

Minutes

Thursday, 2nd September 2004 at 4.30pm
The 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 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

County Councillors

Apologies: County Councillors J P Johnson and K C Wren

Parish Representatives

K Gross (Laverstock and Ford), M Hitchin (Britford), P James (Firsdown)
and A Webster (Pitton and Farley).

Officers Present

Richard Hughes (Development Services), Gianina Newell (Legal and Property Services)
and Andrew Rose (Democratic Services).

MINUTES NOT REQUIRING COUNCIL APPROVAL

306. DECLARATIONS OF INTEREST

There were none

307. MINUTES OF THE LAST MEETING

RESOLVED – that the minutes of the previous meeting, held on [5 August 2004](#)
(previously circulated), be approved as a correct record and signed by the Chairman,
subject to the inclusion of apologies for County Councillor K C Wren.

308. PUBLIC QUESTION/STATEMENT TIME

There were none.

309. COUNCILLOR QUESTION/STATEMENT TIME

There were none.

310. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcements:

1. In minute 300 of the Southern Area Committee for 5th August, it is stated that this Committee will be receiving an update report regarding the New Forest National Park. This report will now come to a future meeting.
2. All Members should be aware of the meeting, organised by the South Wiltshire Strategic Alliance, in Amesbury on 28th September. Some of the issues to be discussed there will be relevant to the Southern Area.
3. There is a meeting in Downton on 15th September relating to the Community Plan for the Southern Area.

311. FOYER PROJECT FOR SOUTH WILTSHIRE

Alison Butterfield, Manager of the Foyer Project for South Wiltshire, gave a verbal presentation to the Committee regarding the Foyer Project. The main points made during that presentation were as follows:

- The Foyer Project is a Supported Housing project
- The project is designed for those people in the 16 – 25 year old age group
- The idea for the project was conceived in about 1998/99
- Salisbury District Council and the Housing Corporation raised the initial funding.
- The building used by the project is purpose built and includes 14 two bedroom flats. As there are up to 28 young people in the project at any one time this allows each person to have their own bedroom. There are also communal areas including a tv lounge, a pool table and some training rooms.
- 16 and 17 year olds are the largest group applying to the project, however, the project restricts numbers of people in this age group to 14 (i.e. 50%).
- The purpose of the project is to help homeless people in the area. It is hoped that the project will provide them with the skills to move on from the project and to lead a normal life.
- Each applicant to the project will be offered an interview (although a large number do not turn up for various reasons). Those who are accepted into the project are assigned a key worker.
- It is very likely that the young people will have no source of income. Therefore, the project will try to secure some kind of benefit that the person in question is entitled to.
- There are a high number of those who come to the project who have insufficient skills to be able to look after themselves. This can range from cooking and filling out forms. The project staff will work with the residents to help them obtain these skills so that they can go on to live a normal life.
- There will be many who have special emotional needs and may have drug and alcohol abuse problems.
- Residents can stay in the project for up to 2 years but there are some who are ready to leave after 6 months.
- It is intended that the young people leave to be able to move into their own unsupported accommodation.
- As a next step from the project there is some “move-on” accommodation comprising 4 shared flats and 4 single occupancy flats where the level of support given to the young people is much less to help in the transition from being dependent to independent. At this stage the young people will normally be employed and will be paying their own bills and undertaking self-management.
- After the “move-on” accommodation, the young people will usually progress to normal rented accommodation outside of the project. The project have many referrals from such organisations as Salisbury District Council, Connexions, Job Centre, Social Services and the Probation Service.
- The project is considered a low to medium support facility.

Following this presentation, Members were invited to ask questions. They, and the answers, were as below:

- What does Salisbury District Council do to help the project?

It provides referrals, there are regular meetings between the project staff and the Council's housing team. There is also a lot of other support.

- What is the future for this project?

There is a need to be able to provide housing and support to young people with greater needs than those people currently using the project.

- How many young people have moved on successfully from the project?

14 residents have successfully moved on in the last 12 months. Some have moved back with their families and others have moved out of the area to live.

- How many people actually get turned away from the facility?

Some people who apply are simply not suitable for the level of help and support that the project can provide. In these instances, the staff work with other agencies to try and find suitable alternatives. The project is not a direct access facility and many people just turn up on the doorstep asking for help – usually at the moment of crisis. Sometimes, that crisis can be resolved within a few days and the help is not required.

The Chairman thanked Alison Butterfield for attending and providing this information and he wished, on behalf of the entire Southern Area Committee, best wishes for the future.

312. [S/2004/1009](#) - O/L APPLICATION - ERECTION OF 2 BUNGALOWS AT GREEN MEADOWS, COMMON ROAD, WHITEPARISH, SALISBURY SP5 2SU FOR MR G SYMONDS.

George Symonds, the applicant, spoke in support of 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), together with a schedule of late correspondence circulated at the meeting:

RESOLVED - that

- (1). subject to no material issues arising from the service of Certificate C in the Salisbury Journal on 12 August 2004 being brought to the attention of the Local Planning Authority within 21 days (2 September 2004)

then for the following reason:

the site is within Whiteparish Housing Policy Boundary but as the development of the site in the manner proposed would be likely to have a detrimental impact on the residential amenities of any future occupiers of the dwellings this proposal is only acceptable if conditioned so that the occupiers of the proposed dwellings are employed in the Fairground business operated from Green Meadows;

the above application be approved subject to the following conditions:

1. Approval of the details of the siting, design and external appearance of the building[s], the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

2. Plans and particulars of the reserved matters referred to in the condition above, relating to the siting, design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

4. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

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.

Reason: To secure a harmonious form of development.

6. 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 prior to the first use of the development hereby permitted. These details shall include the boundary hedges and trees to be retained, the means of enclosure and hard surfacing materials

Reason: To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

7. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate, implementation programme.

Reason: To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

8. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason: To enable the Local Planning Authority to secure the satisfactory implementation of all approved landscaping works, in the interests of visual amenity.

9. Prior to the commencement of development, the first 10 metres of the unmade access track measured from 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.

Reason: In the interests of highway safety.

10. Before development commences, a scheme for the discharge of surface water from the buildings and the improved access hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out prior to the first occupation of the first dwelling to be completed as approved.

Reason: To ensure that the development is provided with a satisfactory means of surface water disposal.

11. No development shall take place until details of provision for recreational open space, in accordance with policy R2 of the Salisbury District Local Plan, have been submitted to, and agreed in writing by, the Local Planning Authority.

Reason: In order to comply with Policy R2 of the Salisbury District Local Plan

12. The occupation of the dwellings shall be limited to a person solely or mainly working, or last working, in the Fairground Business operated by the owner of Green Meadows, or a widow or widower of such a person, and to any resident dependants.

Reason: The site of the proposed dwellings is within an area where planning permission would not normally be granted for residential development in the interests of amenity of the future occupants of the dwelling(s).

13. Concurrently with the first occupation of either of the dwellings hereby approved, the use of any mobile home/caravan on the site for residential accommodation purposes shall cease. Thereafter, no mobile home/caravan on the site shall be used for residential accommodation. For the purposes of this condition, the site is defined as both the areas edged in red and blue on the approved plans.

Reason: In order to ensure that the level of residential accommodation is not increased on the site in the interests of amenity and highway safety.

- (2). the applicant be informed that this decision has been taken in accordance with policies G2, D2, H16, C2 and R2 of the adopted Salisbury District Local Plan.

313. [S/2004/1073](#) - FULL APPLICATION - DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF 2 NEW DWELLINGS AND ALTERATION TO ACCESS AT 39 FIRS ROAD, FIRSDOWN, SALISBURY SP5 1SJ FOR MR J ADAMS

Dr. Helen Betts, a spokesperson for a number of local residents, spoke in objection to the above application.

David Relph, architect to the applicant, spoke in support of the above application.

Peter James, Chairman of Firsdown Parish Council, spoke to advise the Committee that the Parish Council objected to 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 the above application be refused for the following reasons:

the proposal, in seeking to construct two dwellings on site, represents an inappropriate and unsatisfactory subdivision of an existing plot representing a cramped form of over development, out of keeping with the scale and character of existing development in the area and would likely result in the development being over-dominant and overbearing in relation to the neighbouring dwellings, adversely affecting their amenities. The proposal would therefore be contrary to policies D2 and G2 of the adopted Salisbury District Local Plan.

314. [S/2004/1490](#) - CHANGE OF USE - FROM OFFICE TO FARM SHOP AT BRIDGE FARM, LOWER ROAD, BRITFORD, SALISBURY SP5 4DY FOR MR G GOULD & MRS G PETTIFER

M Hitchin, Chairman of Britford Parish Council, spoke to advise the Committee that the Parish Council does not object to the above application, but does have concerns of other retail units locating to this site in the future.

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) together with a schedule of late correspondence circulated at the meeting:

RESOLVED - that

- (1). for the following reason:

the change of use of the ground floor of this building within an existing farm complex, from offices to a 'farm shop', is considered appropriate in this area in accordance with Salisbury District Local Plan policies S11 and C21, PS1 and PS3;

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.

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

2. The permission hereby granted shall relate to the ground floor only.

Reason: To enable the Local Planning Authority to retain planning control over the development.

3. The premises shall be used for a retail shop where sales are restricted to farm produce, food and day to day convenience goods to serve the local community only and for no other purpose (including any other purpose in Class A1) 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.

Reason To enable the Local Planning Authority to exercise control over the use of the premises in the interests of regulating any alternative kinds of retail activities/operations which could have an adverse effect upon the vitality and viability of nearby village shops

4. There shall be no hot food sales from the premises.

Reason: To enable the Local Planning Authority to retain planning control over the development

5. The operational use of the premises shall be restricted to the following times: 8.00am to 7.00pm

Reason: To enable the Local Planning Authority to retain planning control over the development.

- (2). the applicant be informed that this decision has been taken in accordance with policies G2, CN5, CN8, C21, E16, TR11 and S11 of the adopted Salisbury District Local Plan.
- (3). the applicant be informed that any signage proposed in future, particularly near the A338, will have to be small scale and sympathetic, and not interfere with highway safety.

315. EXEMPT BUSINESS

RESOLVED - that the press and public be excluded from the meeting during consideration of agenda item 11 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 11 (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 11	<u>In connection with a planning decision in Firsdown.</u>
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The meeting concluded at 7.23 pm

Members of the Public: 10