

**THESE MINUTES SHOULD BE KEPT FOR USE BY DISTRICT COUNCILLORS
AT THE NEXT COUNCIL MEETING**

SALISBURY DISTRICT COUNCIL

Minutes of the Meeting of the **WESTERN AREA COMMITTEE** held at Nadder Middle School, Tisbury, on Thursday 20th February 2003 commencing at 4.30pm

P R E S E N T

District Councillors

Councillor M G Fowler – Chairman

Councillor Mrs S A Willan – Vice-Chairman

Councillors J A Cole-Morgan, T F Couper, E R Draper,
Mrs J A Green, J B Hooper, G E Jeans and Mrs C A Spencer

Apologies – Councillors A J A Brown-Hovelt and P D Edge

Parish Representatives

DR B Dalton (Tisbury), G Howard (Sedgehill & Semley), N Knowles (Fovant)
And E R Long-Fox (Teffont)

MINUTES NOT REQUIRING COUNCIL APPROVAL

938. PUBLIC STATEMENT/QUESTION TIME

There were no statements or questions from the public.

939. COUNCILLOR STATEMENT/QUESTION TIME

There were no statements or questions from the councillors.

940. MINUTES

RESOLVED – That the minutes of the last ordinary meeting held on 23rd January be approved as a correct record and signed by the Chairman.

941. DECLARATIONS OF INTEREST

There were no declarations of interest.

942. CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed the Committee that he would be taking an urgent matter at the end of the meeting in connection with nominations for the Working Groups of the Cranborne Chase and West Wiltshire Downs AONB.

943. COMMUNITY PLANNING AND PARTNERSHIP WORKING: ACHIEVEMENTS IN THE WESTERN AREA

Richard Sheard, Chief Executive of Salisbury District Council and Ariane Crampton, Partnership Team Manager were in attendance to speak on the work of the South Wiltshire Strategic Alliance and Community Planning.

The Chief Executive explained that the South Wiltshire Strategic Alliance (SWSA) was established in 1998 and comprised of key organisations within the South Wiltshire Area. A list of these organisations is set out in the previously circulated report.

The Chief Executive went on to highlight a recent achievement of the SWSA which was to achieve funding from the Learning and Skills Council so that Employers can invest in training for the benefit of their workforce. This represented a good example of alliance working and what the Partnership could achieve.

In terms of Community Planning, the Chief Executive explained that this had started in 1999 when consultation with the community identified priorities for each of the six community planning areas – Wilton, Mere and Tisbury fall within the Western part of Salisbury District. The SWSA tries to meet those district wide objectives identified and together with the Community Planning Leaders is here to support, enable and encourage local communities to help themselves.

In terms of the current position, a review of District-wide targets is underway and the results will be reported back to the Western Area Committee in June. The approach for the next phase of community plans is likely to differ due to lessons learned.

In the last three months the community partnership team has been increased and Ariane Crampton has been employed as the Partnership Team Manager to pull the various strands of work together and provide a performance management framework.

The Chief Executive went on to explain that the work of the Alliance and Community Planning has achieved national recognition in recent years and has been identified as a political priority for Salisbury District Council.

Following this presentation, the Chairman invited comments from Parishes and District Councillors.

Mr Long-Fox, Chairman of Teffont Parish Council raised a question in connection with the Community Planning Toolkit and Village Design Statements. Although these are not identical, both have similarities in terms of the skills and commitments required from small villages to complete the process. It would be helpful if the District Council could coordinate these two projects.

The Partnership Team Manager explained that work was now being undertaken to bring these two projects together and to avoid duplication of work by Parish Councils. She pointed out that the Village Design Statement focuses on the built environment, whereas a Parish level community plan would encompass a much wider range of issues.

Mr Howard of Sedgehill and Semley Parish Council asked for further details in relation to the District Wide Design Guide. The Planning Officer replied that the guide did not contain details about specific towns and villages, but did provide a framework and ideas about planning solutions, perhaps based on historical experience which in turn could be applied to certain areas throughout the district. It was hoped that the Council would be in a position to consult on the Design Guide later this year.

District Councillors raised their own queries in relation to the amount of money being spent on consultation, administration and production costs associated with the Community Plans. The Chief Executive explained that it is essential for the Council to have an up to date community strategy since it played an important part in the Council's performance assessment. There is also a legal duty on local authorities to produce a community strategy under the Local Government Act

2000. However, consideration would be given as to how the plans should be published next time, which would be discussed with the new administration.

RESOLVED – that the report be noted and a further report on District-wide achievements and the way forward, including cost be brought to the Western Area Committee meeting in June.

944. LAND AT PLOT NO 5672 OFF GILLINGHAM ROAD, MERE, WILTSHIRE

Further to the site visit held earlier that day, the Committee considered the previously circulated report of the Principal Planning Officer.

RESOLVED – that subject to the posting of Notices on site, giving 14 days notice of the Council's intention to issue an Enforcement Notice, and unless further information is subsequently received as a result which, in the opinion of the Head of Development Services, is material to the consideration of the issuing of an Enforcement Notice:

Then the Head of Legal and Property Services be authorised to issue an 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 planning control:

Without planning permission:

The use of the site for the stationing of a residential mobile home, its occupation as a dwelling and the erection of a timber extension thereto.

Requiring the following steps to be taken:

- (1) To cease the occupation of the mobile home as a dwelling.
- (2) To cease the use of the land for the stationing of a residential mobile home, by permanently removing it from the site.
- (3) To demolish the timber extension and remove all the demolition materials from the site.

Reasons for serving the Notice:

1. The site is in the open countryside in a Special Landscape Area, outside of the defined Housing Policy Boundary for any village, where development is strictly controlled and residential development is only permitted in limited, specified circumstances which are not applicable in this case. The development also seriously erodes the character and appearance of the surrounding countryside. To permit the residential use of the site to continue would therefore be contrary to policies G1 (i), H23, H26, H28, H32, C2 and C7 of the Adopted 1996 Salisbury District Local Plan; policies H22, H25, H26, H31, C2 and C6 of the Replacement 1998 Salisbury District Local Plan and policy DP15 of the Wiltshire County Structure Plan 2011.
2. Additionally the development, by reason of the site's remote situation and poor access to village facilities and public transport, is entirely reliant on the private

car for transport to and from the site. This does not encourage reduction in the need to travel or result in increased use of public transport, cycling and walking and therefore is counter to the objectives of sustainable development, conflicting with policy G1(i) policy DP1 (3) of the Adopted Wiltshire Structure Plan 2011.

Time Period for Compliance

1. Step One - Within three months following the date of the Notice taking effect.
2. Step Two - Within four months following the date of the Notice taking effect.
3. Step Three - Within four months following the date of the Notice taking effect.

945. PLANNING APPLICATION S/2003/122: FULL APPLICATION - FIRST FLOOR EXTENSION TO REAR (RETROSPECTIVE): PEARTREE COTTAGE THE STREET TEFFONT SALISBURY – FOR MR & MRS J F WACHER

This proposal was not considered by the Committee since the applicant had requested that the planning application be withdrawn. However, Members went on to resolve the following:-

RESOLVED - that a period of two months be allowed for further negotiations and should no acceptable resolution be achieved via a planning application then an enforcement report be brought to the April meeting of the Western Area Committee.

946. PLANNING APPLICATION S/2002/1727: FULL APPLICATION – ERECTION OF NEW DOUBLE GARAGE AND ALTERATION TO ACCESS: RIVERSDALE, HIGH STREET, FOVANT, SALISBURY – FOR DR G MORSE

Mr Hall of the Post Office in Fovant, the neighbouring property to the above proposal, spoke in objection to the application. Mr Moon, agent for the applicant, spoke in support of the proposal.

Mr Knowles, Chairman of Fovant Parish Council informed the Committee that the Parish Council had no objection to the proposed double garage itself but did feel that the imposition of a garage at this location would result in a major feature in the Conservation Area. The Parish Council was also uncertain that the proposed materials were appropriate. Furthermore, the Parish Council felt that there could still be some compromise for both the applicant and the Post Office without impacting on the light to the Post.

Following receipt of these statements, the Committee considered the previously circulated report of the Head of Development Services.

RESOLVED –

- (1) That the above application be approved subject to the following conditions:-
 1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
 2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
 3. This development shall be in accordance with the amended drawing ref: 22009 – 02 Revision B deposited with the Local Planning Authority on

23/1/03, unless otherwise agreed in writing by the Local Planning Authority.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification, no gates or other means of enclosure, other than the boundary wall indicated on amended drawing reference 22009-02 Revision B shall be erected forward of the front elevation of the dwelling known as Riversdale without the agreement of the Local Planning Authority upon the submission of a formal planning application in that behalf.

- (2) That the applicant be informed that this permission has been taken in accordance with the following policies of the adopted Salisbury District Local Plan: G1, CN12, and CN14.

947. PLANNING APPLICATION S/2002/1941 – FULL APPLICATION – ADDITIONAL FIRST FLOOR TO EXISTING EXTENSION WITH EXTENSION TO REAR: GOOSE GREEN COTTAGE, TANK LANE, BROAD CHALKE, SALISBURY – FOR ROSIE GRAY AND KEN LESLIE

Mrs Gray, the applicant spoke in support of the above proposal.

Following the receipt of the above statement and further to the site visit held earlier that day the Committee considered the previously circulated report of the Head of Development Services.

RESOLVED

- (1) that subject to the receipt of satisfactory amended plans, then the above application be approved subject to the following conditions:-
 1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
 2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
 3. This development shall be in accordance with the amended drawings ref: 907.03a & 04a deposited with the Local Planning Authority on 13th February 2003, unless otherwise agreed in writing by the Local Planning Authority.
 4. The flat roofed area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.
 5. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Goose Green Cottage.

6. Before development commences, a scheme for the discharge of surface water from the extension hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.
7. Before any development is commenced on the site, including site works of any description, all the existing trees to be retained shall be protected by a fence, of a type and in a position to be approved by the Local Planning Authority, erected around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (50mm) or more shall be left unsevered (See British Standard BS 5837:1991, entitled 'Trees in relation to Construction'.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification no windows other than those windows expressly indicated on the revised plans (907.03a & 04a) shall be constructed or inserted into any part of the extension hereby approved unless a formal planning application in that behalf has been submitted to and approved in writing by the Local Planning Authority.
9. Following the grant of this consent no trees on the site (other than those required to be removed to facilitate the approved development) shall be felled, topped or lopped without the previous written consent of the Local Planning Authority. Any trees becoming severely damaged, diseased or dying shall be replaced with others of a size, species and in a location to be agreed in writing by the Local Planning Authority.

(2) That the applicant be informed as follows:-

- (a) This permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan G1, CN12, CN14.
- (b) If a new septic tank/treatment plant is the only feasible option for the disposal of foul water, or if there is any increase in effluent volume into an existing system, a Discharge Consent will be required. This should be obtained from the Environment Agency before any discharge occurs and should be obtained before development commences.

For information, this process can take up to 4 months to complete and no guarantee can be given regarding the eventual outcome of any application, until all investigations associated with the determination have been completed and an evaluation of the proposal has been made. The applicant is advised to contact the Regulatory Water Quality Team at this office for further details on Consents to Discharge.

948. PLANNING APPLICATION S/2002/2539 – FULL APPLICATION – ERECTION OF A 20.5M FASTSITE TEMPORARY LATTICE TOWER IN ORDER TO ACCOMMODATE THREE ANTENNAS AND ONE TRANSMISSION DISH TOGETHER WITH AN ASSOCIATED EQUIPMENT CABIN AND FUEL POWERED GENERATOR: HAYS FARM OFF STREET LANE, SEDGEHILL, SHAFTESBURY – FOR AIRWAVE MM02 LTD

Mr Howard of Sedgemoor and Semley Parish Council informed the Committee that the Parish Council objected to the application, particularly since there are two other masts in the area already.

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

RESOLVED

- (1) That subject to the applicant and all persons concerned entering into a section 106 agreement under the provisions of the Town and Country Planning Act 1990 (as amended) relating to the removal of the temporary mast and all ancillary equipment, generator and base on or before 20th February 2004 within three months, then the above application be approved subject to the following conditions:-
 1. Notwithstanding the provisions of Class A of Schedule 2 (Part 24) to the Town & Country Planning (General Permitted Development) Order 2001, (or any Order revoking and re-enacting that Order), there shall be no installation, alteration or replacement of any telecommunications apparatus unless otherwise agreed in writing by the Local Planning Authority upon submission of a Planning Application in that behalf.
 2. Prior to the development commencing the applicant shall submit to and have approved in writing by the Local Planning Authority a scheme for the painted finish for the antennae, masts, equipment housings together with the finish for any compound fencing and the development shall subsequently accord with the approved scheme.
- (2) that the applicant be informed that this permission has been taken in accordance with the following policies of the adopted Salisbury District Local Plan: PS10, C7

949. PLANNING APPLICATION S/2003/0064 – REPLACEMENT WINDOWS TO REAR ELEVATION ONLY: 65 NORTH STREET, WILTON, SALISBURY – FOR G J LYNCH

This proposal was not considered by the Committee since the applicant had requested that the planning application be withdrawn. However, the Committee went on to resolve the following:-

RESOLVED - that a period of two months be allowed for further negotiations. Should no acceptable resolution be achieved in this time then an enforcement report be brought to a future meeting of the Western Area Committee, together with a joint report from Development Control/Housing Services setting out improved procedures to avoid reoccurrence of a similar situation.

950. MATTERS OF URGENCY

Although this matter did not appear on the previously circulated the Chairman declared that this item be considered by Members since a decision was required before the next Western Area Committee on 20th March.

Cranborne Chase and West Wiltshire Downs AONB

The Chairman informed the Committee that three working groups had been established in connection with the Cranborne Chase and West Wiltshire Downs AONB. These were, (1) Economic, (2) Landscape and Agriculture and (3) Social. Nominations were sought from the membership of the Western Area Committee for each of these working groups.

RESOLVED – That Councillor Brown, Portfolio Holder for Environment and Transport be informed of nominations as follows:-

1. Economic – Councillor Fowler
2. Landscape and Agriculture – Councillor Mrs Spencer
3. Social – Councillor Hooper

The meeting concluded at 8.05 p.m.