

Minutes

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

PRESENT

District Councillors

Councillor Mrs S A Willan – Chairman

Councillor Mrs J Green – Vice-Chairman

Councillors A J A Brown-Hovelt, T F Couper, E R Draper, P D Edge,
J B Hooper, G E Jeans and Mrs C A Spencer

Councillor J M Collier, Deputy Leader of the Council was in attendance
for the urgent item as set out under minute 23

Apology – Councillor J A Cole-Morgan

Parish Representatives

J B Blanchard (Donhead St Mary), B Kerwood (Teffont), Mrs Henderson (Tisbury),
Mrs Morland (Wilton), J R Pendrill (Donhead St Mary) and J Rhind-Tutt (Wilton)

MINUTES NOT REQUIRING COUNCIL APPROVAL

3. PUBLIC STATEMENT/QUESTION TIME

There were no statements or questions from the public.

4. COUNCILLOR STATEMENT/QUESTION TIME

There were no statements or questions from the councillors.

5. MINUTES

RESOLVED – That the minutes of the last ordinary meeting held on 17th April 2003 be approved as a correct record and signed by the Chairman

6. DECLARATIONS OF INTEREST

Councillor Edge declared a personal and prejudicial interest in planning application S/2003/748 since he had installed a burglar alarm in the property and withdrew from the meeting during consideration thereof.

Councillor Mrs Green declared a personal interest in planning application S/2002/2170 as a guide for Wilton Estate but was able to speak and vote on the matter.

7. CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed the Committee that there would be a presentation from Colonel Graham Parker on the A303 Re-alignment Plan and this would be taken as a matter of urgency.

8. MEMBERSHIP OF THE SWAG REVIEW PANEL

The Committee considered the matter as set out under Agenda Item 7 (previously circulated).

RESOLVED – That the South Wiltshire Area Grants Review Panel comprise the following members:-

Councillor Mrs Willan, Chairman
Councillor Mrs Green, Vice-Chairman
Councillor Brown-Hovelt
Councillor Mrs Spencer

Councillor Hooper to be appointed as a deputy to attend on those occasions where a member of the Review Panel is unable to attend.

9. THE CHILMARK TRUST – UPDATE

The Committee considered the previously circulated report prepared by Mr M G Fowler.

RESOLVED –

- (1) that Councillor Hooper be appointed as the Western Area Committee representative on Chilmark Trust and provide an update of the Trust's next meeting, anticipated for three months hence.
- (2) That a copy of the amendment to paragraph 6.5.4 of the Planning Brief for RAF Chilmark be sent to Members of the Western Area Committee, the relevant Parish Councils and the Trustees of the Chilmark Trust.

(NOTE: A copy of this amendment is attached to these minutes at Annex A for Members' information).

10. APPOINTMENTS TO OUTSIDE BODIES

The Committee considered the previously circulated report of the Member Support and information Officer.

RESOLVED – that appointments be made as follows:-

Outside Body	Appointees
Chilmark Trust	Councillor Hooper
Compton Abbas Airfield Consultative Panel	Councillor Cole-Morgan
National Association for Areas of Outstanding Natural Beauty	Councillor Hooper
St John's Hospital, Wilton (Trustees of)	Mrs Casley

Tisbury & District Youth & Community Service Committee	Councillor Hooper Councillor Mrs Green (Deputy)
Tisbury & District Sports Centre Manging Body	Mr Frankland Councillor Mrs Green, Hooper and Mrs Willan
Wiltshire County Council Youth & Community Centre Management Committee	Councillor Edge

11. PLANNING APPLICATION S/02/2031 – DEMOLITION OF DWELLING AND GARAGE, ERECTION OF 5 HOUSES WITH ASSOCIATED ACCESS AND PARKING AT WAYBACK AND LAND AT THE OLD FARMHOUSE, LOWER ROAD, QUIDHAMPTON

The Committee considered the previously circulated report of the Planning Officer on behalf of the Head of Development Services.

RESOLVED – That Conditions 11 and 12 be amended to read as follows:-

11. Nothing over 1.0 metre in height above the adjoining carriageway level should be planted, erected or maintained in front of the visibility splay lines to the east of the access with Lower Road shown in drawing No. 371-20-L06 Revision A. The wall and railings that currently form the north boundary of the dwelling known as the Old Farmhouse (within the land edged blue on the location plan) shall be lowered in accordance with the details set out in Drawing No. 371-20-L08 (received on the 8/1/03) and shall be maintained as such in perpetuity, unless otherwise agreed in writing by the Local Planning Authority. The works to achieve the visibility splay shall be undertaken prior to the first occupation of the dwellings hereby permitted.
12. Prior to the commencement of development, the wall on the western side of the access as shown on drawing No 371-20-L06 shall be reduced to 600mm in height in accordance with the scheme to be submitted to and approved in writing by the Local Planning Authority. It shall thereafter be maintained at that height unless otherwise agreed in writing by the Local Planning Authority. Thereafter, the works shall be undertaken in accordance with the approved details and be retained in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.

12. PLANNING APPLICATION S/2003/321: FULL APPLICATION - PROPOSED NEW HOUSE AND CONSTRUCTION OF NEW ACCESSES - VICTORIA ROAD, WILTON, SALISBURY – FOR MRS L MARTIN

Mr Stocken, agent for the applicant spoke in support of the above application.

Mrs Morland on behalf of Wilton Town Council informed the Committee that the Town Council supported the application, especially since there were other similar properties nearby.

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

RESOLVED –

- (1) That the above application be approved for the following reasons:-

- a. The proposal fits in with the nature and character of Victoria Road.
- b. The existing relationship between the dwellings on Victoria Road and Shaftesbury Road is no different to that proposed.

And provided that all persons concerned enter into a section 106 Agreement under the provisions of the Town and Country Planning Act 1990 (as amended) to pay a commuted sum under Policy R2 of the Salisbury District Local Plan within one month of the date of this permission, 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. This development shall be in accordance with the amended drawing[s] ref: LM/2002/16/1A received by the Local Planning Authority on 09-05-03 and LM/2002/16/2 received by the Local Planning Authority on 26-03-03, unless otherwise agreed in writing by the Local Planning Authority.
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 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 details.
4. The proposed window(s) in the west elevations shall be glazed with obscure glass to the satisfaction of the Local Planning Authority and shall be maintained in this condition thereafter.
5. There shall be no windows (other than those expressly approved by this permission) inserted into the side elevations of the dwelling hereby permitted (unless otherwise agreed in writing by the Local Planning Authority).
6. No development shall take place until details of the treatment of the southern boundary of the site has been submitted to and approved in writing by the Local Planning Authority. Such boundary treatment shall be of a height equal to or greater than that of the existing boundary fence. Any walls or fences thus approved shall be erected prior to the occupation of the building and shall be maintained at the agreed height thereafter.
7. The garage[s] shown on the approved drawing(s) shall not be converted into a habitable room without the permission in writing of the Local Planning Authority.

13. PLANNING APPLICATION S/2003/624: OUTLINE APPLICATION FOR DETACHED SINGLE DWELLING AND CONSTRUCTION OF NEW ACCESS - THE COTTAGE PITTS LANE, BISHOPSTONE, SALISBURY — FOR MR & MRS S M COLE

The Committee considered the previously circulated report of the Head of Development Services, together with the schedule of late correspondence circulated at the meeting

RESOLVED – That the above application be deferred for a site visit.

14. PLANNING APPLICATION S/2003/748 – CHANGE OF USE - FROM AGRICULTURAL TO GENERAL PURPOSE COMMERCIAL STORAGE - JERVOISE FARM, COMMBE HILL, COOMBE BISSETT, SALISBURY – FOR D E CORBIN & SONS

Mr Kilburn, agent for the applicant spoke in support of the above application.

Following the receipt of the above statement the Committee considered the previously circulated report of the Head of Development Services.

RESOLVED –

(1) That the above application be refused for the following reason:-

1. On the basis of the limited information submitted, the change of use of this barn from agricultural storage to a commercial B8 storage use would result in an increase in vehicular traffic at the substandard junction with the A354, which by reason of its width, surface and restricted visibility, is considered unsuitable to serve as a means of access to the proposed development. Consequently, the proposal would be likely to have an adverse impact on highway and pedestrian safety, contrary to policies G1 (III) & (IV); E16 (I) and; E21 (I) of the adopted Salisbury District Local Plan 1996, and policy G (I) & (II) of the replacement Salisbury District Local Plan.

(2) that the applicant be informed that this refusal has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan G1, C21, E16, E21

15. PLANNING APPLICATION S/2003/942 – FULL APPLICATION - EXTENSION OF EXISTING REDUNDANT OUTBUILDING WITHIN EXISTING PIG PEN FOOTPRINT - THE PIGGERY, COOLS FARM, EAST KNOYLE, SALISBURY – FOR MR & MRS Q EDWARDS

The above planning application was not considered by the Committee since it had been withdrawn by the applicant.

16. PLANNING APPLICATION S/2003/943 – LISTED BLDG (WKS) - EXTENSION OF EXISTING REDUNDANT AGRICULTURAL BUILDING TO PROVIDE ANCILLARY ACCOMMODATION TO LISTED FARMHOUSE - COOLS FARM, EAST KNOYLE, SALISBURY SP3 6DB – FOR MR & MRS Q EDWARDS

The above planning application was not considered by the Committee since it had been withdrawn by the applicant.

17. PLANNING APPLICATION S/2002/2170 – ADVERT APPLICATION - ONE NON-ILLUMINATED SIGN, TWO EXTERNALLY ILLUMINATED SIGNS (REPLACEMENT OF EXISTING SIGNS) (RETROSPECTIVE) - WILTON HOUSE GARDEN CENTRE, SALISBURY ROAD, WILTON, SALISBURY – FOR PALLADIAN PRODUCTS LTD

Mrs Morland on behalf of Wilton Town Council informed the Committee that the Town Council supported the application.

Following the receipt of the above statement the Committee considered the previously circulated report of the Head of Development Services, together with the schedule of late correspondence circulated at the meeting.

RESOLVED –

- (1) That the above application be approved for the following reason:-

The signs are clearly visible and it is better that the garden centre is well signed in order to reduce accidents.

And subject to the following conditions:-

1. Illuminated adverts shall comply with the guidance and recommendations of the Institute of Lighting Engineers Technical Report No.5
2. The proposed lighting shall not cause glare to trunk road users.
3. No lighting source shall be directly visible (or visible by reflection) to trunk road users.
4. To avoid distraction to trunk road users, lighting shall be static and not intermittent.

- (2) That the enforcement officer be authorised to secure the removal of the Banner advertising discounts for Senior Citizens.

18. PLANNING APPLICATION S/2003/193 - FULL APPLICATION: DEMOLITION AND REPLACEMENT OF EXISTING DWELLING AND DETACHED DOUBLE GARAGE - MINERA JENKINS CORNER, DONHEAD ST. MARY, SHAFTESBURY – FOR MR & MRS P RICHMOND

Mr Pendrill, Clerk to Donhead St Mary Parish Council informed the Committee that the Parish Council supported the application provided (a) the proposal was built at the same level as the existing house to avoid overlooking and (b) the existing house was demolished before the proposal was built.

The Chairman read out a statement on behalf of Councillor Cole-Morgan, the Ward Member for Donhead, expressing concern in relation to the height of the proposal and problems associated with overlooking.

Following receipt of the above statements and further to the site visit earlier that day, the Committee considered the previously circulated report of the Head of Development Services together with the schedule of late correspondence circulated at the meeting.

RESOLVED – that the above application be refused for the following reason:-

1. On the basis of the information submitted which does not include levels, it is considered that the proposed replacement dwelling will unduly dominate the landscape and as such, will have an adverse impact on the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, contrary to policy C6 of the Adopted Salisbury District Local Plan.

(NOTE: Members noted that in any resubmission application, the applicant should be advised that the materials from the existing dwelling should be salvaged and reused in the new dwelling).

- 19. PLANNING APPLICATION S/2003/572 - FULL APPLICATION: REPLACEMENT GARAGE, WORKSHOP AND GARAGE – FERN GROVE HOUSE, CROUCHESTON, BISHOPSTONE, SALISBURY - FOR MR & MRS D CHAPPLE –** Mr Bonney, agent for the applicant, spoke in support of the above proposal.

Following receipt of this statement, the Committee considered the previously circulated report of the Head of Development Services, together with the schedule of late correspondence circulated at the meeting.

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 outbuilding 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[s] ref: Drwg No. 03-2 Rev B & 03-3 Rev B deposited with the Local Planning Authority on 2/5/03, unless otherwise agreed in writing by the Local Planning Authority.
4. The outbuilding hereby permitted shall be used solely as ancillary accommodation to the existing dwelling (known as Ferngrove House), and shall not be occupied, sold, leased, rented or otherwise disposed of as a separate dwelling unit.
5. The garage, workshop and storage area shown on the approved drawing(s) shall not be converted into a habitable room without the permission in writing of the Local Planning Authority.

- (2) That the applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G1, C2, C6.

20. **PLANNING APPLICATION S/2003/678 – FULL APPLICATION: FIRST FLOOR EXTENSION TO REAR (RETROSPECTIVE) - PEARTREE COTTAGE, THE STREET, TEFFONT, SALISBURY – FOR COMMODORE AND MRS J WACHER**
Mr Kerwood, speaking on the behalf of Teffont Parish Council, informed the Committee that the Parish Council thought this proposal represented a reasonable compromise and would ameliorate the appearance of the building.

Following receipt of the above statement and further to the site visit earlier that day, the committee considered the previously circulated report of the Head of Development Services together with the schedule of late correspondence circulated at the meeting.

RESOLVED

- (1) That the above application be approved subject to the following conditions:-
1. The new twin-gabled roof structure and its slate covering hereby approved shall be completed to the satisfaction of the Local Planning Authority on or before the 12/06/04. Completion shall be understood to mean that the roof is weather proof and all work to it has been fully completed.
 2. The roof covering of the development hereby approved shall be natural slate, a sample of which shall be submitted to and approved in writing by the Local Planning Authority prior to its use in the building.
 3. The external surfaces of the extension hereby permitted shall be colourwashed/painted in a manner and a colour to be agreed in writing by the Local Planning Authority on or before 12/06/04. The walls shall then remain that colour thereafter unless otherwise agreed by the Local Planning Authority.
- (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, H20, CN12, CN14 and Policies G2, H18, CN8 of the Replacement Salisbury District Local Plan

NOTE: Consideration of this application resulted in discussion of the following matters (a) the relationship between Building Control and Development Services and (b) the role that Parish Councils can play in relation to reporting unauthorised development in their part of the District.

In relation to (a) above, Members were particularly concerned about those situations where Building Regulations have been obtained but applicants are unaware that they also need planning permission. Members felt that a mechanism should be in place to ensure that building does not commence in ignorance, or that it is picked up by enforcement.

RESOLVED

- (3) That a report be prepared for consideration at the Western Area Committee on 4th September, detailing the current relationship between Building Control and Development Services and including recommendations on how co-ordination between the two functions

within the one unit can be enhanced to ensure that applications are cross-referenced. The report is also to be written in light of the fact that the Building Control Service is subject to market competition.

- (4) That a letter be sent to all Parish Clerks within the Western Area (and to other parishes within Salisbury District, for information), including a request that the letter be read out at forthcoming Parish Council meetings, advising Parish Councils that they are "the eyes and ears" of the district and to report any unauthorised development to the Enforcement Team at Salisbury District Council.

21. PLANNING APPLICATION S/2003/870 – FULL APPLICATION: SINGLE STOREY EXTENSION - 1 MANOR TERRACE, KILMINGTON WARMINSTER BA126RN – FOR MR & MRS M HAINES

The Committee considered the previously circulated report of the Head of Development Services together with the schedule of late correspondence circulated at the meeting.

RESOLVED

- (1) That provided all persons concerned enter into a section 106 agreement under the provisions of the Town and Country Planning Act 1990 (as amended) to formally tie the extension to the existing dwelling known as 1 Manor Terrace so that it cannot be occupied, sold, leased, rented or otherwise disposed of as a separate dwelling, 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. The materials and finishes of the external walls and roof of the proposed development hereby permitted shall match in colour and texture those of the existing building[s].
 3. The ash tree on the north west boundary of the site shall be retained and the existing hedge on the north boundary of the site shall be maintained at a height of at least 1.5m, in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
- (2) That the applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G1, C4, C6, C24, H31, H33.
- (3) That the Enforcement Officer be requested to investigate the large steel container in the garden.

22. PLANNING APPLICATION S/2003/899 - LISTED BLDG (WKS): REMOVE THATCH ON LOWER PART OF ROOF (35 DEGREES PITCH) UP TO CHANGE IN ROOF PITCH TO STEEPER ANGLE AND REPLACE WITH SLATE TILES - 3 POST OFFICE COTTAGES, TEFFONT, SALISBURY FOR JAKE EASTHAM

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 for which permission is hereby granted must be commenced not later than the expiration of 5 years beginning with the date of this permission.
 2. No development shall take place until a sample of the slate to be used for the roof has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- (2) That the applicant be informed that this permission has been taken in accordance with the following policy/policies of the Replacement Salisbury District Local Plan: CN3 and CN8.

23. URGENT BUSINESS

Although this matter was not on the previously circulated agenda, the Chairman declared that it be considered as a matter of urgency since Colonel Parker was not able to attend the next meeting of the Western Area Committee in July and it was in the public interest to receive a presentation on this matter.

The A303 Re-alignment Plan

Colonel Parker and Mr Ellis were in attendance to present Members with information on the proposals for the A303 Re-alignment Plan.

- Colonel Parker explained that the plan was first presented to the Government Office for the South West, The Highways Agency, the National Trust and English Heritage in September 1999.
- The principal aim of the plan is the full protection of the World Heritage site at Stonehenge.
- At the moment the current proposals for construction of the re-routed A303 will affect the existing road network. However, the proposed realignment of the A303 as put forward by Colonel Parker will not interfere with the current infrastructure.

Colonel Parker outlined the advantages to the proposed A303 Re-alignment Plan as follows:-

1. **Stonehenge**
Removal of all the roads from the site and provide full conservation of the site. It will also provide improvements to the landscape setting.
2. **Bourne and Wylde**
Removal of heavy traffic from the surrounding villages
3. **Amesbury**
Removal of A303 traffic
4. **Salisbury**
Provision of an outer ring round thus removing through traffic from the city.

Colonel Parker went on to explain the costs of the proposals as follows:-

Direct Costs

Highways have estimated the following costs:

Realignment Plan	£140million
2.1km Tunnel	£193 million

Projected Costs

1.	2.1km Tunnel	£193 million
2.	Brunel Link & Harnham & Harnham Relief Road	£ 18 million
3.	Wylve Valley Relief Road	£ 37 million
4.	Salisbury Bypass	£ 50 million

		£298 million

A303 realignment	£140 million
Skew Bridge	13 million

	£153 million

Therefore the A303 alignment plan represents an overall saving of £145 million

Colonel Parker concluded by saying that the Plan needs to be properly looked at and evaluated by the relevant authorities.

The Chairman and Councillor Collier, Deputy Leader of the Council informed Members that the A303 Realignment Plan was currently being considered by Wiltshire County Council and Councillor Wren, Leader of the Council would notify Members of the comments and evaluation in due course.

The meeting concluded at 8.00pm.