

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, T F Couper, E R Draper, P D Edge,
J B Hooper and G E Jeans

Apologies Councillors J A Cole-Morgan and Mrs C A Spencer

Parish Representatives

K Attenborough (Ebbesbourne Wake), Colonel Beard (Tollard Royal),
Mr Beck (Chilmark), Mr Carlyle-Clarke (Tollard Royal), G Flower (West Tisbury),
Mrs Henderson (Tisbury), Mr Lake (Mere), W G Lockyer (Dinton)
and R Long-Fox (Teffont)

MINUTES NOT REQUIRING COUNCIL APPROVAL

245. PUBLIC STATEMENT/QUESTION TIME

There were no statements or questions from the public.

246. COUNCILLOR STATEMENT/QUESTION TIME

Councillor Brown-Hovelt expressed a concern over how the FASTRACK application for 44 North Street, Wilton was handled and he requested that this issue be investigated and an answer to the concerns be given at the next Western Area Committee.

Councillor Edge commented that he had referred it to the Committee for consideration and that the officer's recommendation was to refuse the application. He also noted that whilst he was happy with the officer's recommendation, FASTRACK did set a precedent and these issues do need to be considered.

The Chairman informed Members that she would look into this matter and report back to the Ward Members.

Councillor Hooper asked if there could be some guarantee that ward members would not be overlooked as a result of FASTRACK.

The Chairman commented that there is still scope for the Parishes to raise the issue through their district Councillor and Mrs Howles (North –West Area Team Leader) added that if officers recommended refusal in relation to an application, Ward Members would be automatically informed.

Councillor Jeans drew Members' attention to a letter he had received from the Portfolio holder for Planning, Councillor J Noeken, which acknowledged that there will be occasions when local opinion will be such that the local member will need to enter into a dialogue with the Head of Development Services to explore whether or not, on a material planning consideration, the matter should be referred to an Area Committee, based on the high level of public engagement.

247. MINUTES

RESOLVED – That the minutes of the last ordinary meeting held on 25th March 2004 be approved as a correct record and signed by the Chairman

248. DECLARATIONS OF INTEREST

Councillor Brown-Hovelt declared a personal interest in planning application S/2004/531 as the applicant was a friend but was able to speak and vote on the matter.

249. CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed Members that she had received a letter from Councillor Mrs Spencer thanking the Committee for the get well card and stating that she was recovering well and hoped to be able to drive again shortly. Councillor Mrs Spencer was anticipating a return to her duties in the near future.

The Chairman informed Members that Natasha Styles, Forward Planning Officer would be leaving Salisbury District Council at the end of the month to take up her new position at Basingstoke and Deane District Council. On behalf of the Council, the Chairman thanked Natasha for all her work and wished her well in her new job.

250. RELEASE OF R2 CONTRIBUTIONS FOR WEST TISBURY PARISH COUNCIL

Mr Flower of West Tisbury Parish Council informed the Committee that the Parish Council would very grateful for the release of these funds to allow the Parish Council to progress the project.

Following receipt of this statement, the Committee considered the previously circulated report of the Forward Planning Officer.

RESOLVED – That £2,268 of 'R2' contributions be approved for release by this Committee for the funding of the recreation scheme outlined in the previously circulated report, and that the release of the monies be made following receipt of invoices for the works undertaken.

251. COMMUNITY AREA PLANS AND LOCAL PLAN ACTIVITY

The Chairman, Councillor Mrs Willan, gave a presentation to the Committee (attached at **Annex A** to these minutes). Lindsey Brown, Partnership Manager was also in attendance and emphasised that the focus of these plans was on a bottom-up approach. It was important not to duplicate work already being carried out and the intention was to add value to what was already happening. This would represent the best use of the resources available.

Following the presentation, the Committee considered the previously circulated report of the Partnership Team Manager

During a discussion that followed, the following points were raised:

- Mr Long-Fox of Teffont Parish Council informed the Committee that he had spent nearly a year trying to get the village to agree to the development of a community plan. During the process, he had encountered two major obstacles - cynicism and apathy. However, the feedback received during this process did represent a positive outcome. Residents had expressed their desire to keep the village of Teffont looking as it did now and as a result, a village design statement may represent the best way forward.
- Lindsey Brown stated that the way to overcome apathy was to find the best solution for each individual area. The intention was to bring communities together and not divide them.
- Mr Long-Fox also commented that when he had attended a Community Area meeting in Wilton, the focus had been on Wilton and he felt that it had been difficult to get outlying villages involved in the process.
- The Partnership Team Manager replied that Community Plans are about all areas and not just the larger rural settlements. Wilton has acquired Market and Coastal Town funding and therefore does have a responsibility to consider the issues that affect the smaller surrounding parishes.
- Mrs Henderson of Tisbury Parish Council asked what are the disadvantages of not joining the Community Planning process?
- Lindsey Brown replied that there is no requirement for any parish to join if they do not wish to. However, it is easier to get funding for projects when parishes have grouped together to work on a project. Therefore if parishes do not participate in the process they may find themselves having to compete with much larger organised groups of parishes for funding.
- Some Councillors felt that the first generation of plans had not really achieved very much and this has led to scepticism about the second generation of plans.
- The view was expressed that there was still too much top-down control and a further suggestion was made that it would be much more helpful to ask people an open question of what they want rather than suggesting things to them. However, it was commented that at Community Planning meetings this is exactly what happens already.
- There was a suggestion that whilst Parishes and local communities could be more active in the Community Planning process and have more autonomy, District Councillors also needed more information and support from officers to assist the process.

RESOLVED –

- (1) That Councillors encourage Parish Councils to comment on draft area plan
- (2) That Area Committees provide feedback to the Partnership Team Manager on draft plan
- (3) That Councillors and Area Committees act as advocates for local level and area community planning

(NOTE: Councillor Hooper requested that his dissent to this decision be recorded)

252. PLANNING APPLICATION S/2004/0338 – CHANGE OF USE TO PROVIDE TENNIS COURT: HATTS COTTAGE (LAND ADJ TO) HATTS LANE, SEMLEY SHAFTESBURY - FOR ANNE EVERALL

The Committee did not consider this application as it had been withdrawn by the applicant.

253. PLANNING APPLICATION S/2004/374: FULL APPLICATION – PROPOSED BUNGALOW AND INTEGRAL GARAGE: EBBLE CLOSE DUCK STREET, EBBESBOURNE WAKE SALISBURY – FOR MR D GOODFELLOW

Mr Attenborough, Parish Clerk for Ebbesbourne Wake Parish Council informed the Committee that the Parish Council supported the application.

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 the above application be approved for the following reason:-

The proposed development would preserve the character and appearance of the Conservation Area and Area of Outstanding Natural Beauty and would comply with the Local Plan Policies G2, C5, D2, CN8, H19 and R2

And provided all persons concerned enter into a section 106 Agreement under the provisions of the Town and Country Planning Act 1990 (as amended) for the provision of recreation open space under policy R2 of the Adopted Salisbury District Local Plan, 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.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. Before development commences, a scheme for the discharge of foul and surface water drainage from the building hereby permitted shall be submitted to and approved by the Local Planning Authority and shall be carried out as approved.

Reason: To ensure the river environment is contained.

3. Prior to the commencement of development, a method statement to demonstrate that construction will safeguard the river corridor shall be submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in accordance with that method statement.

Reason: To ensure the river environment is maintained.

4. Prior to the first occupation of the dwelling hereby approved, all debris on site shall be removed.

Reason: In the interests of the character and appearance of the area.

5. 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 approved details.

Reason: To develop a harmonious form of development.

6. 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.

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.

254. PLANNING APPLICATION S/2003/2559: FULL APPLICATION -ERECTION OF NEW DWELLING AND ACCESS. THE RESTORATION/ALTERATION & EXTENSION OF THE VILLAGE HALL FUNDED BY THE ERECTION OF A NEW DWELLING AS INDICATED ON THE ENCLOSED DRAWINGS: THE VILLAGE HALL SITE, TOLLARD ROYAL, SALISBURY – FOR THE RUSHMORE ESTATE

Mr McIndoe a resident of Tollard Royal spoke in objection to the application on behalf of himself and a number of other residents.

Mr Thomson, Architect for the Rushmore Estate, spoke in support of the application.

The Chairman of Tollard Royal Parish Council, informed the Committee that the majority of the Parish Council was in favour of the application.

Following receipt of these statements and further to a site visit held earlier that afternoon, 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 proposed dwelling would result in the loss of an important area of open space that contributes to the rural character of the village, failing to preserve the character and appearance of the Conservation Area and causing detriment to the visual amenities of the Area of Outstanding Natural Beauty. In this respect it would be contrary to policies D2, H19, CN8 and CN10 of the Replacement Salisbury District Local Plan.
 2. The proposed alterations to the village hall, in that they would involve the removal of thatch and replacement with clay tiles on a prominent building in the village, would harm the character and appearance of the Conservation Area. In this respect, the proposed development would be contrary to policy CN8 of the Replacement Salisbury District Local Plan.

3. In that the proposal would not make adequate contribution towards the provision of recreational open space, it would be contrary to policy R2 of the Replacement Salisbury District Local Plan.

255. PLANNING APPLICATION S/2004/394 – FULL APPLICATION -ENLARGE DORMER WINDOW AND REMOVE SMALL DORMER: GLEDHILLS, TEFFONT SALISBURY - FOR MR & MRS R MOFFAT

Mr Moffat, the applicant, spoke in support of the application.

Mr Long-Fox of Teffont Parish Council informed the Committee that the Parish Council objected to 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 proposal is considered not to have an adverse impact on the character of the settlement and surrounding area and will avoid unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers. Therefore it is considered to conform with Adopted Salisbury District Local Plan G2, D3, CN8, C5, H19.

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.

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

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].

To secure a harmonious form of development.

- (2) That the applicant be informed that the above permission 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
Policy C5	Development within the AONB
Policy CN8	Development within a Conservation Area
Policy H19	Development within a Housing Restraint Area

256. PLANNING APPLICATION S/2004/456 – FULL APPLICATION -EXTENSION TO THE REAR OF THE COTTAGE TO PROVIDE STUDY AND BEDROOM: GLADWYN HIGH STREET, HINDON SALISBURY – FOR GEORGE TYE

Miss Davies of Hindon Parish Council informed the Committee that the Parish Council objected to the application.

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

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

(NOTE: Members are respectfully requested to note that if an item appears on the agenda which they consider would benefit from a site visit, this should be requested as soon as the agenda is published, so that the site visit can be added to the list of visits for the meeting.)

257. PLANNING APPLICATION S/2004/518 – FULL APPLICATION – ERECT PUBLIC HOUSE AND DEMOLISH EXISTING AND ALTERATION TO ACCESS: CLEMENTS LANE, MERE WARMINSTER – FOR C G FRY & SON LTD

Mr Fry, the Managing Director of Fry & Son Ltd, the applicant, spoke in support of the above proposal.

Mr Lake of Mere Parish Council informed the Committee that the Parish Council objected to the above application.

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

RESOLVED – that subject to the provision of amended plans to enlarge the “public” areas of the pub to give greater flexibility for community use, then the above application be delegated to the Head of Development Services to approve, subject to the Parish Council having no objection to the amended plans.

Should the Parish object, the matter will be referred back to the Western Area Committee for determination.

258. PLANNING APPLICATION S/2004/531 – FULL APPLICATION -TWO STOREY EXTENSION, UTILITY, MUSIC ROOM, BEDROOM, ENSUITE BATHROOM, PORCH AND DOUBLE GARAGE: 11 WASHERN CLOSE BULBRIDGE WILTON SALISBURY – FOR MR & MRS H JOHNSON

Mr Johnson, 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.

RESOLVED – That the above application be approved for the following reason:-

The proposal is an acceptable form of development which does not cause demonstrable harm to visual or neighbour amenity or highway safety in accordance with policies G2 and D3 of the Adopted Salisbury District Local Plan.

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 proposed extension and the garage to the existing

dwelling 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.

3. Details of turning space to serve the garage hereby approved shall be submitted to and approved by the Local Planning Authority. The turning space shall be constructed in accordance with approved plans prior to the garage hereby approved being brought into use and shall be maintained in this condition thereafter.

Reason: In the interest of highway safety.

- (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	Purpose Neighbour amenity and highway safety
Policy D3	Visual amenity

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

Mr Pattenden, a nearby resident, spoke in objection to the above application.

Mr Salinger, the scheme developer speaking on behalf of the applicant, spoke in support of the above application.

Mr Beck of Chilmark Parish Council informed the Committee that the Parish Council was concerned that the risk of flooding would increase as a result of this application.

Following the receipt of the above statements 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):-
 - (a) to pay a commuted sum under policy R2 of the Salisbury District Local Plan and
 - (b) to provide a maintenance schedule for the drainage system with details of what maintenance needs to be undertaken, when it is to be undertaken, how it is to be undertaken and by whom, is submitted to and approved in writing by the Local Planning Authority, within three months of the date of this permission,

then the above application be approved subject to the following conditions:

- I. 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. This development shall be in accordance with the following drawings & documents : ref: 0304-1C deposited with the Local Planning Authority on 20/08/2003 and 0304-D1,0304-D2,, 0304-D3, 0304-D4,0304-D5, 0304-6, 0304-11a, 0304-21a, 0304-31, 0304-41, 4037-01A deposited on 5/08/03 , drawing 0304-20 D & revised street elevations received 19/03/04 and Drawing 4246-01 Rev C received 7/04/04 , Revised Drainage Calculations dated March 2004 – 3 pages of explanation, 3 pages of calculation, 2 pages from manufacturers brochures, Collings & Co. Site Survey Plan marked up to show trial pit and borehole locations and SSP drawing 4246-02 comprising a long section through the site with chalk levels Addendum to Drainage Calculations dated 31-03-04 – one addendum sheet and 3 pages of calculation unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt & to secure a harmonious form of development and a satisfactory method of surface water drainage.

3. 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.

4. The walling materials for plots 1,2 & 3 shall be natural Chilmark stone laid to course with a smooth face. Plot 4 and the garages shall be natural Chilmark stone laid to course and horizontal timber boarding which shall be stained in accordance with details to be submitted and approved by the Local Planning Authority.

Reason: To secure a harmonious form of development.

5. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

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.

6. 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; 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: To enable the Local Planning Authority to secure the satisfactory implementation of all approved landscaping works, in the interests of visual amenity.

7. None of the buildings hereby permitted shall be occupied until all necessary works for the drainage of foul and surface water from that building have been completed in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development is provided with a satisfactory means of foul and surface water disposal.

8. All existing buildings on the site shall be demolished, and the debris resulting therefrom shall be removed from the site, before the commencement of development hereby permitted.

Reason: In the interests of the amenity of the locality.

9. Before the dwellings hereby permitted are occupied, details of surfacing of the driveway shall be submitted to and approved in writing by Local Planning Authority and be carried out as approved. Between the edge of the carriageway and the gates shown on the approved drawing it shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with a scheme which shall have been submitted to and approved by the local planning authority.

Reason: In the interests of highway safety and to ensure a permeable surface in the interests of surface water drainage. .

10. The gradient of the proposed access shall not exceed 1 in 15 for the first 4.5 metres as measured from the nearside edge of the carriageway.

Reason: In the interests of highway safety.

11. Any gates to close the new electricity sub station must not obstruct the public highway when in the open position. (note this will necessitate them being of a type to open flat back against the front walls)

Reason: In the interests of highway safety.

12. Before the dwellings hereby permitted are occupied, a set of full working drawings of the approved drainage scheme as built and details of the provision for the ongoing maintenance of that scheme, shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure a satisfactory means of drainage of surface water from the buildings and land in perpetuity.

13. Notwithstanding the provisions of Class[es] A,B,C,D,E,F & G 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 nor hardstandings or oil tanks within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: The site contains a complex drainage system and the Local Planning Authority require control of any future development to ensure that the integrity to the drainage system is not compromised.

- (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, CN12, G1, H16, R2
- (3) That the applicant's attention be drawn to the requirements of Wessex Water for the protection of their infrastructure.
- (4) That the applicant be informed that if they do 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.

260. REQUEST FOR DISCRETIONARY FUNDS FROM BROAD CHALKE VILLAGE HALL

The Committee considered the matter as set out under Agenda Item 10 (previously circulated).

Mr Hitchings spoke in support of the proposal.

RESOLVED That £3,000 be granted to Broadchalke Village Hall Appeal from the Western Area Committee's discretionary budget to help them meet the VAT costs of the improvement of Broadchalke Village Hall to meet the Disability Act Standards.

The meeting concluded at 8.05pm.

Members of the public present: 23