

# Southern Area Committee

## Minutes

Wednesday, 26<sup>th</sup> January 2005 at 4.30pm  
Alamein Suite, 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 B M Rycroft – Chairman  
Councillor F D Bissington – Vice - Chairman

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

**Apologies:** Councillor Mrs P J Bissington

**Also in attendance:** Councillor C G Mills (for agenda item 8)

#### **County Councillors**

**Apologies:** County Councillor J P Johnson and K C Wren

#### **Parish Representatives**

J Bundy (Redlynch), D Cole (Pitton & Farley), K Gross (Laverstock and Ford), J Martin (Landford),  
Mrs V McLennan (Laverstock and Ford) and R D Morris (Landford).

#### **Officers Present**

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

### **MINUTES NOT REQUIRING COUNCIL APPROVAL**

#### **374. DECLARATIONS OF INTEREST**

The following declarations of interest were made:

Councillor McLennan declared a personal interest in SWAG application 127 in agenda item 9 as he was responsible for preparing the application. paperwork

K Gross, of Laverstock Parish Council, declared a personal but not prejudicial interest in agenda item 11 as his daughter lives on the existing Old Sarum estate and was not required to leave the meeting.

#### **375. MINUTES OF THE LAST MEETING**

**RESOLVED** – that the minutes of the meeting held on 14<sup>th</sup> December 2004 (previously circulated), be approved as a correct record and signed by the Chairman.

**376. PUBLIC QUESTION/STATEMENT TIME**

There were none

**377. COUNCILLOR QUESTION/STATEMENT TIME**

There were none

**378. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman announced that Members should by now have received a copy of the draft Southern Area Community Plan. If not, David Bunting, the Southern Area Community Planner was present and could provide a copy if required.

**379. NEW FOREST NATIONAL PARK**

**(a) LETTER FROM NEW FOREST COMMITTEE**

R D Morris, Landford Parish Council, made the following comments:

- The boundary issue is of great concern to Landford Parish Council as the boundary goes right through the village.
- The development pressures just outside the boundary of the park will be immense.
- The South East Regional Assembly has just published details of where the major development areas are going to be over the coming years, and the area which includes land around the New Forest is shown as likely to see the most development in the whole South East of England.
- There is going to have be co-operation between all of the local authorities and other bodies involved with the National Park.

The Committee considered the letter from the Chief Executive of the New Forest committee (previously circulated):

During consideration of this matter the Committee made the following comments:

- The New Forest Heritage Area is going to disappear so a substitute will need to be found.
- There should be a 7<sup>th</sup> challenge added, namely, that affordable housing should be made available both on the boundary of, and inside, the National Park.
- What is the status of the District Council's planning policies?

The forthcoming Local Development Framework (LDF) will allow an overhaul of all planning policies and the matter of the National Park can be included at that time.

The officer added that the New Forest National Park Authority will be drawing up it's own Local Development Framework and they will consult with neighbouring local authorities during it's drafting.

**RESOLVED – that**

- I. the Southern Area Committee note the contents of the letter from the New Forest Committee and recommend that a seventh challenge be added regarding affordable housing.

**(b). NATIONAL PARK AUTHORITY – ELECTION OF REPRESENTATIVE FROM SALISBURY DISTRICT COUNCIL**

The Committee considered the report of the Planning Officer, Forward Planning (circulated at the meeting as late correspondence):

**RESOLVED** - that

1. the Southern Area Committee recommends to Full Council that Councillor Randall represents Salisbury District Council in any matters relating to the New Forest National Park until the New Forest National Park Authority comes into existence and thereafter to be designated as the Salisbury District Council Member on the New Forest National Park Authority.
2. the Southern Area Committee recommends to Full Council that if resolution 2. above is not approved, that the designated Member to sit on the New Forest National Park Authority be a Member of the Southern Area Committee, due to the fact that the Salisbury District part of the New Forest National Park falls within the Southern Area.

**380. WILTSHIRE VILLAGE HALLS GRANTS SCHEME APPLICATIONS 2005/06 – MORGANS VALE AND WOODFALLS VILLAGE HALL**

Councillor C Mills spoke in support of the above grant application.

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

**RESOLVED** - that the Southern Area Committee:

1. approves in principle the application from Morgans Vale and Woodfalls Village Hall;
2. agrees in principle to allocate £5,143 from the 2005/06 Discretionary Fund to ensure that the project can be put forward to the March 2005 Grants Panel for potential approval, subject to a successful bid to the Grants Panel by the Village Hall.

**381. RECOMMENDATIONS OF THE SWAG REVIEW PANEL – TRANCHE 3 2004/05**

The Committee considered the schedule of recommendations of the SWAG Review Panel (previously circulated):

**RESOLVED** - that the recommendations of the SWAG Review Panel be approved as per the table below:

| Ref. no. | Application   | Panel Recommendations  |
|----------|---|--|
| 115      | <b>Brian Whitehead Sports Centre Association</b><br>To replace lighting system for indoor tennis courts.                        | <b>Refuse</b> – as the application is not a high priority and the organisation already receives substantial funding from the District Council. |
| 118      | <b>Landford Village Hall</b><br>Fund increases in the cost of steel for extension to village hall.                              | <b>Approve</b> - £4,651 from the Discretionary Fund  |
| 119      | <b>Friends of Nomansland School</b><br>To erect a secure shed to store items.   | <b>Approve</b> - £1,000  |
| 120      | <b>Blue Skies</b><br>To convert a dining and kitchen area onto a studio suitable for small-scale drama, dance and music events. | <b>Approve</b> - £2,000 towards the cost of sound equipment  |

| Ref. no. | Application  | Panel Recommendations   |
|----------|--|---|
| 121      | <b>Whiteparish Memorial Ground Charitable Trust</b><br>Refurbishment of playground.  | <b>Approve - £4,415</b>   |
| 122      | <b>Winterslow Parish Council</b><br>Landscape Tree Planting  | <b>Approve - £2,000</b> subject to the required Parish Council contribution based on tax base.  |
| 123      | <b>Grimstead Parish Council</b><br>Compulsory purchase of land for playing field.  | <b>Approve - £4,000</b> subject to the required Parish Council contribution based on tax base.<br><br>A condition of this award is that should the purchase of the land not proceed, the funds be returned to the District Council. |
| 124      | <b>Nomansland Sports Association</b><br>To provide suitable surface for existing tennis court.                                     | <b>Approve - £1,400</b>   |
| 125      | <b>Landford Parish Council</b><br>Fencing and gate for childrens play area.  | <b>Approve - £2,000</b> subject to the required Parish Council contribution based on tax base.  |
| 126      | <b>The Radnor Hall</b><br>Replacement of a sink unit with larger cupboard and whole surface and a new pull-down projection screen. | <b>Approve - £275</b>   |
| 127      | <b>Old Sarum Residents Association</b><br>Provision of a bus shelter/youth shelter   | <b>Approve - £2,000</b> from the Discretionary Fund   |
| 128      | <b>Artcare</b><br>To produce art films for broadcast on hospital system.   | <b>Refuse</b> – as this application does not meet a community need specifically for the Southern Area, and, also, the organisation has a financial reserve out of which it appears the project costs could be met.                  |

Following this allocation, both the SWAG budget and Discretionary Fund for 2004/05 have a zero balance remaining.

### 382. R2 SPENDING ON NEW RECREATIONAL FACILITIES IN DOWNTON

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

**RESOLVED** – that £5,382.55 (plus any accrued interest up to the payment date) of the R2 contributions be released by this Council to assist the funding of the recreation scheme outlined in the officers report and that the release of monies be made following receipt of invoices for the works undertaken.

### 383. OLD SARUM DEVELOPMENT BRIEF

Ms. D Dawes, a member of the Old Sarum Residents Association, spoke to advise the Committee that the Residents Association has concerns regarding the change in area of the green area adjacent to the football ground.

K Gross, of Laverstock Parish Council, advised the Committee that the Parish Council has not been advised of any changes to the brief and requested that the Parish Council be given time to consider the changes prior to a decision being made by the Southern Area Committee.

Following receipt of these statement the Committee considered the report of the Special Projects Manager (previously circulated) together with a schedule of late correspondence circulated at the meeting:

**RESOLVED** – that Members note the proposed revisions to the draft development brief, the support expressed by the City Area Committee; the decision of the Cabinet meeting of January 19<sup>th</sup>; and support adoption of the development brief as revised subject to the comments made by the

Southern Area Committee (outlined below), as setting a robust framework for delivering a very high quality mixed-use development and associated social and technical infrastructure at Old Sarum.

During consideration of this matter, the following comments were made by individual Members:

- Members support the inclusion of the Ministry of Defence (MOD) playing fields to provide a more central public open space but will only support minimal enabling development on this land, which it is understood, will be dealt with by a separate application.
- The access to the football stadium needs to be addressed and match-day parking problems rectified.
- The Football Club should develop a Travel Plan.
- The residents of Ford do not want a bus service although they support Green Lane being made suitable for pedestrians and cyclists, but do not wish an upgrade so as to prevent vehicle usage.
- There are concerns that there is no provision for worship in the brief. Salisbury District Council should liaise with Churches Together to try and rectify this situation.
- There should be cycle ways provided on the Portway.
- The traffic light system proposed should favour the traffic coming out of Old Sarum and not traffic already on the Portway.
- There is no secondary school provision in the brief and residents would need to travel to Laverstock for this need, where the schools are already oversubscribed. The 6 classroom school to meet primary educational need is likely to be insufficient to meet the demand, and initially, it is likely that the education authority will bring children to the school from some distance away to ensure initial viability. The eventual Old Sarum numbers plus the influx would require additional classrooms.
- The shop that is to be located at Old Sarum should receive a special rental discount for a period of time to allow it to become sustainable and established.
- When the development reaches the design stage, the architects should look towards the redeveloped Old Tannery site as an example of good design, as well as examples from Poundbury, Dorset.
- With regard to affordable housing, first choice should go to those people already living in the Laverstock ward.

**384. S/2004/1131 – THE BLACK BARN, COLDHARBOUR FARM, PITTON:  
AMENDMENTS TO SITE PLAN FOR PUBLIC MEETING AREA**

Mr M Judd, the applicant, spoke in support of the above amendment.

D Cole, of Pitton & Farley Parish Council, advised the Committee that the Parish Council support the amendment but have concerns relating to a need for a legal agreement for the land to be transferred to the Parish Council.

Following receipt of these statements the Committee considered the report of the Planning Officer (previously circulated) together with a schedule of late correspondence circulated at the meeting:

**RESOLVED** - that approval of the amended plans be delegated to the Head of Development Services as a basis for continuing negotiations regarding the draft section 106 Agreement subject to:

1. the size of the land to be designated as the public meeting area should not be significantly reduced in size beyond that shown on the original plans and should certainly not be greater than a linear 1.5metre loss (i.e. the distance between

the proposed house and the proposed five bar gate should not be greater than 1.5 metres).

2. the highway safety barrier to be constructed of timber;
3. if these conditions can not be met then this matter to be brought back to the Southern Area Committee for consideration.

**385. S/2004/2481 – FULL APPLICATION - DEVELOPMENT OF THREE RESIDENTIAL UNITS IN GROUNDS OF THROGMORTON HALL AT THROGMORTON HALL, PORTWAY, OLD SARUM, SALISBURY SP4 6BN FOR WIMS (UK) LTD**

R Allison, resident of Throgmorton Hall, and spokesman for the other residents, spoke to object to the above application.

K Gross, of Laverstock Parish Council, advised the Committee that the Parish Council wished to make no comment.

Following receipts 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 consideration of this application be deferred to allow time for officers to obtain further information from the Civil Aviation Authority regarding aircraft safety and also to clarify certain aspects of the application with the applicant on issues of land ownership and management.

**386. S/2004/2552 - FULL APPLICATION - TWO STOREY SIDE AND SINGLE STOREY FRONT AND REAR EXTENSIONS AT 3 CHURCH LANE, CHARLTON ALL SAINTS, SALISBURY SP5 4HE FOR MR AND MRS J MILLS**

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

**RESOLVED** - that

- (1). For the following reasons:

The scale, design, siting and materials proposed are appropriate to the general development criteria, in accordance with the adopted Salisbury District Local Plan policies.;

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 materials to be used in the construction of the external surfaces of the extension(s) hereby permitted shall match those used in the existing building

REASON: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

- (2). The applicant be advised that this decision was taken in accordance with the following policies of the adopted Salisbury District Local Plan:

|     |   |   |
|-----|---|---|
| G2  | - | General Criteria for Development                          |
| D3  | - | Good Design   |
| H3I | - | House extensions in the countryside                       |
| C6  | - | Essential Development Criteria in Special Landscape Areas |

**387. S/2004/2599 - FULL APPLICATION - DEMOLITION OF ONE DWELLING CONSTRUCTION OF TWO DETACHED HOUSES AND GARAGES AT THORNHILL, ROMSEY ROAD, WHITEPARISH, SALISBURY SP5 2SD FOR TEMPLETON WALKER**

A Jarvis, agent to the applicant, spoke in support of the above application.

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

**RESOLVED - that**

- (1). Subject to the applicant and any other relevant parties undertaking, under Section 106 of the principal act, to pay a commuted sum under policy R2 of the Salisbury District Local Plan, then for the following reasons:

The proposal will have some impact on amenities of the adjacent dwellings, by virtue of the replacement of a single storey dwelling by two two-storey dwellings. However, on balance as the site is within the Housing Policy Boundary it is considered that the proposal is acceptable.

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 development shall be carried out in strict accordance with the drawing[s] hereby approved, or with such other details as may subsequently be submitted to and approved in writing by the Local Planning Authority.

REASON: For the avoidance of doubt.

3. 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 roofs 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.

4. If within a period of 5 years from the date of the planting of any tree, that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another

tree 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.

REASON: To ensure the satisfactory establishment of the approved scheme for the landscaping of the site.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no windows/dormer windows/roof lights [other than those expressly authorised by this permission] shall be constructed.

REASON: To ensure adequate privacy for the occupants of neighbouring premises.

6. 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.

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

7. Before the commencement of development full details of a 2 metre wide footway fronting the whole development frontage to Romsey Road shall be submitted for further approval. Prior to the first occupation of the first dwelling to be occupied, the footway shall be constructed in accordance with the approved details.

REASON: In the interests of highway safety.

8. No development shall take place until details of the treatment of all 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[s].

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

9. The gradient of the access for the first 7metres measured from the nearside edge of the carriageway shall not exceed 1 in 15 as shown on drawing no.215.08

REASON: In the interests of highway and pedestrian safety.

10. Before development commences, provision for the disposal of surface water so as to prevent its discharge onto the highway details of which shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.

REASON: In the interests of highway safety.



- (2). If the applicant does not comply with (1). above the application is delegated to the Head of Development Services to refuse the proposal on non-compliance with Policy R2.
- (3). The applicant be advised that this decision has been taken in accordance with the following policies of the adopted Salisbury District Local Plan:
 

|      |                                   |
|------|-----------------------------------|
| G2   | General Criteria for Development  |
| D2   | Design Criteria for new dwellings |
| H16  | Housing Policy Boundary           |
| TR11 | Off-street car parking provision  |
| R2   | Open Space contribution           |
- (4). The Highway Authority will require a Section 278 Agreement to be in place in connection with the footway prior to the commencement of work.
- (5). 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.
- (6). WESSEX WATER. The applicant is required to protect the integrity of all systems which cross the land. Prior to the commencement of development all arrangements to protect the systems should be agreed with Wessex Water

### 388. SPECIAL DELEGATION

The Committee noted the matters determined under the Special Delegation Procedure set out as agenda item 14, namely:

Alteration to the Members nominated by the Southern Area Committee to the Council's Licensing Committee.

### 389. EXEMPT BUSINESS

**RESOLVED** - that the press and public be excluded from the meeting during consideration of agenda item 17 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 17                      Press and public to be excluded on the ground specified in Paragraphs 12 and 13 of the Act, namely that:

#### 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 17

[Land in Lyndhurst Road, Landford](#)

**390. 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 387 - 391 were considered).

The meeting concluded at 8.00 pm

Members of the Public: 20