

Southern Area Committee

Minutes

Tuesday, 14th December 2004 at 4.30pm
Salisbury Methodist Church, St. Edmunds Church Street, 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 B M Rycroft – Chairman
Councillor F D Bissington – Vice - Chairman

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

Apologies: None

County Councillors

County Councillor K C Wren

Also in attendance: County Councillor W Snow

Apologies: County Councillor J P Johnson

Parish Representatives

K Gross (Laverstock and Ford), Mrs S Gruzelier (West Dean), P Houston (Laverstock and Ford)
and Mrs V McLennan (Laverstock and Ford).

Officers Present

James Iles (Forward Planning & Transportation), Richard Hughes (Development Services),
Adam Madge (Development Services), David Milton (Forward Planning & Transportation),
Gianina Newell (Legal and Property Services) and Andrew Rose (Democratic Services).

MINUTES NOT REQUIRING COUNCIL APPROVAL

359. DECLARATIONS OF INTEREST

Councillor Mrs Peach declared a personal but non-prejudicial interest in agenda item 7 as her husband is a Governor of Wyvern College and remained present in the meeting.

360. MINUTES OF THE LAST MEETING

RESOLVED – that the minutes of the meeting held on 25th November 2004 (previously circulated), be approved as a correct record and signed by the Chairman.

361. PUBLIC QUESTION/STATEMENT TIME

There were none

362. COUNCILLOR QUESTION/STATEMENT TIME

There were none

363. CHAIRMAN'S ANNOUNCEMENTS

There were none

364. SCHOOLS ON CHURCH LANE, LAVERSTOCK

The purpose of this item was to discuss the situation with regards to transportation and congestion and also the future long-term plans to meet the increased demand for places at St Andrews School, St Edmunds Girls School, St Josephs Roman Catholic School and Wyvern College which all share a campus on Church Road, Laverstock. In attendance for this item were the following:

County Councillor William Snow (County Education Portfolio Holder)
County Councillor Kevin Wren (County Ward Councillor for Laverstock)
John Murray (Education Officer (Secondary Schools) at Wiltshire County Council)
Tom Lindsay (Education Officer (Primary Schools) at Wiltshire County Council)
John Carly (Surveyor for Church of England Diocese Education Board)
Peter Kidman (Finance Manager for Church of England Diocese Education Board)
Frank Sweezie (Governor of Wyvern College)
Simon Smith (Senior Teacher at Wyvern College)
Mrs K Walker (Headteacher at St Andrews School)
Andrew Hall (Chair of Governors at St Andrews School)
Jacqui Goodall (Headteacher at St Edmunds Girls School)
Linda Knapp (Chair of Governors of St Edmunds Girls School)
Mr Hughes (Headteacher at St Josephs Roman Catholic School)
John Hawkins (Chair of Governors at St Josephs Roman Catholic School)

County Councillor William Snow was invited by the Chairman to make a few opening comments. They were as follows:

- The Education authority has been considering the Laverstock problem for many years and it is being actively looked at.
- There have been many detailed discussions with the schools on this matter but no easy solution has ever presented itself.
- There have been a small number of occasions when a solution looked to have been reached, only to be lost at the last moment through one reason or another.
- There is a special requirement to solve the transportation issue.

John Carly was also invited by the Chairman to make some opening remarks on behalf of the Diocese. They were as follows:

- The Diocese does not have direct control over any of the schools.
- Funding is the main issue for the schools and PFI (Private Finance Initiative) is now not an option being used.
- Reliant on central Government for funding.

Laverstock and Ford Parish Council was then invited by the Chairman to make comments. The Parish Council had met the previous night and K Gross read out the following statement:

"The Laverstock & Ford Parish Council wish to thank the Southern Area Committee for holding the schools discussion tonight and also all the representatives from the schools, County and Diocese for supporting the initiative.

The Parish Council applaud the continuing success of the three secondary schools and village primary school in Laverstock and wish to see them thrive.

However, success has led to an unacceptable impact on our village and community. There are 2000 pupils attending school daily and many staff in addition. This effectively doubles the population of our village. The parish is to gain 750 houses in the immediate future and these will also attract many extra children to the schools.

Our main road, Church Road, is at a standstill each morning and evening as parents collect and drop off their children. In the afternoon, Church Road, and all roads off it, is clogged with parked cars. Residents are often unable to drive out of their homes owing to these vehicles and increasingly cars mount pavements to gain movement or simply park on pavements and grass verges. This is both dangerous and unacceptable. Any further expansion would increase this danger and could gridlock the village. The schools travel plan includes a priority to remove all parents' vehicles from entering the school at these times. Although the reasons are understood, this will add to our road dilemma.

Over recent years mobile classrooms have mushroomed on the campus, many double sized. Additional classrooms mean extra children, parents and vehicles. Replacement of these classrooms would, in itself, be unsatisfactory, as new, higher, permanent buildings would impact adversely on the village street scene and on the Downland views. It is possible that they would also devour more greenspace.

The success of the secondary schools has led to an influx of children from both the west of the City of Salisbury and to the north, as far as Durrington and Amesbury. In each case, there are secondary schools in those areas.

The Parish Council conclude that the existing three secondary schools are already too large for the village and consider that the existing numbers should be considerably reduced. The Parish Council will object to any additional mobile classroom applications. The overcrowded campus would greatly benefit by the removal of most, if not all, of the mobile classrooms.

No additional large buildings should be erected that would affect the strategic gaps created by the original school buildings. The village views to the Downland should be preserved and enhanced where possible.

Traffic should be greatly reduced through the village in the short and long term. The Parish Council welcomes suggestions and co-operation to achieve this aim.

Finally, the Parish Council offers the following solution to achieve continuing prosperity for the schools and relieve the long term traffic and space problems affecting our community. We ask that Education Authorities, Developers and Planners, work together to move one of the three secondary schools to a new site altogether – possibly Old Sarum, or other growth area. The remaining two schools would occupy the existing buildings and the mobiles can then be reduced or removed totally to free the campus. Any other building would take into consideration the new opportunity to protect the street scene and strategic views to the Downs, from Church Road.

These are our proposals for harmony between education and community needs and we ask that they be adopted and progressed speedily.”

County Councillor Snow responded to the Parish Council statement by making the following comments:

- Many people other than school children and parents use the road in Laverstock as a rat-run. A possible answer is the building of a Salisbury by-pass.
- Children are being encouraged to walk to school as an aid to fitness. This scheme is part of the schools' travel plan. A lot of the children have taken up walking rather than being driven to school.
- The mobile classrooms are needed to support the school population.
- It is not possible to force pupils to go to specific schools, they have free choice. Therefore, even if there are schools in Durrington and Amesbury, children from those areas are permitted to go to school in Laverstock.
- Until more money is available to the schools, mobile classrooms are the best solution.

Following these comments, the Chairman invited questions and/or comments from the attendees.

Jacqui Goodall made the following points:

- the travel plan that has been mentioned is for the whole campus and not just for one or two of the schools.
- The staff of the schools would also like to see the removal of the mobile classrooms as they seem to have been there a very long time.
- Recently, St Edmunds Girls School received 250 applications for the 110 spaces available at the time. Schools advertise the number of spaces they have available and these are then filled by parents making a list of preferred schools they want to send their children to. The school is obliged to accept pupils until they have no spaces left.
- St Edmunds and Wyvern College are altering the school day with the result that there will be staggered ends to the day which should help the traffic situation. Currently negotiations are underway with Wilts. and Dorset Bus Company regarding earlier start times in the morning.

John Murray advised that:

- Funding for schools is formulaic so it is necessary to have a substantial number of pupils in place before you can contemplate opening a new school (as per the Parish Council suggestion).
- Much of the Government focus is now on under-performing schools in deprived areas, which Laverstock cannot be classified as.
- The Schools will never receive enough capital in one go to undertake the works they need.
- Virtually all of the DfES (Department for Education and Skills) schemes require the County Council to provide funding which cause problems as obviously there is only a finite budget available.

Tom Lindsey added to this by saying that there is no lack of will to sort out the issues and the County Council will be examining, and hopefully replacing, the oldest mobile classrooms. However, to revamp the whole campus to address the many issues would require something in the region of £20 million - which is a huge sum of money.

District Councillors were then invited to make comments and ask questions. They were as follows (with any subsequent reply):

- At the last meeting of this Committee we approved a mobile classroom but were reluctant to do so. There are some pupils who spend their whole school life in temporary classrooms, so a long-term plan is needed to find a solution.

Mobile classrooms are not necessarily sub-standard, the modern one's are warm and dry. However, any solution is going to require a substantial capital investment and at present, it is the big inner cities that are being prioritised for funding by the Government.

Also, it is not just the mobile classrooms that are substandard, many (if not all) of the permanent structures are substandard and in need of replacement.

- It may be worthwhile to plant a number of trees along Church Road so as to break up the street-scene. Also, transport officers should be asked to investigate possible solutions to the traffic problems around the schools.

It is hoped that the proposed staggered start and finish times of the schools will help remove many of the traffic issues. However, it is going to require a change in the state of mind of many parents over the issue of driving children to school as opposed to walking to make the major difference.

- There is concern locally regarding the future expansion of the schools as more and more housing developments come on-line and so increases demand for places at the schools. There must be provision put in place to address this problem and to accommodate the increase in pupil numbers.

This could be linked into Section 106 agreements with developers.

- There is a lot of frustration in the community regarding this issue, however, everybody realises how lucky we are to have four good schools instead of four under performing schools.
- On the site there is only one gap remaining between the buildings allowing views to the Downs and there are plans to fill this with a sports hall. The solution to the whole problem cannot be to just build more permanent structures, as this would further detract from the street scene.
- It is imperative that a travel plan is completed – the staggered times are a start but parents will still be required to drive through the village. A possible answer is to take advantage of the Park and Ride sites around the city (and those scheduled to come on-line).

County Councillor William Snow advised that there is some merit in this idea.

- Perhaps the funds that will be realised from the former Middle School sites could be utilised for tackling the Laverstock problem.

County Councillor William Snow advised everyone that the funds due for release by these sites have already been allocated.

The Chairman advised that he would now ask for attendees to make closing statements. They were as follows:

County Councillor Kevin Wren made the following points:

- This is a very complex issue which is all down to a lack of available funding.
- It is important that the schools get together to try and put together a long term plan which will also include the relevant authorities. Otherwise, the schools could be a victim of their own success.
- It is important to try and pressure central government, and this is where the local Member of Parliament could prove useful as he has contacts in Government.
- A petition to Government, which demonstrates the strength of feeling, could prove very persuasive.

Jacqui Goodall made the following comments:

- Very appreciative of the opportunity tonight to have this discussion.
- The schools do have many plans, and have also been in contact with Robert Key MP.
- With regard to the traffic problems, the schools have tried to involve the Police, but they advised that they prefer the current situation as it has the effect of slowing the traffic down.
- The schools are in negotiation with Wilts and Dorset Bus Company about changing the bus timetable to match the school day. Unfortunately, the bus company are not being very helpful and have asked for a significant sum of money to make the changes. Therefore, any support would be appreciated.

The Chairman thanked everybody for attending and contributing to the discussion.

365. OLD SARUM DEVELOPMENT BRIEF

James Cleary, agent for Citybrisk, spoke in objection to the Development Brief.

Alistair Macdonald, agent for the developer, spoke in support of the Development Brief.

K Gross, of Laverstock Parish Council, advised the Committee that the Parish Council had no objections to the Development Brief.

Following receipt of these statements the Committee considered the report of the Special Projects Manager (previously circulated):

RESOLVED - that consideration of this matter be deferred to the next meeting of the Southern Area Committee as Committee Members felt unable to make a decision without a hard copy of the Development Brief available to them in Committee.

366. PROPOSAL FOR RAISING THE DELEGATED SPENDING LIMIT FOR SECTION 106 CONTRIBUTION AIDED PROJECTS

The Committee considered the report of the Development Contributions Officer (previously circulated):

RESOLVED - that the Southern Area Committee note the officer's report and recommend to Cabinet that local Members will be consulted where a project costs between £10,000 and £30,000 and if an objection is raised, the project will be referred to the Area Committees for determination; and; to increase the spending limit delegated to officers for the release of Section 106 contributions to £30,000.

367. S/2004/2284 – FULL APPLICATION - DEMOLITION OF ORDNANCE HOUSE AND ERECTION OF 2 ORDNANCE HOUSES WITH ALTERATIONS TO EXISTING ACCESS AT MOODYS HILL, WEST DEAN, SALISBURY SP5 1JE FOR MR & MRS JENKINS

Martin Jenkins, the applicant, spoke in support of the above application.

Mrs S Gruzelier, of West Dean Parish Council, advised the Committee that the Parish Council had no objections to the above application.

Following receipt of 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 - that

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

1. The proposal seeks to demolish Ordnance House, to provide a replacement dwelling and a new dwelling on the site. The site lies in the open countryside of the Special Landscape Area and adjacent to the Conservation Area. Furthermore, the village is not considered by the adopted Salisbury District Local Plan to be a main settlement of the district. The second dwelling would therefore create a new residential dwelling in the countryside, without any proven need or any exceptional circumstances to justify a departure from local and national policy. The development would both create, and set a precedent for similar residential development beyond the Housing Restraint Area of West Dean. The proposal is therefore contrary to Policies G1, C2, C6, H22, H23 and H30 of the adopted Salisbury District Local Plan, the guidance given in PPS7, and Policy DP9 of the Wiltshire Structure Plan.
2. In the absence of details of the drainage, it is considered that the proposal would have an adverse impact on the environment, contrary to Policy G5 of the adopted Salisbury District Local Plan and the guidance in Circular 3/99.
3. The proposed residential development is considered to be contrary to Policy R2 of the adopted Salisbury District Local Plan, as appropriate provision towards public recreational open space has not been made.
4. The application site lies within the open countryside of the Special Landscape Area and adjacent to the Conservation Area. Existing boundary tree and shrubs are desirable to retain, as they contribute to the character of the Special Landscape Area, and safeguard views of the site from the adjacent Conservation Area and countryside. It has not been sufficiently demonstrated in the Arboricultural Method Statement that the development would make adequate provision for the retention and protection of these landscape features, and therefore the proposal is contrary to policies C8, C6 and CN11 of the adopted Salisbury District Local Plan.

(2). The applicant be informed that the reason given above relating to Policy R2 of the adopted Salisbury District Local Plan could be overcome if all the relevant parties agree to enter into a Section 106 Agreement in accordance with the standard requirement for public open space.

368. S/2004/1922 – FULL APPLICATION - REST ROOM/OFFICE & FOUR ADDITIONAL LOOSE BOXES AT WINDRUSH FARM, LONGFIELD, DEAN ROAD, WEST DEAN, SALISBURY SP5 1HR FOR MR AND MRS P CHANT

Mr Lethbridge, agent for the applicant, spoke in support of the above application. Mrs S Gruzelier, of West Dean Parish Council, advised the Committee that the Parish Council objected to the above application.

Following receipt of 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 - that the above application be refused for the following reasons:

- (1). The proposed rest room appears unsuitable and unnecessary for the intended use, due to its large size and overall design. Therefore, the expansion of a non-agricultural use in the open countryside where the siting and scale of the development would be inappropriate to the Special Landscape Area and unsympathetic to the retention of the high quality of the landscape would be contrary to policies C6 and C2 of the Salisbury District Local Plan and the guidance of PPG7.
- (2). Vehicles resulting from the proposed development leaving the site access at a point where visibility from and of such vehicles is restricted, would create additional hazards to all users of the C323 road contrary to policy G2 of the Salisbury District Local Plan

369. S/2004/2055 - FULL APPLICATION - RESIDENTIAL DEVELOPMENT (125 UNITS) WITH ASSOCIATED PUBLIC OPEN SPACE AND INFRASTRUCTURE AND CONSTRUCTION OF NEW ACCESS TO HIGHWAY AT LAND OFF DUCK LANE, DOWN VIEW ROAD, LAVERSTOCK, SALISBURY SPI IRR FOR LINDEN HOMES

Mark Carrington, agent for the applicant, spoke in support of the above application. K Gross, of Laverstock Parish Council, advised the Committee that the Parish Council supported the above application but would like to see a reduction in the working hours during construction and the addition of a condition to prohibit the erection of any boundary hedges over 1 metre in height.

Following receipt of these statements the Committee considered the report of the Head of Development Services (previously circulated):

RESOLVED –

- (1). that for the following reasons:

This application represents an important element within the Replacement Local Plan's housing strategy, achieving a significant housing allocation to go along with other Brownfield sites within the local plan.

The Replacement Local Plan process has identified the site as a housing allocation site appropriate for residential development. This has been achieved following the assessment of the need for and supply of housing land. The inspector made it clear that this site was appropriate for housing.

A development brief was subsequently developed which set out the principles for development on this site. These principles it is considered have been mostly met in the development, although there are a few areas of concern which are outlined in the report.

Aside from the principle of development the application acknowledges the need to meet local infrastructure requirements via contributions towards education, recreation and highways improvements as well as the on site provision for 33% affordable housing.

The design form adopts the framework set out by the development brief in terms of height range and density accepted within that brief.

The design statement, layout and house types demonstrate a commitment to the creation of an individual character and series of places rather than a necessarily often-repeated volume builder layout. The proposals build upon the illustrative layout and design statement, mostly in accordance with the development brief.

The design illustrates the provision of built in traffic calming measures via a home zone type concept, which should be encouraged.

Key impacts for the environment arise principally from the construction element, which can be controlled by condition.

In conclusion therefore this proposal represents an effective Greenfield development wherein the developer has indicated a higher than normal commitment to the creation of an attractive and identifiable place;

and; subject to the applicant and all necessary parties entering into a section 106 legal agreement relating to:

- The provision and phasing of 33% affordable housing
- The provision of a commuted sum towards an acceptable level of off site recreational facilities for youth and adult need
- The provision of on site provision for toddler play facilities
- The maintenance of on site public open spaces, including street trees
- The payment of a commuted sum relating to the need for local educational infrastructure improvements
- The payment of a commuted sum towards off site highway infrastructure as required by Wiltshire County Council
- The payment of a commuted sum towards the building of an extension at the nearby community hall;

and; subject to English Nature's concerns about the application being resolved and their holding objection being withdrawn, 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. Before development is commenced, a schedule of external facing 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.

Reason: To secure a harmonious form of development.

3. Before development commences full details of the garage buildings, sub stations and any other permanent structures including cycle stores and bin stores, to include elevations and external material treatments shall be submitted to and approved in writing by the Local Planning Authority, and the development shall thereafter accord with the approved scheme.

Reason: To secure a harmonious form of development.

4. The garages shown on the approved drawings, shall not be converted into a habitable room without the permission in writing of the Local Planning Authority.

Reason: To secure the retention of adequate off-street car parking provision.

5. Before development is commenced details at a scale of not less than 1:10 of the gables, eaves, dormers, porches, projecting string and corbel courses, bay windows and chimney stacks shall be submitted to, and approved in writing by the Local Planning Authority, and the development shall subsequently accord with the approved scheme

Reason: To secure a harmonious form of development.

6. Prior to the commencement of development the applicant, or their successor in title shall enter into an agreement with Wiltshire County Council as the appropriate Highways Authority to secure the implementation of off site highway works as detailed on page 9 of the planning application statement dated September 2004.

Reason: In the interests of highways safety.

7. No development shall take place until details of the treatment to all hard surfaces, including road surfaces and typical sections to include domestic curtilage delineation, kerb and drainage channel details, have been submitted to and approved in writing by the Local Planning Authority. The development shall accord with the details as so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure a harmonious form of development.

8. The finished floor levels of the proposed buildings shall be in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development is commenced.

Reason: To ensure the exact finished floor levels of the buildings.

9. A Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The Landscape Management Plan shall be carried out as approved.

Reason: To enable the Local Planning Authority to secure the satisfactory evolution, management and maintenance of landscape works, in the interests of visual amenity.

10. 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 (proposed finished levels of contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration where relevant).

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.

11. 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 buildings.

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

12. Prior to the commencement of development, details of the footpath links from the development and their connection into the existing footpath running along the site's south western boundary, to include surface materials, shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development provides permeable connections into adjoining pedestrian networks.

13. Prior to the commencement of development a phasing plan indicating the proposed method of construction for the overall site, to include associated landscape proposals and structural landscape planting to be undertaken in conjunction with that phase shall be submitted to and approved in writing by the Local Planning authority prior to the commencement of development. All planting,

seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; with the exception of the North Eastern amenity area which shall be planted and sown within the first available planting season following commencement of works on site and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

14. The construction works hereby approved shall take place only between the following hours:- 0800 - 2000 on Mondays to Fridays; 0800 - 1300 on Saturdays; and at no times on Sundays and Public Holidays. This does not apply to the internal fitting out of buildings.

Reason: To avoid the risk of disturbance to neighbouring dwellings/ the amenities of the locality during unsocial hours and in the interests of health and safety for persons working at or visiting the site during the construction period.

15. Prior to the commencement of development the applicant or their successor in title shall submit to and have approved in writing by the Local Planning Authority a scheme for the management of the construction process to include measures to control:
- noise and vibration,
 - traffic management and public access,
 - movement, storage and treatment of bulk materials and spoil,
 - dust and odour control,
 - silt control,
 - storage of fuels and oils and other hazardous materials,
 - impact upon the water environment
 - waste and ground conditions,
 - method of construction

The proposed development shall thereafter accord with the approved construction management plan.

Reason: To protect the ecological and residential amenity environment and setting of the proposed development.

16. 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), other than the boundary treatments approved under this permission, no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

Reason: In order to retain the open character of the development, in the interests of visual amenity.

17. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation, which incorporates pollution prevention measures, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details

Reason: To prevent the increased risk of flooding and to protect the water environment.

- (2). The applicant be informed that this decision has been taken in accordance with policies GI, G2, G3, DI, H2C, H25, EI6, CI0, CI2, CI7, R2 and R3 of the adopted Salisbury District Local Plan.

370. S/2004/2129 - FULL APPLICATION - ERECTION OF A DETACHED DWELLING AND NEW ACCESS AT THE ELMS, YARMLEY LANE, WINTERSLOW, SALISBURY SP5 1RB FOR MARITIME AND PROVINCIAL LIMITED

Michael Morgan-Jones, a resident of Yarmley Lane and speaking on behalf of other residents of the Lane, spoke in objection to the above application.

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 the above application be refused for the following reasons:

The site is situated within a Housing Restraint Area, which has an open and spacious character derived from the large garden areas associated with the modest dwellings. As a consequence, the sub-division of a property from its garden and the proposed development of a dwelling within that garden is considered to be detrimental to the spacious character of the Housing Restraint Area and would set a precedent for further similar development within this area. The proposal is therefore considered to be contrary to the aims of policy H19 of the Salisbury District Local Plan.

371. EXEMPT BUSINESS

RESOLVED - that the press and public be excluded from the meeting during consideration of agenda item 13 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 13	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 13 [**A request to remove the Exempt Status of a Committee report.**](#)

RESOLVED – that the request be refused and that the report remain exempt and that this resolution be minuted in open business.

372. EXTENSION OF MEETING

In compliance with Council Policy, as the Committee could not conclude its business within 3 hours, it resolved to extend the meeting (during which time the matters recorded under minutes 370, 371 and 373 were considered).

The meeting concluded at 8.40 pm

Members of the Public: 14