 10 days of this meeting where this matter was to be discussed at that Cabinet, it was agreed (after the Southern Area Committee meeting) that no written reply from the Portfolio Holder would be required.

109. DECLARATIONS OF INTEREST:

Councillor Moss declared a personal and prejudicial interest in agenda item 8 (Planning Applications), plans list 3 S/2003/1694, and left the meeting during discussions of matters relating to this application.

110. MINUTES OF THE LAST MEETING:

RESOLVED – that the minutes of the previous meeting, held on 23rd October 2003 (previously circulated), be approved as a correct record and signed by the Chairman.

111. CHAIRMAN'S ANNOUNCEMENTS:

There were none.

112. COMMUNITY LEADERSHIP – THE WAY FORWARD

Councillor Ian McLennan, who had recently attended a focus group to look at ways of building community plans, gave a presentation to the Committee. The main points he made (with assistance from Lindsey Brown) were as follows:

- There is already a community plan in existence, but this is a Downton Community Plan. However, this plan is very nearly at the end of its life and needs to be replaced.
- The Downton Plan was created by people of Downton getting together and coming up with "big" ideas that they wished to see included in their plan.
- For the forthcoming exercise, the Councillors who attended the focus group believe that the creation of community plans should be a bottom up approach and not a top down approach i.e. it should be developed by the community rather than being imposed by Councillors onto the community.

- Any and all suggestions are welcome for inclusion into the plan, which also allows the public to know that they have had an input into the process and outcomes.
- The overall plan will be co-ordinated and monitored by the District Council but locally, the work will be and predominantly undertaken by Parish Councils.
- There is scope for local groups and clubs to also get involved in drawing up the community plans with wishes of their own (for example, to obtain local sports pitches/facilities)
- When the final booklet is produced, every Parish Council will have a page dedicated to it which will list that Parish's individual plans and ideas.
- The initial task is that all returns of the questionnaires sent out with the recent electoral roll canvass, will be analysed.
- There is a timetable of events leading to the publishing of the plan in June 2004. Following that, the plan will run for 3 years in which it is hoped that communities will implement the actions and wishes stated.
- In June 2004, at the end of the consultation exercise, every community should know what their part in the plan is.

The Chairman thanked Councillor McLennan for his presentation and then invited other Members of the Committee and Parish Councillors present to ask questions on this matter. The points raised are as follows:

- Concerns over the level of response that will realistically be received and also regarding the frequency that Parish Councils will be expected to meet in order to monitor the implementation of the plan.

Councillor McLennan replied that at the very minimum, the responses from the community questionnaires can form the basis of any particular community's plan. Each community has the freedom to become as much or as little involved as they wish.

Lindsey Brown stated that the idea was to empower Parish Councils and communities to become involved in the process.

- A concern that Parish Councils have been included only as an afterthought, and that to just receive a letter advising them of the scheme and their part in it is not sufficient (Lindsey Brown had previously advised that Parish Councils were being sent a letter from Salisbury District Council this week giving them the details of the process of drawing up the Community Plan and their part in it). It is important that there is a presence from the Community Partnership Team at all Parish Council meetings to promote this scheme.
- What happens to all the existing plans that different Parish Councils already have in place? For example, Alderbury devised a parish plan and there is a concern this may be negated by the much larger community plan.

Lindsey Brown replied that any existing plans and statements (such as the Downton Village Design Statement) can and will be incorporated into the much larger Community Plan process so there will not be a need to duplicate work already completed.

- It was stated that there did not seem to be much merit in this project, and that as Parish Councils are the representatives of the communities then why do we not simply communicate direct with them without the need for the other consultations by the Parish Councils who do not have time or resources for such an undertaking.

Linsley replied that she did not foresee the Parish Councils needing to undertake any extra work.

Councillor McLennan finished the discussion by stressing that those communities that undertake the most work are the most likely to be effective at gaining influence with the main decision makers.

113. S/2003/1807 - FULL APPLICATION - TWO STOREY SIDE EXTENSION AND HARDSTANDING AT 20 OAKWOOD GROVE, ALDERBURY, SALISBURY SP5 3BN FOR MR & MRS BLOOD

This application was withdrawn by the applicant prior to the meeting and so was not considered by the Committee.

114. S/2003/1440 - FULL APPLICATION - CONVERSION AND ALTERATION OF EXISTING BARN TO FORM ONE DWELLING AT BLAXWELL FARM, WHITEPARISH, SALISBURY SP5 2RR FOR MR & MRS COWLEY

Nigel Hecks, agent for the applicant, spoke in support of the above application.

R Twiddy, of Whiteparish Parish Council, advised the Committee that the Parish Council supported the above application.

Following these statements 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 subject to satisfactory comments from, and any conditions suggested by, English Nature; and;
- (2). Provided that all persons concerned enter into a Section 106 Agreement under the provisions of the Town and Country Planning Act 1990 (as amended) to pay a commuted sum under policy R2 of the Salisbury District Local Plan, within one month from the date of this permission then this application be approved, subject to the following conditions:
 1. No development shall take place until details of the treatment of 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
 2. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include any means of enclosure; any trees

to be retained and the method of protection during the period of construction, and any new hedge planting and grass planting.

3. If within a period of 5 years any planting as so approved is removed, uprooted or destroyed or dies, [or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective,] new planting of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
4. Before development is commenced, 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 walls and roofing of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby permitted.
5. All window frames in the development hereby permitted shall be of timber finished with a dark stain prior to the first occupation of the development hereby permitted, and shall thereafter be retained unless otherwise agreed in writing with the Local Planning Authority.
6. Before development commences, a scheme for the discharge of surface water from the building hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.
7. All waste from the building shall be taken to a suitably sized and constructed containment system, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the use of the building.
8. During construction, any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.
9. Notwithstanding the provisions of Classes A,B,C, D and E 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 alteration or extension to the dwelling, nor the erection of any structures within the curtilage, unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

- (3). If the applicant does not comply with (2) above the application is delegated to the head of Development Services to refuse the proposal on non-compliance with Policy R2 agreement
- (4). The applicant is informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan G2, H23, H33, C6 C22, C24 and R2

115. S/2003/1694 - FULL APPLICATION -REPLACEMENT OF EXISTING DWELLING WITH NEW DWELLING AND ONE NEW DWELLING IN THE GARDEN AND CONSTRUCTION OF NEW AND ALTERATION TO EXISTING ACCESS AT FIELDFARE QUAVEY ROAD, REDLYNCH, SALISBURY SP5 2HL FOR MR & MRS P CROUCH

The Committee considered that the applicant had submitted revised plans as required under minute 95 (23rd October 2003) and that consequently no further decision was required and that the planning permission previously approved be upheld.

RESOLVED - that no further consideration of this application be given by the Southern Area Committee because approval had been given at the previous Southern Area Committee and Members felt no further consideration was necessary.

116. S/2003/1895 - FULL APPLICATION -CONTINUED CHANGE OF USE OF DISUSED POULTRY HOUSES FOR STORAGE OF GEARBOXES CLASSIC CARS AND CLASSIC CAR COMPONENTS AT LYVERS FARM, EAST GRIMSTEAD, SALISBURY SP5 3RY FOR MR A COOPER

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 buildings subject of this approval shall be used for the storage of gearboxes (building 3), classic cars (building 5) and classic car components and classic cars (building 6) only and for no other purpose (including any other purpose in Classes B1 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
 2. Any above ground oil/chemical storage tank/container and associated pipework shall be bunded in a manner so as to retain at least 110% volume of tank capacity. All filling points, vent gauges and sight glasses must be located within the bund which shall be sealed so as to retain any spillages.
 3. No sewage or trade effluent (including vehicle wash or vehicle steam cleaning effluent) shall be discharged to any surface water drainage system.

4. Only uncontaminated surface water shall be discharged to soakaways.
 5. There shall be no outside storage or activities of any kind in connection with the development hereby permitted.
 6. When the premises cease to be used for the storage of gearboxes (building 3), classic cars (building 5) and classic car components and classic cars (building 6), the buildings shall revert to its former agricultural use, unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.
- (2). The applicant be informed that this permission has been taken in accordance with the following policy/policies of the Adopted Salisbury District Local Plan: C2, C21 and C22.

117. S/2003/1916 - FULL APPLICATION -ERECTION OF THREE (TERRACED) HOUSES WITH PROVISION OF PARKING SPACES AND HARD LANDSCAPING AND CONSTRUCTION OF NEW ACCESS TO HIGHWAY AT ADJ THE WHITE HART, (FORMER) CAR PARK, DEAN LANE, WHITEPARISH SALISBURY SP5 2RG FOR A R TRESEDER ESQ

Ross Resader, the applicant, spoke in support of the above application
R Twiddy, of Whiteparish Parish Council, advised the committee that the Parish Council objected to the above application.

Following these statements 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). Subject to suitable plans being received regarding the provision of a small layby adjacent to plot 3, and the straightening of the highway edge, and also appropriate garage doors for each plot;
- (2). and also provided that all persons concerned enter into a Section 106 Agreement under the provisions of the Town and Country Planning Act 1990 (as amended) to pay a commuted sum under policy R2 of the Salisbury District Local Plan, within one month from the date of this permission then this 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. Before development is commenced, a schedule of materials shall be submitted, and, where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on the site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
 3. The garage(s) shown on the approved drawing(s) shall not be converted into a habitable room or otherwise enclosed without the permission in writing of the Local Planning Authority.

4. Notwithstanding the provisions of Class[es] A to E 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(s) nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.
 5. Before development commences, a scheme for the discharge of foul and surface water from the building(s) hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.
 6. No work shall start on site until large scale details of the new windows and doors, including colours and materials, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
 7. Other than those hereby approved, there shall be no rooflights inserted in the roofslope of the dwellings hereby permitted unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.
- (3). If the applicant does not comply with (2) above the application is delegated to the Head of Development Services to refuse the proposal on non-compliance with Policy R2.
 - (4). The applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan D2, G2, CN8

118. S/2003/1949 - ADVERT APPLICATION -PROJECTING SIGN AT THE MANSION HOUSE 3 HIGH STREET DOWNTON SALISBURY SP5 3PG FOR MR & MRS O J FORD

Mr A Stocken, the agent to the applicant, spoke in support of the above application
Mrs B Carter, of Downton Parish Council, spoke in objection to the above application.

Following these statements 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. This development shall be in accordance with the submitted drawing[s] deposited with the Local Planning Authority on 11th September 2003, as amended by the applicant's letter received on 21st October 2003, unless otherwise agreed in writing by the Local Planning Authority.

- (2). The applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan G2 G11 CN3 & CN8 .

119. S/2003/1950 - LISTED BLDG (WKS) -PROJECTING SIGN AT THE MANSION HOUSE 3 HIGH STREET DOWNTON SALISBURY SP5 3PG FOR MR & MRS O J FORD

Mrs B Carter, of Downton Parish Council, advised the committee that the only comment the Parish Council had further to their previous comment was that they had hoped the logo on the sign should be more in keeping with the surrounding area.

Following this statement 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 for which permission is hereby granted must be commenced not later than the expiration of 5 years beginning with the date of this permission.
 2. This development shall be in accordance with the submitted drawing[s] deposited with the Local Planning Authority on 11th September 2003, as amended by the applicant's letter received on 21st October 2003, unless otherwise agreed in writing by the Local Planning Authority.
- (2). The applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan CN3.

120. S/2003/2006 - FULL APPLICATION -CONSTRUCTION OF AN ACCESS RAMP TO THE FRONT ENTRANCE AREA OF THE BUILDING AT LLOYDS BANK PLC THE BOROUGH DOWNTON SALISBURY SP5 3LY FOR LLOYDS TSB BANK PLC

Mrs B Carter, of Downton parish Council, advised the committee that the Parish Council objected to the above application.

Following this statement the Committee considered the report of the Head of Development Services (previously circulated):

RESOLVED - that the above application be deferred to give officers an opportunity to discuss with the applicant changes to the detail of the application in order to make the proposed design more in keeping with the surrounding conservation area and concerns regarding the highway width.

Meeting closed at 7.10pm