

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 J Green – Vice-Chairman – In the Chair

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

Councillor B M Rycroft was in attendance for the matter detailed under minute 293

Apologies – Councillor P D Edge and Mrs C A Spencer (Chairman)

Parish Representatives

B C Draper (Bishopstone), G Howard (Sedgehill & Semley),
Mrs D Mayley (Clerk, Donhead St Andrew), Mrs M Shepherd (Bishopstone),
and J Tadman (Donhead St Andrew)

MINUTES NOT REQUIRING COUNCIL APPROVAL

282. PUBLIC STATEMENT/QUESTION TIME

Mr Wass, resident of Bishopstone asked if the Community Plans had been adopted and if not, when? He also asked what the status of the Community Plans would be in relation to planning matters. Mr Wass asked if Councillors could provide their views on the Community Plans.

The Chairman replied that the Community Plans would be adopted in July 2004.

Mrs Howles, Area Team Leader for the North-West replied that the Community Plans were not part of the statutory planning process but could form part of the Local Development Frameworks.

Mrs Willan added that the Community Plans incorporate those communities that have developed village design statements and these statements did carry weight when planning applications were considered.

The Chairman advised Mr Wass to contact Ariane Crampton, Partnership Team Manager on Tel. 01722 434641 for further information.

283. COUNCILLOR STATEMENT/QUESTION TIME

There were no statements or questions from Councillors.

284. MINUTES

RESOLVED – That the minutes of the special meeting held on 17th May, 2004 and the last ordinary meeting held on 20th May 2004 be approved as correct records and signed by the Chairman

285. DECLARATIONS OF INTEREST

Councillor Mrs Willan declared a personal and prejudicial interest in Planning Application S/2004/1212 since she was the applicant.

286. CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed Members that she had spoken to the Chairman, Councillor Mrs Spencer who had recently undergone a complicated back operation. Councillor Mrs Spencer hoped to be able to attend the next meeting of the Western Area Committee.

The Chairman read out a letter of thanks from East Knoyle Parish Council for the Discretionary Grant awarded by the Western Area Committee at its last meeting, which would be used for the East Knoyle Post Office and Community Shop registration fee for status as an Industrial Provident Society.

Councillor Hooper asked if a representative from East Knoyle Parish Council could be invited to a future meeting of the Western Area Committee to explain their plans for the shop and post office. This could be useful for other Parishes contemplating similar courses of action.

287. FOYER FOR SOUTH WILTS

Alison Butterfield, Foyer Project Manager was in attendance to provide Members with a verbal presentation on the work of the Foyer for South Wilts. The Foyer provides affordable accommodation for young people across the district and helps them with training, education and finding jobs. Further details are attached at **Annex A** to these minutes.

Mrs Butterfield informed the Committee that an information leaflet on the Foyer for South Wilts would be distributed to all Parishes in due course.

During the discussion of this item the following questions were asked:-

Have there been any problems and how have these been addressed?

Mrs Butterfield replied that there had been some problems, e.g. young people have had difficulty learning how to budget and manage their finances. Staff at the Foyer teach the young people how to manage their money and how to shop economically, especially for items such as food. A more serious situation involved the use of drugs on the premises and in this case it was necessary for the Police to become involved.

Does the Foyer have a waiting list?

Mrs Butterfield replied that there were a couple of rooms free at the moment, but added that when the Foyer has been full to capacity, the longest anyone has had to wait is six weeks. In those situations where demand exceeds supply, the interview process is used to assess the greatest need. Mrs Butterfield added that residents would not be required to leave the Foyer

until they were ready to do so, or in those circumstances where a break of the “house rules” may have been committed.

Are there other similar organisations in South Wiltshire? If not, should there be more?

Mrs Butterfield replied that the Foyer was the only organisation in South Wiltshire that catered for young people in this age group. In response to the second part of the question, Mrs Butterfield replied that whilst there was a need for accommodation for young people, in some circumstances the Foyer was not equipped to deal with those young people with very specific needs, such as severe mental health needs.

What is the success rate for the Foyer and is the Foyer happy with its progress?

The Foyer Project Manager replied that the success rate was difficult to quantify, particularly since young people always had a lot of issues. The most important things as far as the Foyer was concerned was not to impose time limits on the young people residing with them and to set realistic targets.

What is the ratio of boys to girls?

At the moment the ratio is 60% boys to 40% girls. In the past the ratio has been 80% boys to 20% girls. The largest number of applications to the Foyer tend to be from 16 year old boys. Young people in this age group are classified as high support, therefore the Foyer limits the number of residents under the age of 18 to 14. The Foyer Project Manager informed the Committee that it was important to maintain a balance of ages since older people could offer peer support.

RESOLVED – That the Foyer Project Manager and her team be commended for their excellent work.

288. PLANNING APPLICATION S/2004/780 – FULL APPLICATION -ERECT CAR PORT, 3 LOOSE BOXES, TACK / FEED SECURE STORE AND EXTEND RESIDENTIAL CURTILAGE: LAND ADJACENT TO SAND HOUSE SANDS LANE, DONHEAD ST. ANDREW SHAFTESBURY – FOR MR C SMART

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

Mr Tadman of Donhead St Andrew Parish Council informed the Committee that there had been no objection to this application from members of the community and asked that the Committee consider the approval of this application.

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

RESOLVED –

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

The proposal, being well screened, would have a minimal impact on the character and appearance of the countryside and Area of Outstanding Natural Beauty and would therefore comply with Replacement Salisbury District Local Plan Policies G1, C1, C2, C4 and C5;

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. Notwithstanding the Town and Country Planning (Use Classes) order 1987, the building hereby approved shall be used only as ancillary accommodation for the stabling of horses and parking of vehicles for the occupants of Sands House, as shown on the plans hereby approved and not for any habitable living accommodation or business, trade or riding school use.

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

3. No development shall take place until a scheme for the provision of screen hedging along the north east and north west boundaries, including a scheme for its implementation and long term retention has been submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the scheme thereby approved.

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

289. PLANNING APPLICATION S/2004/539: FULL APPLICATION -ALTERATION TO EXISTING BUILDING INCLUDING NEW WINDOWS AND DORMERS TOGETHER WITH REMOVAL OF CHIMNEY STACK AND ALTERATIONS TO EXISTING BUILDING AND CHANGE OF USE FROM PART RESIDENTIAL PART PUBLIC HOUSE TO TOTAL RESIDENTIAL: THE THREE HORSESHOES THE ALLEY, BISHOPSTONE SALISBURY – FOR MR & MRS HART

Mr Field, spokesperson for STHAG (Save the Three Horseshoes Action Group), which encapsulates the views of over 100 Bishopstone villagers and members of the Chalke Valley Community, spoke in objection to the above application.

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

Mrs Shepherd of Bishopstone Parish Council informed the Committee that the Parish Council objected to the proposal and was of the view that the Three Horseshoes Pub could continue as a viable amenity for the village. Mrs Shepherd added that the two pubs in the village had traded side by side for over 100 years and complemented each other.

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

RESOLVED –

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

Despite the presence of another public house in the village, the proposal is considered to be contrary to PS3 of the adopted Salisbury District Local Plan in that the number of objections (bearing in mind the size of the village) demonstrate that it is a facility central to the social and economic life of the settlement and the applicant has not demonstrated to the satisfaction of the Local Planning Authority that a public house use is no longer viable.

290. PLANNING APPLICATION S/2004/540 – LISTED BLDG (WKS) -ALTERATION TO EXISTING BUILDING INCLUDING NEW WINDOWS AND DORMERS TOGETHER WITH REMOVAL OF CHIMNEY STACK AND ALTERATIONS TO EXISTING BUILDING AND CHANGE OF USE FROM PART RESIDENTIAL PART PUBLIC HOUSE TO TOTAL RESIDENTIAL: THE THREE HORSESHOES BISHOPSTONE SALISBURY - FOR MR & MRS HART

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

Mrs Shepherd of Bishopstone Parish Council informed the Committee that the Parish Council supported the need for repairs to this property, but subject to the area of the public house remaining unchanged.

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

RESOLVED –

- (1) That subject to the receipt of amended plans deleting the alterations within the “public house” area, then the above application be delegated to the Head of Development Services to approve, for the following reasons:-

It is considered that the proposed alterations to the existing property would not adversely affect the Conservation Area and would preserve the integrity and historic fabric of the listed building.

And 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.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Prior to the commencement of development, details of all window and door types used with sectional details at a scale of at least 1:5 through all elements shall be submitted to, and approved in writing by, the Local Planning Authority, unless details can be assured by other means to be agreed with the Local Planning Authority. All windows and doors must be finished in timber and be inset into the brickwork by a minimum of 90mm in a traditional manner.

Reason: To ensure that the external appearance of the building is satisfactory and preserves the character and appearance of the listed building and the Bishopstone Conservation Area.

3. Details of the type of thatch to be used for the replacement of the existing thatch roof shall be submitted to, 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 building is satisfactory and preserves the character and appearance of the listed building and the Bishopstone Conservation Area.

4. Details of the proposed rendering shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of work. The information must include the render mix, the method of surface preparation, application and finish. A sample panel shall be prepared and approved in writing by the Local Planning Authority prior to undertaking the main work. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the building is satisfactory and preserves the character and appearance of the listed building and the Bishopstone Conservation Area.

- (2) that the applicant be informed that this permission has been taken in accordance with the following policies of the Adopted Replacement Salisbury District Local Plan: CN3, CN5 and CN8.

291. PLANNING APPLICATION S/2004/626 – REMOVAL OF CONDITIONS 4 AND 5 OF S/98/1870 TO PERMIT USE OF ANNEXE AS SEPARATE DWELLING: SEMLEY POST OFFICE AND STORES, SEMLEY SHAFTESBURY – FOR PAUL JEUNE

Mr Howard of Sedgemoor and Semley Parish Council informed the Committee that the Parish Council objected to the removal of the conditions 4 and 5 of the above planning permission.

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 subject to all persons concerned entering into a section 106 Agreement under the provisions of the Town and Country Planning Act 1990 (as amended) to contribute £1,071 towards the provision of recreational facilities in accordance with Policy R2 of the Adopted Salisbury District Local Plan within one month of this permission, then the above application be approved for the following reason:-

The proposal to separate the granny annexe from the existing dwelling to form a separate dwelling accords with the provisions of Policy H19 of the Adopted Replacement Salisbury District Local Plan (June 2003), while the proposal also provides an adequate level of on-site parking to serve both the

existing and proposed dwellings and the post office/stores and makes provision for recreational facilities in accordance with Policies TR11 and R2 respectively. The proposed dwelling would not harm the character or appearance of the Semley Conservation Area in accordance with Policy CN8 and would not adversely affect the amenities of the neighbouring properties.

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 dwelling hereby approved shall not be occupied until the parking as indicated on the approved plan has been constructed, and these shall thereafter be retained and kept available for those purposes at all times.

Reason: In the interests of highway safety.

3. 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 and E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, 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 character and appearance of the Semley Conservation Area and in the interests of neighbouring amenity due to the restricted size of the plots.

- (2) That the applicant be informed that this permission has been taken in accordance with the following policies of the Replacement Salisbury District Local Plan: G2, H19, H33, CN8, C2, C5, TR11 and R2.

Policy Purpose

G2	General Criteria for Development
H19	Housing Restraint Area
H33	Accommodation for Dependent Persons
CN8	Conservation Areas
C2	To protect the countryside
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 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.

292. PLANNING APPLICATION S/2004/1212: FELL QUANTITY OF CONIFERS: BRIDGES, TEFFONT EVIAS SALISBURY – FOR MR R WILLAN

The Committee considered the previously circulated report of the Head of Development Services.

RESOLVED – That no objections be raised to the proposed works.

293. NEW MEMORANDUM OF AGREEMENT FOR THE CRANBORNE CHASE AND WEST WILTSHIRE DOWNS AONB PARTNERSHIP

The Committee considered the previously circulated report of the Environment Community Development Officer.

During the discussion, Members of the Committee and Councillor Rycroft all expressed the view that they would not wish this site to be declared a national park in the future. The AONB is a living, working, farming area and the creation of a national park would impose restrictions that would interfere with this vitality.

RECOMMENDED TO CABINET –

- (1) That the Memorandum of Agreement be adopted and signed.
- (2) That the priorities identified by the Working Group from the Management Plan action tables be endorsed
- (3) That the Cabinet be made aware of the Western Area Committee's strong objection to this site being made a national park in the future.

The meeting concluded at 8.20 p.m.