

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 C A Spencer – Chairman –
in the Chair for those items detailed under minutes 263 - 271
Councillor Mrs J Green – Vice-Chairman –
in the Chair for those items detailed under minutes 272 -281

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

Apology – Councillor T F Couper

County Councillor

C Read (Mere Division)

Parish Representatives

P Boyles (Chilmark), J Chambers (Zeals), Mrs L Coffin (East Knoyle),
Miss Davies (Hindon), C Maycock (Hindon), G Medley (Tisbury),
M Sumner (Sutton Mandeville) and R D Wright (Sutton Mandeville)

Apology: Swallowcliffe Parish Council

MINUTES NOT REQUIRING COUNCIL APPROVAL

263. PUBLIC STATEMENT/QUESTION TIME

There were no statements or questions from the public.

264. COUNCILLOR STATEMENT/QUESTION TIME

Councillor Hooper welcomed the Chairman back to the Western Area Committee after her riding accident.

265. MINUTES

RESOLVED – That the minutes of the last ordinary meeting held on 22nd April 2004 be approved as a correct record and signed by the Chairman

(NOTE: Miss Davies of Hindon Parish Council was in attendance at the meeting on 22nd April, but her name was omitted from the attendance list)

266. DECLARATIONS OF INTEREST

Councillor Cole-Morgan declared a personal and prejudicial interest in Planning Application S/2004/680 since he was a friend of the applicant and withdrew from the meeting during consideration thereof.

Councillor Edge declared a personal interest in Agenda Item 10, SWAG application W004 since he was a member of Wilton Drama Group but was not required to leave the meeting and could speak and vote on the matter.

Councillor Jeans declared a personal interest in Agenda Item 10, SWAG application W001, since his wife was a District Commissioner for the Guides, but was not required to leave the meeting and could speak and vote on the matter.

Councillor Mrs Willan declared a personal and prejudicial interest in Planning Application S/2004/649 since her husband was the applicant and withdrew from the meeting during consideration of the item.

267. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following statement in relation to planning application S/2004/0425:44 North Street, Wilton:-

“The planning item referred to by Councillor Brown-Hovelt at last month’s meeting concerned an amendment to access application made by a resident of what is now agreed is an unclassified road.

A local resident, who believed that the road was classified, had brought the work to the attention of the planning office, the Head of whom instructed the enforcement officer to investigate.

On investigation, the enforcement officer discovered that the road was unclassified and the owner did not need to make an application.

As a result of this the householder has received an apology from the Planning Office, has had his application fee refunded and the records have been updated regarding the status of the road.”

Further to the Western Area Committee held on 25 March 2004 and the query raised by Councillor Cole-Morgan concerning the level of fines that can be imposed on conviction of a breach of condition notice (minute 244 refers), the Chairman informed Members that the following response had been received from the Office for the Deputy Prime Minister:-

“We are aware that there is a perception that the level of fines imposed by the Courts do not adequately reflect either the effort involved in pursuing a successful conviction or the financial benefit which has been accrued as a result of the breach.

We are currently reviewing the planning enforcement system in England and one of the issues we are looking at includes the levels of fines for breaches of planning control. We asked for views on whether the levels of fines Magistrates are able to impose is adequate. We are now

considering options with a view to recommending the way forward. We expect to make an announcement about the review later this year”.

268. WILTON, MERE AND TISBURY COMMUNITY AREA PLANS

The Committee received a powerpoint presentation from Lindsey Brown, Partnership Team Manager. This set out the current position of the draft community area plans and feedback from Councillors on their respective areas was sought.

Discussion of the three plans within the Western Area then took place and the following comments were made:-

- It was noted that whilst each of the plans would be distinct from one another, common themes such as action and SMART objectives should be included.
- The inclusion of an action column as for the Nadder Valley Community Plan would be useful for the other community areas since it would clearly indicate who was accountable for specific action.
- At the end of the process and the production of the community plan, relevant people/organisations should be invited to attend the Western Area committee to explain their progress and how objectives have been met.
- Despite the usefulness of community area plans, it was important not to generalise since each village had different needs.
- At the moment the plans focus on five years from now - perhaps longer term objectives should be included.
- It is important to keep track of the costs associated with community planning, e.g. in terms of how much each of the South Wiltshire Strategic Alliance partners contribute. Lindsey replied that work was being undertaken on how best to engage all the SWSA partners and to find a way of working together that would provide added value.

RESOLVED – That an annual report be provided to the Western Area Committee, monitoring and evaluating the progress of each of the community area plans.

269. PLANNING APPLICATION S/2004/671 – FULL APPLICATION -DEMOLISH BUNGALOW. ERECT TWO STOREY DWELLING: WHITMARSH SUTTON ROW, SUTTON MANDEVILLE SALISBURY – FOR MR & MRS C J H OVER

Mr Over, the applicant spoke in support of the above proposal.

Mr Wright of Sutton Mandeville Parish Council informed the Committee that the Parish Council had no objection to the application.

Following receipt of these statements, the Committee considered the previously circulated report of the Planning Officer on behalf 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 replacement dwelling, by reason of its increase in size when compared to the existing dwelling, and because of its excessive roof form and design, would have a greater impact on the open countryside, harming its character and appearance, and failing to preserve the natural beauty of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. It would therefore be contrary to policies H30, C1, C2, C4 and C5 of the Replacement Salisbury District Local Plan.

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

H30	Replacement dwellings in the open countryside
C1	Development in the countryside
C2	Development in the countryside
C4	Development in AONBs
C5	Development in AONBs

270. PLANNING APPLICATION S/2004/680: TO VARY CONDITION -VARIATION TO CONDITION 9 & 18 OF S/99/772 TO PERMIT OPERATING HOURS 7.30AM-6PM - MON-FRI AND 7.30AM - 1PM SATURDAY AND TO PERMIT THE RETENTION OF DIESEL FUEL TANK IN PRESENT POSITION: UNIT 1, WESTERN WORKS, SUTTON MANDEVILLE SALISBURY – FOR R E MAIDMENT

Mr Postelthwaite, the next door neighbour to this site, spoke in objection to the application.

Mr Maidment, the applicant spoke in support of the above proposal.

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 – That the above application be refused for the following reason:-

The variation of condition 9 on planning permission S/99/772 dated 9th September 1999 proposed to allow the waste transfer and reclamation station to commence operations at 7.30am Monday-Saturday, would result in undue noise and disturbance at the site from the starting and movements of heavy goods vehicles, their loading and unloading and associated activities and comings and goings to the site, all at a time of the day when adjoining residential occupiers could reasonably expect to enjoy a substantial degree of peace and quiet, particularly having regard to the largely rural character of the environs, which is located in open countryside. This would be seriously detrimental to neighbouring amenities. Such harm would also be exacerbated by the variation of 18 on planning permission S/99/772 dated 9th September 1999 to allow retention of the diesel tank. To permit the application would therefore be contrary to policy G2 (vi) of the Adopted Replacement Salisbury District Local Plan.

(Note: Councillor Brown-Hovelt requested that his abstention to the above decision be recorded.

Councillors Draper and Jeans requested that it be noted that Members of the Western Area Committee had been put in a difficult position in relation to the consideration of this application.)

271. PLANNING APPLICATION S/2004/759 – OUTLINE APPLICATION - COMMUNITY INDOOR BOWLING BUILDING TO SERVE COUNTY COMMUNITIES: FORMER PICNIC SITE (A3092), ZEALS, WARMINSTER - FOR ZEALS PARISH COUNCIL (MR K BYRNE)

Mr Chambers of Zeals Parish Council, the applicant in this case, spoke in support of the above proposal.

County Councillor Read (Mere Division) spoke in support of the above 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.

RECOMMENDED TO THE PLANNING AND REGULATORY PANEL –

- (1) That the above application be approved for the following reasons:-
 - a. The proposal would provide a valuable community sporting facility in an area where such facilities are lacking.
 - b. The sustainability argument is inappropriate in this case since it will serve a rural area where it is necessary for people to travel by car to reach facilities. Furthermore the “wiggly” bus could provide an alternative form of transport.
 - c. The proposal represents the relocation of an existing facility that has lost its premises.
 - d. The proposal would not harm the character of the AONB and potentially could improve it.;
- (2) That the above application be approved subject to the following conditions:-
 1. Approval of the details of the siting, design and external appearance of the building[s], the means of access thereto and the landscaping of the site (hereinafter called “the reserved matters”) shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: This permission is in outline only and is granted under the provisions Section 92 of the Town and Country Planning Act 1990 and Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995.
 2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the siting, design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: This permission is in outline only and is granted under the provisions Section 92 of the Town and Country Planning Act 1990 and Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: This permission is in outline only and is granted under the provisions Section 92 of the Town and Country Planning Act 1990 and Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995.

4. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: This permission is in outline only and is granted under the provisions Section 92 of the Town and Country Planning Act 1990 and Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995.

5. 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.

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

6. Any external lighting shall be installed and operated in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.

Reason: In order to minimise the impact of lighting on the character and appearance of the countryside and Area of Outstanding Natural Beauty.

7. The building hereby permitted shall not be erected 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 building is provided with a satisfactory means of foul drainage and a satisfactory means of surface water disposal.

8. 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. These details shall include the proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc); and proposals for restoration, where relevant.

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.

9. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

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.

10. The development hereby approved shall not be occupied until a Green Travel Plan and details of the provision of car parking on the site have been submitted to and approved in writing by the Local Planning Authority together with a timetable for its implementation. No part of the development shall be occupied prior to the implementation of those parts identified in the approved Green Travel Plan as capable of being implemented prior to occupation. Those parts of the approved Green Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and the approved Green Travel Plan shall continue to be implemented in its entirety as long as any part of the development is occupied. Development shall be undertaken in accordance with the plans thereby approved and occupation of the units shall be in accordance with the timetable contained therein and the approved Green Travel Plan shall continue to be implemented in its entirety as long as any part of the development is occupied.

Reason: To ensure the adequate provision of car parking facilities and in the interests of sustainable development.

11. No trees on the site shall be felled, topped or lopped without the previous written consent of the Local Planning Authority until two years after completion of the development hereby permitted. Any trees being severely damaged, becoming seriously diseased, or dying before the end of that period shall be replaced with others of a size, species and in a location to be agreed in writing by the Local Planning Authority.

Reason: To ensure the retention and safeguarding of existing trees forming part of the approved landscaping scheme, whilst providing for the suitable replacement of any that are subsequently lost.

- (3) That the applicant be advised that any external lighting should be designed in such a manner to prevent pollution of the night sky.

272. PLANNING APPLICATION S/2004/113 – FULL APPLICATION - ERECT FIVE DWELLINGS AND ACCESS ROAD: LAND OFF DUCK STREET/ LADY DOWN VIEW, TISBURY SALISBURY – FOR DOWNTON VILLAGE HOMES

Mr Berkley-Matthews, on behalf of the residents of Lady Down View spoke in objection to the above proposal.

Mr Medley of Tisbury Parish Council informed the Committee that the Parish Council unanimously rejected the 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 subject to all persons concerned entering into a section 106 Agreement under the provisions of the Town and Country Planning Act for
 - (a) a financial contribution towards the provision of recreational facilities in accordance with Policy R2 of the adopted Salisbury District Local Plan, within one month of this permission and
 - (b) to ensure that the land edged in blue shall not be sold, leased, rented or otherwise disposed of separately from the dwellings on Plots 1,3 and 4 to which it relates and shall not be built upon nor cultivated as a garden,

Then the above application be approved for the following reasons:-

The overall design approach adopted in this instance is considered to address the prominence and internal levels of the site in an acceptable manner that maintains its semi-rural character whilst delivering a development of a high quality and attractive house designs that makes an efficient use of a constrained site and that will enhance the character and appearance of the site. The proposal would also retain the important landscape features of the site and would not have any detrimental impact on the welfare and future survival of the badger group on the site. The proposal will not harm the residential amenities of the surrounding properties and is considered to provide an acceptable access to the site and level of on-site parking and turning provision to serve the development.

And 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. Details and samples of all external facing and roofing materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority before any on-site works commence 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. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the dwellings is satisfactory and preserves or enhances the character and appearance of the Tisbury Conservation Area.

3. This development shall be in accordance with the amended drawings ref: 0310.30B and 0310.31A deposited with the Local Planning Authority on 06.05.2004 and amended drawings ref 0310.33B, 0310.34B, 0310.35A, 0310.36A and 0310.38A deposited with the Local Planning Authority on 19.05.2004, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

4. No development shall take place until details/a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the Local Planning Authority. The boundary treatment shall be completed prior to the first occupation of the dwellings hereby approved. Development shall be carried out in accordance with the approved details, maintained for a period of five years and thereafter retained.

Reason: In the interests of neighbouring residential amenity and the environment of the development.

5. No development shall take place until proposals for the landscaping of the site have been submitted to, and approved in writing by, the Local Planning Authority. The landscaping scheme shall include provision for landscape planting, the retention and protection of existing trees and other site features, walls, fencing and other means of enclosure and any changes in levels.

Upon approval:

the approved scheme shall be fully implemented with new planting carried out in the planting season October to March inclusive following occupation of the building(s) or the completion of the development whichever is the sooner, or in accordance with a timetable to be agreed in writing with the Local Planning Authority; all planting shall be carried out in accordance with British Standards, including regard for plant storage and ground conditions at the time of planting;

the scheme shall be properly maintained for a period of 5 years and any plants (including those retained as part of the scheme) which die, are removed or become damaged or diseased within this period shall be replaced in the next

planting season with others of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation; and the whole scheme shall be subsequently retained.

Reason: In the interests of visual amenity, to ensure that the approved landscaping scheme is carried out at the proper times and to ensure the establishment and maintenance of all trees and plants.

6. An arboricultural method statement providing comprehensive details of construction works in relation to trees being retained on, or adjacent to, the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of demolition/development. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:-
- (a) a specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:1991 and details of the timing for the erection of protective fencing and a plan indicating the alignment of the protective fencing;
 - (b) a specification for scaffolding and ground protection within tree protection zones in accordance with BS5837:1991;
 - (c) a schedule of tree works conforming to BS3998;
 - (d) details of general arboricultural matters such as the area for storage of materials, site huts, concrete mixing and use of fires;
 - (e) plans and particulars showing the siting of the service and piping infrastructure;
 - (f) details of the works requiring arboricultural supervision to be carried out, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
 - (g) details of all other activities which have implications for trees on or adjacent to the site.

Reason: In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice.

7. No development shall take place until details of the treatment to all hard surfaces have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

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

8. The dwellings hereby approved shall not be occupied until the access, turning space, parking and garaging as indicated on the approved plan have been constructed, and these shall thereafter be retained and kept available for those purposes at all times.

Reason: In the interests of highway safety.

9. No development shall commence until a scheme for the discharge of surface water from the dwellings and areas of hard standing, hereby approved, including a plan showing the alignment and siting of the service and drainage infrastructure and soakaways, has been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall subsequently be carried out in its entirety prior to the first occupation of the dwelling and thereafter retained.

Reason: To ensure a satisfactory means of surface water disposal and to prevent the discharge of surface water onto the public highway given the gradient of the site and to ensure that the proposed development will not harm the habitat of badgers on the site.

10. Prior to the commencement of development, full engineering drawings showing the construction details of the section of the access road, hereby approved, to the front of Nos4 and 5 Lady Down View shall be submitted to, and approved in writing by, the Local Planning Authority. The access road shall thereafter be constructed in accordance with the approved details prior to the first occupation of the dwellings hereby approved, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the access road is constructed to a satisfactory adoptable standard and in the interests of highway safety.

11. No development shall take place until such time that the applicant has entered into a legal agreement with the Local Highway Authority in respect of the construction works and adoption of the access road to the front of Nos4 and 5 Lady Down View.

Reason: To ensure that the Local Planning Authority has control over the development and in the interests of highway safety.

12. The development shall be carried out in strict accordance with the recommendations and remediation measures detailed in the submitted survey of badger activity prepared by Ecological Planning and Research and dated October 2003, unless otherwise first agreed in writing by the Local Planning Authority to any variation.

Reason: To ensure the adequate protection of a protected species.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, no further development permitted by Classes A, B, C, D, E and F of Part 1 and Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, including the conversion of the garage into living

accommodation, shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the development in the interests of the visual amenity of the locality which is located within the Tisbury Conservation Area and within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and to enable the movement of badgers within the site.

14. The finished floor levels shall be as shown on the approved plans unless otherwise agreed by the Local Planning Authority.

Reason: To establish the floor levels of the buildings.

15. There shall be no access to the site from Duck Street for construction vehicles.

Reason: In the interests of highway safety and for the avoidance of doubt

16. Measures shall be submitted to and approved in writing by the Local Planning Authority, to prevent mud being deposited on the public highway by vehicles leaving the site and must be implemented during the whole of the construction period. No vehicle shall leave the site unless its wheels have been sufficiently cleaned to prevent mud being deposited on the public highway.

Reason: In the interests of highway safety.

17. No construction works shall take place and no construction related vehicles shall enter or exit the site outside of the hours of 8.00am and 6.00pm on Monday to Friday, outside the hours of 8.00am and 1.00pm on Saturdays and at no time on Sundays and Bank Holidays.

Reason: To avoid the risk of disturbance to the amenities of the neighbouring residents and the surrounding locality during unsocial hours.

- (2) That the applicant be informed of the following:-

1. In conjunction with Condition No4 above, the applicant is advised that it is expected that the boundary treatments between the curtilages of the dwellings hereby approved and the areas of pasture/paddock shall be in post and rail fencing to enable badgers to cross the site.
2. In conjunction with Condition No5 above, the applicant is advised that it is expected that the existing vegetation/landscaping along the boundary of the site with Duck Street will be retained as part of the landscaping scheme to be submitted for approval.
3. This permission has been taken in accordance with the following policies of the Replacement Salisbury District Local Plan: G1, G2, D2, H19, H25, CN3, CN5, CN8, CN10, CN11, C1, C2, C4, C5, TR11 and R2.

Policy Purpose

- G1 General Principles of Sustainable Development
- G2 General Criteria for Development
- D2 Infill Development
- H19 Housing Restraint Area
- CN3 Impact on Character/Setting of a Listed Building
- CN5 Impact on Character/Setting of a Listed Building
- CN8 Impact on Character of a Conservation Area
- CN10 Protection of Open Space within a Conservation Area
- CN11 Protection of Views Into and Out of a Conservation Area
- C1 To protect, restore and improve the natural beauty and amenity of the District
- C2 To protect the countryside
- C4 To protect the landscape of the CC&WWD Area of Outstanding Natural Beauty
- C5 To protect the landscape of the CC&WWD Area of Outstanding Natural Beauty
- TR11 Provision of Off-Street Parking
- R2 Provision of Recreational Facilities

- (3) That the applicant be informed that 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 of the Salisbury District Local Plan.
- (4) That a letter be sent to Wiltshire County Council requesting that the footpath through the site be designated a public right of way.

273. 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 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 the above application be approved for the following reason:-

The proposal is considered to be compatible with the existing dwelling 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, C5 and CN8

And 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. 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 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 [other than those expressly authorised by this permission] shall be constructed.

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

- (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 an AONB
Policy CN8	Development within a Conservation Area

274. PLANNING APPLICATION S/2004/591 – FULL APPLICATION - CONSTRUCTION OF DETACHED HOUSE AND ANCILLARY WORKS (REVISED DESIGN): LAND ADJACENT TO FROG COTTAGE, CHILMARK SALISBURY - MR & MRS CHAPMAN

Mrs Thompson of Rose Dean, Chilmark, on behalf of herself and other residents in Frog Lane, spoke in objection to the above application.

Mr Savage, architect for the applicant spoke in support of the above proposal.

Mr Boyles of Chilmark Parish Council informed the Committee that the Parish Council objected to the above application.

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

RESOLVED – That the above application be refused for the following reasons:-

- I. The proposed dwelling, by reason of its configuration on the site and its relationship with the site boundaries, trees and adjoining properties, together with its size, scale, massing and design, would fail to preserve or enhance the character and appearance of the Conservation Area and would be detrimental to its visual amenities. In this respect it would be contrary to policies HI6, DI, CN5 and CN8 of the Replacement Salisbury District Local Plan.

2. The proposed development fails to make an adequate provision for public recreational open space. In this respect it would be contrary to Policy R2 of the Replacement Salisbury District Local Plan.
3. It has not been demonstrated, to the satisfaction of the Local Planning Authority, that the proposed development makes adequate provision for the disposal of surface water drainage, contrary to Policy G4 of the Replacement Salisbury District Local Plan.

275. PLANNING APPLICATION S/2004/649 - CHANGE OF USE -CHANGE OF USE FROM RESIDENTIAL TO OFFICE : BRIDGES COTTAGE, TEFFONT EVIAS SALISBURY – FOR RICHARD MARTIN WILLAN - 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 subject to no new material considerations being raised by additional representations received on or before 3rd June 2004, then the above application be approved for the following reasons:-

The proposed change of use would not result in harm to the character and appearance of the Conservation Area or Special Restraint Area, the living conditions of adjoining properties or highway safety. It would therefore comply with the criteria of Local Plan policy E18 of the Replacement 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 premises shall be used for office use and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: In the interests of the living conditions of adjoining residential properties

3. Notwithstanding the provisions of the Town and Country Planning (General permitted Development) Order 1995 (or any order revoking or re-enacting that order) no alterations to the external appearance of the building shall be made without the prior written approval of the Local Planning Authority.

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

- (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:

E18 Employment uses in Special Restraint Areas

276. PLANNING APPLICATION S/2004/784 - FULL APPLICATION: INSTALLATION OF 10.6m DISH ANTENNA ON THE EXISTING TOWER: NTL TRANSMITTING STATION LAGPOND LANE SUTTON ROW SUTTON MANDEVILLE SALISBURY - NTL

Mr Wright on behalf of Sutton Mandeville Parish Council informed the Committee that the Parish Council objected to the application for health and safety reasons.

Following receipt of this statement, 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 siting and scale of the proposal minimises the environmental impact of the apparatus and it will not have a detrimental impact on the surrounding Area of Outstanding Natural Beauty. It is therefore considered to conform with Adopted Salisbury District Local Plan policy G2, C5 and PS7.

And subject to the following condition:

- 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) 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 C5	Development within an AONB
Policy PS7	Telecommunications Development

277. NEW LICENSING REGIME – LICENSING COMMITTEE

The Committee considered the previously circulated report of the Legal Services Manager.

RESOLVED – That Councillors Couper, Draper and Edge be appointed to the Licensing Committee.

278. RECOMMENDATIONS OF THE SWAG REVIEW PANEL – TRANCHE I, 2004-05

The Committee considered the previously circulated report of the Western Area Co-Ordinator.

RESOLVED – That grants be determined as follows:-

No.	Applicant	Decision
W001	1 st Mere Rainbow Guides	£370
W002	Chalke Valley Skate Park Committee	£2,500 and subject to the approval of the siting of the skate park by Broadchalke Parish Council
W003	Semley Music Festival	£500
W004	Dinton Village Hall	That subject to the applicant seeking funding from Awards for All in the first instance, this sum be topped up to £6,000 from SWAG. Should the Awards for All grant fail, then a grant of £3,700 to be made from SWAG
W005	Bishopstone Parish Council	£1,000, subject to the Parish Council selecting a bus shelter from the Queensberry range as recommended by the Technical Officer.

279. REQUEST FOR DISCRETIONARY FUNDING FROM EAST KNOYLE PARISH COUNCIL

The Committee considered the matter as set out under Agenda Item 11 (previously circulated) and Councillor Mrs L Coffin of East Knoyle Parish Council was in attendance to speak in support of this application..

RESOLVED –

- (1) That a grant of £450 from the Western Area Committee’s discretionary budget be made to assist East Knoyle Parish Council with the cost of the application for registration as an Industrial Provident Society.
- (2) That should similar applications be received from other Parishes in the future, each one will be judged on their own merits. Allocation of discretionary funding to East Knoyle Parish Council in this instance should not be seen to set a precedent.

280. APPOINTMENT OF MEMBERS TO THE SWAG REVIEW PANEL

The Committee considered the matter as set out under Agenda Item 12 (previously circulated).

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

Councillor Mrs Spencer, Chairman
Councillor Mrs Green, Vice-Chairman
Councillor Draper
Councillor Mrs Willan

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

281. URGENT BUSINESS

Although this matter was not on the previously circulated agenda, the Chairman declared that it be taken as a matter of urgency since a decision was required before the next meeting of the Western Area Committee.

Traffic Regulation Orders and Pedestrian Crossing - Mere

The Committee considered the above Orders, received from Wiltshire County Council, copies of which were circulated at the meeting. These Orders were as follows:-

1. The County of Wiltshire (various roads, Mere)(Prohibition and Restriction of Waiting) Order 2003 (Amendment No 1) Order 2004.
2. The County of Wiltshire (Various Roads, Mere) (Street Parking Places) Order 2004
3. The County of Wiltshire (Various Roads off Bramley Hill, Mere) (20mph Speed Limit Zone) Order 2004
4. The County of Wiltshire (Fennel Road, Lovage Way and the Fields, Mere) (20mph Speed Limit Zone) Order 2004
5. Pedestrian Crossing, White Road, Mere

RESOLVED – That Wiltshire County Council be informed that the Western Area Committee unanimously supports the proposed Traffic Regulation Orders and the pedestrian crossing proposed for Mere.

The meeting concluded at 9.05pm.