

Minutes

**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 Mrs S A Willan – Chairman

Councillor Mrs J Green – Vice-Chairman

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

ApologiesL Councillor Mrs C A Spencer

Parish Representatives

Mrs D Atkins (Swallowcliffe), D Beck (Chilmark), Mr Lake (Mere), Major Porter-
Wright (Swallowcliffe), C Stanbury (Swallowcliffe)

MINUTES NOT REQUIRING COUNCIL APPROVAL

228. PUBLIC STATEMENT/QUESTION TIME

There were no statements or questions from the public.

229. COUNCILLOR STATEMENT/QUESTION TIME

Councillor Jeans asked if the following matters could be applied to the Council's Planning and Regulatory Panel:-

1. The ward member(s) of an Area Committee from where the application originated should be allowed to attend the Planning and Regulatory Panel and answer or ask questions through the Chairman of the Panel as a right and not at the Chairman's discretion.
2. Councillors should be provided with "in-depth" planning training with the option of working towards the achievement of a qualification.
3. Applications for farm dwellings that are usually submitted to the very rural area committees for planning permission and then recommended for approval to the Planning and Regulatory Panel, require a knowledge of balance sheets, farm buildings, farm animals etc. A specialist should be present at the Planning and Regulatory Panel meetings to respond to Councillors' questions. This could be expanded for other specialist applications.

With reference to point 1, the Chairman replied that the Western Area Committee supports this approach.

In relation to point 2, the Chairman replied that a training programme has been drawn up for Councillors by Development Services. If Councillors feel that they need additional training then this is left to the individual member to pursue.

In relation to point 3, Mrs Howles replied that if planning officers feel expert advice is needed in relation to a particular planning application, this advice is sought and incorporated into the report. Mrs Howles added that advice from Government under PPS7 states that the role of an independent consultant is to give factual advice on those areas where officers expertise is lacking. An independent advisor is not meant to be cross-examined by the Committee.

230. MINUTES

RESOLVED –

- (a) That the minutes of the last ordinary meeting held on 26th February 2004 (previously circulated) be approved as a correct record and signed by the Chairman, and
- (b) subject to minute 225, resolution 6 (b) being amended to read as follows: “Wiltshire County Council and Salisbury District Council **Officers undertook** to work with Wilton Town Council....” then the minutes of the special meeting held on 2nd March 2004 (previously circulated) be approved as a correct record and signed by the Chairman

231. DECLARATIONS OF INTEREST

Councillor Cole-Morgan declared a personal and prejudicial interest in Urgent Item (3), Minute 243 refers since he was a friend of the applicant and withdrew from the meeting during consideration thereof.

232. CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed Members that Councillor Mrs Spencer had recently had a riding accident and broken her back. She would be in plaster for the next six weeks, followed by a course of physio. The Chairman invited Members to sign the get well card for Councillor Mrs Spencer.

233. PLANNING APPLICATION S/2004/152 – FULL APPLICATION – DEMOLISH EXISTING BUNGALOW AND ERECT 2 DETACHED CHALET BUNGALOWS AND GARAGES: WESTLEIGH, LEIGH LANE, EAST KNOYLE, SALISBURY – FOR MR E MALDEN

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 refused for the following reasons:-
 - I. The proposed dwellings, by reason of the excessive size, bulk and height of their roof form, and partially blank front elevation, would have an unappealing and dominant appearance, harmful to the character and appearance of the area. This would fail to preserve the natural beauty of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. In this respect the

development would be contrary to policies H16 and D3 of the Replacement Salisbury District Local Plan.

2. The proposed development would result in additional traffic using the junction between Shaftesbury Road and Leigh Lane, which has inadequate visibility. It would be inadequate and unsuitable to serve as a means of access to the proposed development and, to encourage and increase its use would be contrary to Policy G2 of the Replacement Salisbury District Local Plan.
 3. The proposed development, in that it involves private drainage facilities that would not make use of the public sewer system, would be contrary to the advice in Department of the Environment circular 3/99 and policy G5 of the adopted Salisbury District Local Plan.
 4. In that the proposed development makes inadequate provision for recreational open space, it would be contrary to policy R2 of the Replacement Salisbury District Local Plan.
- (2) That the applicant be informed that the above decision has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

G2, H16, R2, D3, C4, C5

234. PLANNING APPLICATION S/2004/235: FULL APPLICATION – GROUND AND FIRST FLOOR EXTENSION TO FORM ADDITIONAL BEDROOM ENSUITE: MEADOWSIDE, CHARLTON, SHAFTESBURY – FOR MR BRAUND

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:-

On balance, although the side extension represents an increase in the bulk of the dwelling, it complies with the criteria of policy H31 (extensions in the countryside) in that it is subservient to the existing dwelling and does not substantially alter its character;

And 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 secure a harmonious form of development.

3. Notwithstanding the provisions of Classes a, b and c 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 alterations to the extension hereby permitted, no additional insertion of windows nor any alterations to the roofs unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: In the interests of visual amenity and the amenities of adjoining occupiers.

- (2) That the applicant be informed that the above permission has been taken in accordance with policy H31 of the adopted Salisbury District Local Plan.

235. PLANNING APPLICATION S/2004/308: CHANGE OF USE – FROM AGRICULTURAL TO TENNIS COURT AND FENCING: CASTLE GROUND FARM, LOWER ZEALS, WARMINSTER – FOR MR AND MRS Q SKINNER
Mr Skinner, the applicant, spoke in support of the above proposal.

Following receipt of these statements and further to the site visit held 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 for the following reason:-

The proposed tennis court would improve the viability of the holiday let and the benefits to the local economy outweigh any detriment to the landscape. Therefore it is considered to conform with the Adopted Salisbury District Local Plan, policy C1, C2 and C6.

And 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. A line of trees shall be planted in accordance with details to be submitted to and approved in writing to the Local Planning Authority along the southern boundary of the site. It shall be properly maintained in perpetuity including replacement of any trees which die, are removed or become damaged or diseased with trees of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity.

3. There shall be no floodlighting erected in conjunction with the tennis court hereby granted consent.

Reason: In the interests of the amenities of neighbouring dwelling[s].

4. The tennis court hereby permitted shall be used solely as ancillary accommodation to the holiday let associated with the property (known as Castle Ground Farm) and shall not be occupied, sold, leased, rented or otherwise disposed of as a separate unit.

Reason: In order that the Local Planning Authority may retain planning control over the use of the premises.

5. The court, netting and posts of the tennis court hereby permitted shall be green in colour and shall thereafter be retained unless otherwise agreed in writing with the Local Planning Authority.

Reason: To secure a harmonious form of development.

236. PLANNING APPLICATION S/2004/323 – FULL APPLICATION – RAISING OF ROOF OVER KITCHEN TO ACCOMMODATE EXTENSION TO ROOF SPACE: 12 ST EDITHS CLOSE, WILTON, SALISBURY – FOR MR AND MRS O LEE-BOALER

Mr Condliffe, agent for the applicant spoke in support of the above proposal.

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 refused for the following reason:-

The proposed extension of the dwelling in the manner proposed, would significantly alter and adversely affect the simple character of the existing building and would reduce the amenities currently enjoyed by adjacent residents. Consequently, the proposal would be contrary to policies G2 and D3 of the Adopted Salisbury District Local Plan.

- (2) That the applicant be informed that the above decision has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

Policy G2	General Development Guidance
Policy D3	General Design Guidance

237. PLANNING APPLICATION S/2003/1762 – FULL APPLICATION – MODERNISATION OF INTERIOR OF BUILDING AND CONSTRUCTION OF ROOF OVER WALLED YARD AT REAR: GROVE BUILDING, CHURCH STREET, MERE, WARMINSTER – FOR PCC ST MICHAEL’S CHURCH MERE

Mr Ramsley of the Parochial Church Council spoke in support of the above application.

Mr Lake of Mere Parish Council informed the Committee that the Parish Council had no objection to the application and fully supported the modernisation of the hall.

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, together with the schedule of late correspondence circulated at the meeting.

RESOLVED –

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

It is considered that the alterations as proposed will have an adverse impact on the overall character of the Grade II listed building contrary to policies CN3 and CN5.

- (2) That the applicant be informed that the above decision has been made in accordance with the following policy/policies of the adopted Salisbury District Local Plan:
G2 (General), CN3 CN5 (Listed buildings), PSI (Community facilities)

238. PLANNING APPLICATION S/2003/1790 – LISTED BUILDING (WKS) – MODERNISATION OF INTERIOR OF BUILDING AND CONSTRUCTION OF ROOF OVER WALLED YARD AT REAR : GROVE BUILDING, CHURCH STREET, MERE, WARMINSTER – FOR PARISH CHURCH OF ST MICHAEL’S

Further to the site visit held 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 refused for the following reason:-

It is considered that the alterations as proposed will have an adverse impact on the overall character of the Grade II listed building contrary to policies CN3 and CN5.

- (2) That the applicant be informed that the above decision has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

G2 (General), CN3 CN5 (Listed buildings)

239. PLANNING APPLICATION S/2003/1663 – FULL APPLICATION – ERECTION OF 4 DWELLINGS AND GARAGES AND CONSTRUCTION OF NEW ACCESS AND SUB STATION: LAND ADJOINING – FORGE COTTAGE, CHILMARK – FOR WILLTON HOMES LTD

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 the consultant engineer’s report on drainage.

(NOTE: The Committee requests that the Senior Environmental Health Officer be present at the meeting when this application is considered)

240. PLANNING APPLICATION S/2003/2617 - FULL APPLICATION – CONVERSION AND EXTENSION OF OUTBUILDINGS TO FORM SINGLE DWELLING AND CONSTRUCTION OF NEW PEDESTRIAN ACCESS: THE ROYAL OAK PUBLIC HOUSE, SWALLOWCLIFFE, SALISBURY – FOR INNTOWN PUBS LIMITED

Mrs Ralphs, resident of Swallowcliffe spoke in objection to the above application.

Mr Davies, agent for the applicant spoke in support of the above proposal.

Major Porter-Wright of Swallowcliffe Parish Council informed the Committee that the Parish Council objected to the application for a number of reasons : cars would have to back in and out onto the main road thereby compromising highway safety; the proposal would have an adverse impact on the pub garden and the linkage of sewerage to the pub's system was a matter of concern.

Following receipt of these statements and further to the site visit held 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 refused for the following reasons:-

1. The screening between the public house car park and the proposed dwelling that would be necessary to provide reasonable living conditions for the occupiers of the dwelling and the resultant physical interruption and separation between the Royal Oak and its outbuilding, would harm the character and appearance of the Conservation Area and the setting of the adjacent listed building. It would therefore conflict with policies HI9, CN3, CN5, CN8 and D8 of the Adopted Replacement Salisbury District Local Plan.
2. The proposed garage, by reason of its positioning, would intrude into an open area, harming the character and appearance of the Conservation Area and the setting of the adjacent listed building. It would therefore conflict with policies CN3, CN5, D3 and CN8 of the Adopted Replacement Salisbury District Local Plan.
3. The proposed development, in that it does not make provision for recreational public open space, would be contrary to Policy R2 of the Replacement Salisbury District Local Plan.

241. PLANNING APPLICATION S/2003/2618 – LISTED BUILDING WORKS – EXTENSION OF OUTBUILDING AND CONVERSION TO FORM NEW DWELLING: THE ROYAL OAK PUBLIC HOUSE, SWALLOWCLIFFE, SALISBURY – FOR INNTOWN PUBS LIMITED

Further to the site visit held 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 refused for the following reasons:-

1. The screening between the public house car park and the proposed dwelling that would be necessary to provide reasonable living conditions for the occupiers of the dwelling and the resultant physical interruption and separation between the Royal Oak and its outbuilding, would harm the character and appearance of the Conservation Area and the setting of the adjacent listed building. It would therefore conflict with policies CN3, CN5 and CN8 of the Adopted Replacement Salisbury District Local Plan.
2. The proposed garage, by reason of its positioning, would intrude into an open area, harming the character and appearance of the

Conservation Area and the setting of the adjacent listed building. It would therefore conflict with policies CN3, CN5 and CN8 of the Adopted Replacement Salisbury District Local Plan.

242. RAF CHILMARK

Councillor Hooper provided members with an update on RAF Chilmark.

He informed Members that the Trust will continue until the end of the financial year 2004/2005, i.e March 2005. The site has now been acquired by Chilmark Rare Stone. The owner wishes to see minimum development of the site, but if there is a need to expand, permission will be sought in line with the existing development brief.

The new owner is bound by the strict SSSI regulations applying to the site and also the existence of bat caves. The owner will continue to meet with the Forward Planning Unit at the Council to ensure sympathetic development of the site and the Council's Economic Development Service has also offered to support the new owner of the site.

The Chairman thanked Councillor Hooper for providing the Committee with this update and requested that he continue to keep Members informed of progress.

243. NEW MICROPHONE EQUIPMENT

The Committee noted the matter as set out under Agenda Item 9 (previously circulated).

RESOLVED – That the remaining discretionary funds of £3,360 be released for the purchase of new microphone equipment from Phoenix Technologies.

244. URGENT BUSINESS

Although these matters did not appear on the previously circulated agenda for the meeting the Chairman declared that they be taken as matters of urgency since consideration of these items was required before the date of the next meeting.

1. Update on the Grove House Hotel, Ludwell

Councillor Cole-Morgan made reference to the recently circulated update (circulated under cover letter, dated 22nd March). He stated that the imposition of a £700 fine was insufficient considering the breach of conditions committed by the developer. Councillor Cole-Morgan requested that representations should be made to the relevant Government Body to ensure that in cases such as these, commensurate fines should be imposed on developers.

RESOLVED – that the Monitoring Officer write to the relevant body at the Office for the Deputy Prime Minister and circulate the response received to Members for information.

2. Rural Post Offices

Councillor Hooper informed the Committee that he had been approached by the Tisbury Post Master and had been told that Post Office Counters were withdrawing high value stamps (anything above £1.50). As a result the Post Master would need to invest in a franking machine and this would result in a loss of revenue for the post office.

Councillor Hooper informed the Committee that Post Office Counters had not undertaken a formal consultation in relation to this matter and asked that fellow Members pursue this issue with their own rural post offices.

3. **Stainer's Yard, Swallowcliffe**

Councillor Mrs Green reminded Members that at the Western Area Committee held on 12th January 2004, the Committee had resolved that enforcement action be taken. In view of correspondence from October 1997, Councillor Mrs Green requested that a response to this and an update be brought back to next Western Area Committee.

The Monitoring Officer replied that the enforcement notice has been issued and is being served. The notice will take effect in just over four weeks, after which date there are specified periods for compliance. An update would be circulated to Members once the notice has taken effect.

The meeting concluded at 8.05pm