

Minutes

Thursday, 5th August 2004 at 4.30pm
Pitton Village Hall, Pitton

**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 B M Rycroft – Chairman

Councillor F D Bissington – Vice Chairman

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

Apologies: Councillor Mrs P J Bissington

Also in attendance: Councillor M A Hewitt

County Councillors

Apologies: County Councillor J P Johnson

Parish Representatives

Mrs B Carter (Downton), M Chandler (Downton), D Cole (Pitton and Farley),
T Markham (Laverstock and Ford), R Morris (Landford), R Thomas (Laverstock and Ford),
Mrs C Weal (Odstock) and A Webster (Pitton and Farley).

Apologies: K Gross (Laverstock and Ford)

Officers Present

Stephen Hawkins (Development Services), Richard Hughes (Development Services),
John Meeker (Forward Planning and Transportation),
Andrew Rose (Democratic Services) and Susan Tovey (Legal and Property Services),

MINUTES NOT REQUIRING COUNCIL APPROVAL

290. DECLARATIONS OF INTEREST

There were none

291. MINUTES OF THE LAST MEETING

RESOLVED – that the minutes of the previous meeting, held on [8 July 2004](#) (previously circulated), be approved as a correct record and signed by the Chairman.

292. PUBLIC QUESTION/STATEMENT TIME

There were none.

293. COUNCILLOR QUESTION/STATEMENT TIME

There were none.

294. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcements:

1. In the minutes relating to the meeting of the Southern Area Committee on 8th July 2004 (approved as per minute 291 above), Councillor Anderson made a request – under minute 283 – that officers consider the issue of enforcement against travellers who occupy land without the consent of the landowner. As a result of this, the Chairman, along with the councils' Portfolio Holder for Planning and Economic Development, Councillor J C Noeken, will be meeting with the Head of Development Services to discuss this issue. The Chairman will report back to Committee on any further update.
2. Councillor M A Hewitt, Chairman of the Salisbury District Flood Steering Group, will be addressing the Committee to provide an update on the recently approved flood alleviation scheme for Pitton.

295. LISTED BUILDING ENFORCEMENT ACTION AT ROSSITER HOUSE, THE HEADLANDS, DOWNTON

Mrs B Carter, of Downton Parish Council, spoke to advise that the Parish Council supported enforcement action being taken.

Following receipt of this statement, 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

- A: the owner is informed that they should, within four weeks of the date of the meeting, submit an application for retrospective listed building consent to retain the pointing accompanied by a detailed specification of the weathering agent to be applied to it and a completed Unilateral Undertaking giving the timetable for carrying out the application of the weathering agent not to exceed one month from the date of any listed building consent granted.
- B: if, after the four week period in A above has expired, a retrospective application for listed building consent as specified in A above, which is accompanied by a detailed specification of the weathering agent to be applied to it and a completed Unilateral Undertaking giving the timetable for carrying out the application of the weathering agent not to exceed one month from the date of any listed building consent granted has NOT been received by the Council, the Head of Legal and Property Services be authorised to issue a Listed Building Enforcement Notice under the Town and Country Planning Act 1990 (as amended) and serve it on the appropriate Person(s)

Alleging the following breach of listed building control:

Without listed building consent, the carrying out of works of alteration consisting of the repointing of the brickwork on the front elevation of the Grade II listed building, which affects its character as a building of Special Architectural or Historic Importance.

Requiring the following steps to be taken:

- (1) To apply a weathering agent to the pointing to the brickwork on the front elevation of this listed building, which has the effect that once applied, the said pointing exactly matches in colour the area of pointing to the brickwork on the front gable of Headlands House (immediately adjacent to the site) above first floor window level.

Reasons for serving the Notice:

The carrying out of works of alteration to this Grade II listed building consisting of the repointing of its front elevation in a manner and utilising materials without regard to the character of the existing building, has adversely affected its character as a building of Special Architectural or Historic Importance. This is contrary to policy HE7 of the Wiltshire Structure Plan 2011, policy CN3 (i) & (ii) of the adopted 2003 Replacement Salisbury District Local Plan and is contrary to the guidance on alterations to listed buildings contained in Annex C to Planning Policy Guidance Note 15 "Planning and the Historic Environment" at paragraphs C10 and C11.

Time Period For Compliance:

- (1). Within one month following the date of the Notice taking effect.

296. S/2004/1131 - FULL APPLICATION - NEW 3 BED DWELLING AND GARAGE AND ALTERATION TO ACCESS AT THE BLACK BARN, COLDHARBOUR FARM, HIGH STREET, PITTON, SALISBURY SP5 1DQ FOR MRS J JUDD, MR W JUDD, MRS D HOWES AND MR M JUDD.

Paul Masser, architect to the owners, spoke in support of the application.

D Cole, of Pitton and Farley Parish Council, spoke to advise that the Parish Council supported the above application.

Following receipt of these statements, and further to 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 - that

- (1). provided that the applicant and any other relevant parties undertake, under Section 106 of the principal act, and agree to pay a commuted sum under policy R2 of the Salisbury District Local Plan within one month, and, the applicant and any other relevant parties undertake to keep the land shown as a "public meeting place" available for public use, then, for the following reason:

the proposed new dwelling and alterations to access would satisfy the adopted policy requirements of the Salisbury District Local Plan

the above application be approved subject to the following conditions:

- I. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990

2. Before the dwelling hereby approved is first occupied, visibility shall be provided at the access with nothing over 1.0 metre in height above the adjacent carriageway level, being planted, erected or maintained in front of a line measured 2.0m into the access back from the carriageway edge, extending to the northeast corner of the site frontage.

Reason: In the interests of pedestrian and highway safety

3. A pedestrian guard rail shall be installed adjacent to the highway and the “public meeting area” in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and maintained in this condition hereafter.

Reason: In the interests of pedestrian and highway safety

4. 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 in writing by, the Local Planning Authority, and shall be carried out as approved.

Reason: In the interests of pedestrian and highway safety

5. 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 wall[s] and roof[s] 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.

Reasons: To secure a harmonious form of development

6. The development shall be in accordance with the amended drawing number 491/D/06A deposited with the Local Planning Authority on 15th June 2004, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

7. The development shall be carried out in accordance with Section 4.2 (Recommendations and Conclusions) of the Bat and Barn Owl Survey, July 2004, deposited with the Local Planning Authority on 6th July 2004, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of nature conservation

8. No development shall take place until the full treatment of the north east boundary of the site with the Lynchetts has been submitted to, and approved in writing by, the Local Planning Authority. No part of the new dwelling shall overhang the existing north east boundary to the site and the existing north east boundary hedge shall be retained, and protected, during the construction of the dwelling hereby approved. Any additional tree screening, hedges, walls or fences thus approved shall be planted/erected prior to the occupation of the buildings.

Reason: In the interests of the amenity of adjoining dwellings and the environment of the development

9. The building shall not be occupied until a means of vehicular access and a turning area has been constructed in accordance with the approved plans. The turning space shall be kept clear of obstruction at all times.

Reason: In the interests of highway safety

10. Notwithstanding the provisions of Classes A to E of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1985, (or any order revoking or 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 unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

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

11. Before the dwelling hereby approved first comes into use, the proposed timber doors on the north west elevation shall be of a fixed design (non-openable), in accordance with the approved drawing number 491/D/06A, and shall be maintained in this condition thereafter.

Reason: In the interests of pedestrian safety and to enable the Local Planning Authority to retain control over the public meeting area in the interests of amenity.

- (2). the applicant be informed that this decision has been taken in accordance with policies G2, C6, C12, CN3, CN5, CN8, CN9, CN10, CN11, R2, D2 and TR11 of the adopted Salisbury District Local Plan.
- (3). the applicant should agree points of connection with Wessex Water prior to the commencement of any works on site (tel: 01225 526000)
- (4). the applicant is advised to contact Wiltshire County Council for advice regarding the design, specification and siting of the high visibility pedestrian guard rail (tel: 01225 713337 – Mr John Harding).
- (5). the applicant is informed that the bricks for the new garden wall should preferably be hand made. The pedestrian guard rail should be of sympathetic design, and preferably made of wood.

(4). PARTY WALL ACT

It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required from the adjoining landowner or any other person, or which may be required under any other enactment or obligation.

297. S/2004/1132 - CONS. AREA (DEMO) - DEMOLITION OF EXISTING MODERN BARN/OUTBUILDINGS AT THE BLACK BARN, COLDHARBOUR FARM, HIGH STREET, PITTON, SALISBURY SP5 1DQ FOR MRS J JUDD, MR W JUDD, MRS D HOWES AND MR M JUDD

Further to a site visit held earlier that day, the Committee considered the report of the Head of Development Services (previously circulated):

RESOLVED - that

(1). for the following reason:

the proposed demolition of existing buildings and construction of a new dwelling would satisfy the adopted conservation policy requirements of the Salisbury District Local Plan

the above application be approved subject to the following conditions:

1. The development for which approval is hereby granted must be commenced not later than the expiration of five years, beginning with the date of this permission.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The buildings shall not be demolished until a contract for carrying out works of the redevelopment of the site has been made, with the relevant particulars notified in writing to the Local Planning Authority, and planning permission has been granted for the redevelopment for which the contract provides.

Reason: In the interests of the visual amenity of the locality, which is within a designated Conservation Area.

3. The demolition shall be carried out in accordance with Section 4.2 (Recommendations and Conclusions) of the Bat and Barn Owl Survey, July 2004, deposited with the Local Planning Authority on 6th July 2004, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of nature conservation

- (2). the applicant be informed that this decision has been taken in accordance with policies G2, C6, CN12, CN3, CN5, CN8, CN9, CN10, CN11 and D2 of the adopted Salisbury District Local Plan.

298. S/2004/1197 - FULL APPLICATION - DEMOLISH EXISTING COTTAGE NEW REPLACEMENT DWELLING AND CONSTRUCTION OF ACCESS AT ROSE COTTAGE, NORTH LANE, NOMANSLAND, SALISBURY SP5 2BU FOR ABBEY MEAD DEVELOPMENTS LTD

In the absence of a representative from Redlynch Parish Council, Councillor Anderson advised the Committee that the Parish Council supported the above application.

Following receipt of this statement, and further to a site visit held earlier that day, the Committee considered the report of the Head of Development Services (previously circulated):

RESOLVED - that

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

The proposed replacement dwelling would replace a traditional vernacular cottage on the site, and would represent an increase in size of significantly more than 30% compared to the size of the original dwelling, and, the size, scale and siting of the proposed dwelling would represent an overdevelopment of the site. The proposal is therefore contrary to policy HA4 of the adopted Salisbury District Local Plan, which seeks to protect the character of the New Forest Heritage Area and prevent its cumulative erosion.

- (2). the applicant be informed that this decision has been taken in accordance with policies HA4 and D2 of the adopted Salisbury District Local Plan.

299. DRAFT DEVELOPMENT BRIEF AT DUCK LANE, LAVERSTOCK

Mark Carrington, of White Young Green Planning Consultants, spoke in support of the Draft Development Brief.

T Markham, of Laverstock and Ford Parish Council, made the following points:

- Thanked Salisbury District Council officers for their open dialogue with Laverstock residents and the Parish Council.
- The residents of Laverstock were initially in opposition to the development, but have now come to terms with it following the sites' inclusion in the Local Plan.
- The Parish Council wishes to retain ownership of the open spaces identified in the Brief, but they may contact the Parks Department of Salisbury District Council for assistance.
- The Parish Council would like to suggest that the footpath linking Park Road and the bottom end of the development be moved closer to the main road so that it can take advantage of the street lighting there.

Members considered the report of the Principal Planning Officer (Forward Planning and Transportation) and heard a presentation from the Officer, together with a schedule of late correspondence circulated at the meeting. During the presentation the officer made the following points:

- The Southern Area Committee had sight of the Draft Development Brief in May this year which, at that time, was out for consultation purposes.
- The consultation period ended on 20th May 2004 and today's report is an update following that consultation.
- During the consultation there were 68 responses from which 4 supported the development, 12 were opposed and the rest were of a neutral viewpoint but significant concern was expressed regarding highways issues.

- Agreement with the developers on the issue of affordable housing is very close and any resolution by the Committee tonight will be subject to the final agreement.

Following the presentation, a discussion took place on this matter, out of which the following points were made:

- One Member stated that they had concern that the primary education provision needs for Laverstock have been overstated by St Andrews Church of England Aided School (as per the late correspondence) and that the need for two classrooms is not actually required. There should be provision for just one classroom so that in future years we do not have the situation where the school is struggling to fill its capacity. At present, many of the children who attend come from Old Sarum (which will have its own school) and many others come from outside the catchment area, so demand in the immediate area is not that high. We do not want to get to the position of having to bus children in from other areas to fill up the spaces in this school.
- Another Member stated that they supported the education provision as stated in the late correspondence.
- The safety works that are scheduled for Duck Lane should be completed before the actual development construction begins, especially as many heavy vehicles will be using Duck Lane during the construction phase.
- There is a significant amount of open green land (that encompasses Cocky Down) – it may be a good idea if this was transferred to the Parish Councils' ownership. This could be combined with some other community projects – such as the extension of the Village Hall.
- Re: page 4 of the report (The Avenue and its Junction with Church Road) – this is a dangerous junction as there are cars parked on the side of the road. There is especially danger when coming out of Park Road. It might be useful to undertake some work on the trees and also at the end of Church Road.
- Re: Page 4 of the report (Action – new bullet point in section 4.44) – does the comment “speed reduction measures” mean speed humps? If it does mean this, then these should be opposed as they are very noisy and will cause annoyance to residents in the immediate vicinity.
The officer advised the Committee that Wiltshire County Council have stated that the speed reduction measures will take the form of a raised platform.
- Re: page 5 (Footpath and cycle links to the city centre) – support the addition of a footpath past the Godolphin School on Laverstock Road.
- The Officer was asked if there was any information on the basis of tenure of affordable housing?
The Officer replied that discussions are still ongoing but it is likely that the basis will be rental.
- Page 7/8 (Affordable Housing) – would not like to see less than 33% provision for affordable housing, but ideally would like to see a level higher than this.
- The concept of (affordable housing) shared ownership has not been promoted to the residents of Laverstock. If we endeavoured to do so, we may find that many more Laverstock people would come forward to take part in the scheme.
- One Member stated that they supported shared ownership as a model for affordable housing and also requested that the Community and Housing Portfolio Holders play a part in the discussions relating to this topic.
The Officer advised the Committee that demand for shared ownership housing is quite low whereas demand for social rental properties is very high.

- Re: page 9 (point 4.48) – the land relating to the children’s play area is currently owned by Salisbury District Council. It might be appropriate to transfer ownership to the Parish Council.
The Parish Council representative advised they would be delighted to take ownership of this land.
The Officer advised that there would need to be discussion with the Councils’ property department. The Officer will follow this issue up with them.

RESOLVED - that the Southern Area Committee accepts the proposed changes as set out in the officers’ report and in the revised Development Brief attached to the report and recommend to the Cabinet that the Brief be adopted as Supplementary Planning Guidance.

Following this resolution, the Chairman agreed to a request made by Councillor McLennan that a discussion should be held at a future meeting of this Committee on the subject of the schools in Church Road and possible amalgamation and relocation of them as he believes there has been over-expansion. A representative of Wiltshire County Council Education Department should be invited to attend to take part in this discussion.

300. NEW FOREST NATIONAL PARK

The Chairman advised the Committee that an update report is to be presented to the next Southern Area Committee meeting by an officer from the Forward Planning and Transportation Unit.

Councillor Randall, as the Member from the Southern Area Committee who sits on the New Forest Committee, provided an update to the Committee following the statement by the Minister for Rural Affairs that the New Forest is to be designated a National Park.

Responding to comments submitted previously and circulated with the agenda for this meeting, Councillor Randall made the following points:

- This is a very complex issue and there is still much to be decided.
- The National Park Authority is not yet in existence.
- With regards to the new boundary, there is no facility available for this to be reconsidered. A final decision has been made by the Minister and no further representations on the boundary will be listened to.
- There is local concern over the issue of land for back-up grazing, as these rights need to be protected for those people on the edge of the National Park but not actually inside the boundary.
- The pressure for development opportunities in areas just outside the boundary of the National Park is going to be very high.
- With regards to the Heritage Area, there will be some parts of that Area that fall inside the boundary and some parts that fall outside. Those areas outside the boundary will have to still be protected, probably with some new policies being included when the next version of the Local Plan is drawn up. The New Forest Committee is supportive of a continued (although revised) Heritage Area.
- Within the National Park, Permitted Development Rights will continue to exist, but will become more restricted. The Government will not compensate for any loss of such rights.
- When the National Park Authority comes into existence, the New Forest Committee will be wound up.
- In April 2005, a shadow National Park Authority will be created (alongside the New Forest Committee) and the powers it is to be given will be decided by Government.

- Salisbury District Council is not going to be a statutory consultee with respect to planning applications in the New Forest National Park, but Wiltshire County Council is to be.
- The National Park Authority is to be the ultimate planning authority in the New Forest. It is to take over the role currently performed by District and County Councils.
- The Membership of the National Park Authority is to be compiled using a very complex formula which ultimately leads to a Membership of 22.
- Salisbury District Council should have, if the formula is followed, a representative on the National Park Authority.
- The latest information states that the National Park is to be split into 4 quarters with each quadrant to elect a Parish representative – meaning there will be 4 Parish Council representatives on the National Park Authority.
- Those Parish Councils on the periphery of the National Park (which includes the Wiltshire Parish Councils) may be in a good position because, as the majority of the residents in the New Forest live on, or near, the boundary, those areas will have more say when it comes to choosing a Parish Council representative to sit on the National Park Authority. As a result, those people who reside towards the centre of the New Forest feel they may be under-represented.
- The National Park Authority is to be funded directly from central Government, so in theory, there should be no adverse impact upon Council Tax levels for Salisbury District Council as the demands upon our Development Control resources should reduce as the role in the New Forest is taken over by the National Park Authority.
- Highways issues (including speed limits) will still rest with the County Council.
- There is, at present, no plan to undertake a publicity campaign advertising the changes to the general public.
- Matters relating to local grants will still reside with Salisbury District Council.
- Officers from across the New Forest are working together to try and devise a scheme of delegation using the policies of the National Park Authority. However, the Inspector is not in favour of any delegation of powers and decision making.
- The National Park is to be designated part of the South East region of England (as the majority of the area falls within that region).

Robert Morris, of Landford Parish Council (which partly falls within the designated boundary), made a statement. The main points made were as follows:

- Landford Parish Council is most concerned that a large part of the parish is to be excluded from the New Forest National Park. This will inevitably lead to problems regarding planning and development and could effect grazing of common stock.
- The Parish Council had no reason to make any objections to the public enquiry regarding the proposed National Park. Landford is wholly within the New Forest Heritage Area and, since considerable thought had been given to these boundaries, it was more than reasonable to presume that there would be no question as to whether any of it would be excluded. The Parish Council was in favour of full inclusion.
- The Parish Council was taken by surprise by the boundary decision and is unable to agree with it. The excluded part of the parish is, in the view of the Parish Council, an integral part of the New Forest, ecologically, culturally and economically. Much of it is grazing land for common stock and common rights exist.
- The A36 road is not a natural boundary any more than the A338 is within the Avon Valley (one excluded by the Secretary of State on these grounds).
- The Parish Council hopes that Salisbury District Council will be making representations to the Secretary of State to ensure protection of the excluded areas of the parish from undue development pressures.

RESOLVED - that the Southern Area Committee requests that Cabinet makes all reasonable effort to ensure that the Southern Area Committee is consulted before this Council responds to any consultation by the New Forest National Park Authority, and also, in particular, that the particular views of Members, representing areas falling within the National Park, should be sought during the formation of the National Park Authority with a view to ensuring that weight is given to the views of those Members in relation to planning and other matters as dealt with by the National Park Authority once it is established.

301. LOCAL DEVELOPMENT FRAMEWORKS

The Committee considered the previously circulated report from the Principal Planning Officer (Forward Planning and Transportation) and also heard a presentation from that officer.

Following this presentation, Members were invited to ask questions or make comments, which were as follows:

- Who will be responsible for the proposal of areas to be included in the Local Plan?

The Officer replied that this will relate back to corporate priorities or significant changes to guidance which would require policies to be reviewed. Initial proposals will be researched to identify a number of options. The officers will take in advice from a wide a spectrum of consultees, including members, but ultimately decision making on direction will remain with members.

- It is important that Community and Area Plans have a direct linkage into the Local Development Framework, therefore, the Community Planning process will need a greater degree of formality.

The officer advised that much of the background research to be conducted by officers would have the effect of weeding out any unrealistic, or impractical, targets.

- How will Members be informed about the options for areas to be included in the Local Plan?

The Officer replied that Salisbury District Council will make proposals and will then ask for objections, support or other comments from any and all interested parties (such as developers and Parish Councils). In all phases, Members will be the final decision makers (except at the Public Inquiry stage) The statement of Community Involvement - when prepared - will scope out the process and Member input into this will be central.

- Under the new scheme, policies could be subject to revision and/or review. Is this fair to applicants (who may not know which policy is in operation)?

The Officer replied that the status of all policies would be made clear and any revision of a policy will be for the inclusion of a better policy. However, applicants will need to ensure they keep themselves informed of any revisions in making applications.

- Where there is pressure in an area for extra housing, the new proposals seem to allow developers to get policies changed so that certain areas are included in the Local Plan.

The Officer replied that the flexibility of the system does not extend to individual ad hoc releases of housing. New large scale housing allocations will remain the subject of direction from the Regional Spatial Strategy (after 2007) and it will be for Salisbury District Council to define its strategy, not for developers to lead the Council.

- Concern that there is no process of challenge to the Inspectors Report.

The Officer indicated that the role of the inspector will not be as detailed as before. The Inspector will be examining the soundness of our policies and proposals, not to tinker with issues on a site by site basis. This indication is clearly dependent upon the Council drawing up a well informed and sound strategy and then making decisions which accord with the overall approach

RESOLVED - that the issues raised by officers in the presentation be endorsed and that consideration be given to the drawing up of a New Forest Buffer Zone. In addition, that Members further the discussion of issues at a future meeting of the Southern Area Committee to consider issues specific to the Southern Area which should be prioritised for urgent review.

302. MATTERS THAT THE CHAIRMAN DECIDES SHOULD BE CONSIDERED AS A MATTER OF URGENCY – FLOOD ALLEVIATION WORKS IN PITTON

Councillor M A Hewitt, Chairman of Salisbury District Flood Steering Group, gave a verbal update to the Committee following the recent decision by Cabinet on 21st July 2004 (Cabinet minute 362) to approve improvement works to the watercourse in Pitton and to provide additional funding for these works.

The main points made by Councillor Hewitt were as follows:

- Funding to proceed with the flood alleviation works in Pitton has now been agreed by the Cabinet
- It is not definite that these works will be completed in 2004 as there are a number of issues requiring resolution, for example, confirmation from a landowner that the works can be undertaken on their property.
- Wiltshire County Council Highways have concerns that some of the works, which would have the result of a greater amount of water passing underneath a particular bridge, could weaken that bridge, so they have requested an additional survey by one of their engineers. However, the works will go ahead as planned unless we hear of an adverse engineers report.
- Salisbury District Council would like to make a request that Pitton (through the Parish Council) fund and install an electricity supply which can be used to power pumps, this would mean the noisy diesel pumps (which have caused annoyance in past years to residents) would no longer be required.
- The pumps may not be needed at all if the syphon works successfully.
- Pitton will still flood at the top end but it is hoped that flooding in the houses will be alleviated.

D Cole, of Pitton and Farley Parish Council, asked whether Councillor Hewitt had a estimate of how much it would cost to install the electricity supply requested.

Councillor Hewitt said that it will be necessary to engage an engineer to look at this to provide a cost, but so far, a figure of about £2,000 to £2,500 has been suggested – but this is only an estimate.

Following this update, the Committee was given the opportunity to ask questions. They were as follows:

- When are the problems in Landford going to be resolved?

Councillor Hewitt advised that there are a number of issues in Landford. However, with regard to Beech Grange it has been established that the cause of the problem is down to builders taking the easiest, and cheapest, solution to a drainage problem that has caused severe damage to pipes. The problem, though, is that the only party against which action can be taken is the landowner. We hope to sort this problem out very soon.

- Is there any information relating to:
 - a) flooding of the stream under the road in Landford; and;
 - b) foul water drains in Beech Grange

Councillor Hewitt advised that:

- a) the width of the stream at the end of Beech Grange has been narrowed which has caused the flooding and there is nothing we are able to do to revert this to the original state; and;
 - b) the piping is collapsing and is a problem for the house-owners, some of whom are currently undertaking to replace the piping.
- There is an issue of collapsing manhole covers.

Councillor Hewitt responded by agreeing and saying that he is hopeful that the water company is taking action to replace the covers.

303. EXTENSION TO MEETING

In compliance with Council Policy, as the Committee could not conclude its business within 3 hours, it resolved to extend the meeting by forty five minutes (during which time the matters recorded under minutes 301, 304 and 305 were considered).

304. EXEMPT BUSINESS

RESOLVED - that the press and public be excluded from the meeting during consideration of agenda item 14 on the grounds that it involves the likely disclosure of exempt information as defined within Part 1 of Schedule 12A inserted into the Local Government Act, 1972, by the Local Government (Access to Information) Act 1985, and more particularly specified below:-

Agenda Item 14 (minute 305)	Press and public to be excluded on the ground specified in Paragraphs 12 and 13 of the Act, namely that:
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Paragraph 12

‘Any instructions to Counsel and any opinion of Counsel (whether or not in connection with any proceedings) and any advice received, information obtained or action to be taken in connection with –

- (a) any legal proceedings by or against the authority, or

- (b) the determination of any matter affecting the authority

(whether, in either case, proceedings have been commenced or are in contemplation);

Paragraph 13

Information which, if disclosed to the public would reveal that the authority proposes –

- (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
- (b) to make an order or direction under any enactment'

Summary of 'exempt' matters

Agenda Item 14 In connection with land at Llamedos, Dean Hill, West Dean

The meeting concluded at 8.45 pm

Members of the Public: 9