

Thursday 12th August 2004
at Dinton Village Hall, Dinton
Commencing at 4.30pm

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

Councillor Mrs J Green – Vice-Chairman

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

Apologies: Councillors A J A Brown-Hovelt, J A Cole-Morgan and Mrs S A Willan

Parish Representatives

R Beattie (Tisbury), G Flower (West Tisbury),
Mrs G. Henderson (Tisbury), G Medley (Tisbury) and J Taylor (Dinton).

MINUTES NOT REQUIRING COUNCIL APPROVAL

304. PUBLIC STATEMENT/QUESTION TIME

Mr R Frankland (a resident of Tisbury) made a statement regarding the planning situation in Tisbury. Mr Frankland made the following points:

- Mr Frankland is a Parish Councillor and former District Councillor
- Believes planning officers do not get the credit they deserve for the job they do
- The rules and guidelines relating to planning are not easy to impose or enforce.
- Gave a description of Brownfield sites and their importance.

Following this statement, Councillor Edge asked the planning officer to briefly outline the difference between Brownfield and Greenfield sites.

The planning officer advised that in general terms, Brownfield sites are those that have been previously developed, although this does not include agricultural buildings. Greenfield sites are those that have not been previously developed.

305. COUNCILLOR STATEMENT/QUESTION TIME

Councillor Edge made the following statement:

At a recent Salisbury Joint Transportation Committee meeting, all of the Councillors across the board, irrespective of political colours, agreed that a roundabout was needed at the A360 Newcutt crossroads. This was also the view of the Western Area Committee when the Park & Ride site at Wilton was approved, although we were told that 'appropriate measures will be taken'.

Cllr West and I decided that a petition should be presented to the next Salisbury Joint Transportation Committee meeting on 14th October 2004 to try and persuade the County Council to agree to a roundabout. The Petition is also available on the South Wiltshire Community Web (www.southwilts.com).

306. MINUTES

RESOLVED – that the minutes of the last ordinary meeting held on 15th July 2004 (previously circulated) be approved as a correct record and signed by the Chairman

307. DECLARATIONS OF INTEREST

There were none.

308. CHAIRMAN'S ANNOUNCEMENTS

There were none.

309. S/2003/2547 - O/L APPLICATION - MIXED USE OF RESIDENTIAL AND EMPLOYMENT AND ALTERATION TO ACCESS AND FOOTBRIDGE OVER RAILWAY AT STATION WORKS, TISBURY, SALISBURY SP3 6QZ FOR ST MODWEN DEVELOPMENTS LIMITED

Due to the high level of public interest in this planning application, the Chairman extended the public speaking time to 6 minutes for statements of objection and 6 minutes for statements of support.

Mr J Pope, a resident of Chicks Grove, spoke in objection to the above application.

Mr P Fry, agent for a site elsewhere in Tisbury, spoke in objection to the above application.

Mr. G Bell, a local resident near the site, spoke in objection to the above application.

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

Mr R Dark, representing the residents of 4 Alexandra Cottages, spoke in support of the above application.

Mrs J Amos, a Member of Tisbury Parish Council but speaking as a private individual and resident of Tisbury, spoke in support of the above application.

Mrs G Henderson, of Tisbury Parish Council, advised the Committee that the Parish Council supported the above application.

Following these statements the Committee considered the report of the Head of Development Services (previously circulated), together with a schedule of late correspondence circulated at the meeting:

RESOLVED - that

(1). The above application be refused for the following reasons:

1. This proposal is contrary to policy EI 6 of the adopted Salisbury District Local Plan in that the proposal would result in the loss of a large employment site, does not result in demonstrable environmental or conservation benefits nor does it provide for a similar number and range of job opportunities. Insufficient evidence has been supplied to demonstrate that the site is not viable in its entirety for employment uses. Furthermore, this is a large site and the loss of available land for employment/industrial use is of significant importance.
 2. The proposed development is considered by the Local Planning Authority to be contrary to Housing Policy H22 of the adopted Salisbury District Local Plan in that the relocation of the existing business is likely to lead to increased reliance on the private car and insufficient evidence has been supplied to demonstrate that the site is not viable for alternative employment uses.
 3. The proposal, which involves the loss of employment land in a settlement where there has been a loss of such land over the years, is contrary to policy GI of the adopted Salisbury District Local Plan and DPI of the Wiltshire Structure Plan in that it does not help create sustainable communities
 4. The proposal is considered to be contrary to policy DPI of the approved Wiltshire Structure Plan and the aims of PPG13 in that the proposed development has not demonstrated that adequate provision can be made to accommodate the requirements of disabled people crossing the proposed new footbridge over the railway. This will lead to wheelchair users wishing to access the railway station and the main part of Tisbury village (and vice versa) having to travel via a circuitous route along a section of Class III road where there are no footways and where visibility is restricted to the detriment of highway safety.
 5. The proposal is considered to be contrary to policy GI of the adopted Salisbury District Local Plan, DPI of the approved Wiltshire Structure Plan and the aims of PPG13 in that it is likely to lead to an increase in out commuting car borne traffic on a local road network that is ill suited to increased levels of demand
 6. The proposal is contrary to policy GI of the adopted Salisbury District Local Plan in that it contains insufficient information to demonstrate that the site could be satisfactorily drained without an increased risk of flooding off site.
 7. The proposal is considered to be contrary to policies R2 & R4 of the adopted Salisbury District Local Plan in that it makes no provision for recreational open space or community facilities.
- (2). The applicant is advised that reason 6 can be overcome by the submission of a detailed surface water drainage scheme.
 - (3). The applicant is advised that reason 7 can be overcome by submission of a planning obligation for the provision of these facilities.

Note: prior to the above resolution, a motion was proposed and seconded for approval of this application, which was lost. During the discussion of that unsuccessful motion a motion was passed requesting a recorded vote. The recorded vote was as follows:

To approve the application:	Councillors J B Hooper and T F Couper.
Not to approve the application:	Councillors E R Draper, P D Edge and Mrs C A Spencer.
Abstained:	Councillors Mrs J Green and G E Jeans.

310. S/2003/2171 - FULL APPLICATION - CONVERSION OF REDUNDANT FARM BUILDINGS TO OFFICES AND SINGLE DWELLING AND ASSOCIATED EXTERNAL WORKS AT PLACE FARM, TISBURY, SALISBURY SP3 6LJ FOR THE TRUSTEES OF THE FONTHILL SETTLED ESTATE

Simon Howell, agent for the Fonthill Settled Estate, spoke in support of the above application. G Medley, of Tisbury Parish Council, advised the Committee that the Parish Council supported the above application.

Following receipt of these statements, and further to a site visit held earlier that day, the Committee considered the report of the Head of Development Services (previously circulated) together with a schedule of late correspondence circulated at the meeting:

RESOLVED - that

- (1). 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) the retention within one ownership of the Tithe Barn, the buildings to be converted, the gatehouse and Place Farmhouse
 - (c) a maintenance schedule for the whole Place Farm complex.

then for the following reasons:

the proposed redevelopment is a sensitive conversion for commercial use of agricultural farmbuildings that has the potential to enhance the setting of a grade I listed building and scheduled ancient monument (the Tithe Barn). It is therefore considered to comply with policies EI7 and CN6 of the adopted Salisbury District Local Plan.

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 drawing[s], 20032-15T deposited with the Local Planning Authority on 14/10/03, as amended by the drawing 20032- 20D, 22C, received on 28/05/04, 20032/SK016K received on 03/08/04, 20032/51 in respect of the footpath received 23/07/04 and 20032- 23C, 21C received on 03/08/04 unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

4. 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 accord with the details as so approved unless otherwise agreed in writing by the Local Planning Authority and be implemented before the use of the buildings hereby permitted commences.

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

5. No development shall take place until detailed plans to show the footpath in full details in respect of culverts, bridge crossings, surfacing, lighting, crossings, levels, construction & drainage have been submitted to, and approved in writing by, the Local Planning Authority. Development shall then be carried out in accordance with the details approved prior to the occupation of the buildings.

Reason: In the interests of highway safety and in the interests of visual amenity.

6. The bank to Chilmark Road between the new access and the southwestern most access shall be seeded and grassed and no trees, shrubs or planting other than grass, shall take place between the Tithe Barn and the highway, without the prior express consent of the Local Planning Authority.

Reason: To maintain the setting of the Tithe Barn.

7. The occupation of the residential unit shall be restricted to a person/persons employed at the site and their resident dependants.

Reason: In the interests of the amenity of the occupiers of the dwelling and in the interests of sustainability.

8. The use of the buildings hereby permitted shall not commence until the 30 mph limit has been extended along Chilmark Road to the site access.

Reason: In the interests of highway safety.

9. No unit shall be occupied until a travel plan, which has as its aims the reduction in usage of the private car and the promotion of alternative means of transport such as cycling walking and public transport has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of sustainable transport

10. No unit shall be occupied until the cycle parking and showers have been provided as shown on drawing 21C received on 03/08/04.

Reason: In the interests of sustainable transport

11. The use of the buildings, hereby permitted, shall not commence until the new access has been formed, constructed, surfaced and drained and the existing accesses closed to vehicular traffic as shown on the approved plans.

Reason: In the interests of highway safety.

12. Development shall be carried out in accordance with the recommendations of section 7 of the Protected Species Survey Report by Chalkhill Consultants.

Reason: In the interests of the habitats of protected species.

13. The south western gable end window in the upper floor of the residential unit shall be obscured glazed and fixed shut to a height of 1.6m above internal floor level and shall remain in that condition thereafter.

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

14. Notwithstanding the provisions of Class B of Schedule 2 (Part 2) 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 change of use of any unit from Class B1(a) unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: In the interests of the amenity of adjoining dwellings

- (2). The applicant be informed that this decision has been taken in accordance with policies EI7, CN3, CN4, CN5, CN6, CN8 and CNI I of the adopted Salisbury District Local Plan.
- (3). The applicant be informed that the guttering on the southern side of unit 5 will overhang the highway. Consent must be obtained from WCC Divisional Highway Manager on 01722 744440.
- (4). That Wiltshire County Council be informed that repeater signs are preferred to lights within the area of the extended 30mph limit.

311. S/2003/2172 - LISTED BLDG (WKS) -CONVERSION OF REDUNDANT FARM BUILDINGS TO OFFICES AND SINGLE DWELLING AND ASSOCIATED EXTERNAL WORKS AT THE TITHE BARN AND EVIRONS, PLACE FARM, TISBURY, SALISBURY SP3 6LJ FOR THE TRUSTEES OF THE FONTHILL SETTLED ESTATE

The Committee considered the report of the Head of Development Services (previously circulated) together with a schedule of late correspondence circulated at the meeting:

RESOLVED - that

- (1). subject to all persons concerned entering into a section 106 Agreement under the provisions of the Town and Country Planning Act for:
 - (a) the retention of the whole of the Place Farm complex within one ownership; and;
 - (b) a maintenance schedule for the Place Farm complex

then for the following reasons:

this is an important complex of listed buildings on the edge of the settlement of Tisbury which are currently disused. Their restoration and conversion to BI uses (with one residential unit) will bring them back into beneficial use in accordance with guidance in PPG15. The integrity of the complex as a whole can be ensured via a Section 106 Agreement and relevant conditions;

the above application be approved subject to the following conditions:

1. The development for which permission is hereby granted must be commenced not later than the expiration of 5 years beginning with the date of this permission.

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

2. The works for which Listed Building Consent is hereby granted shall be carried out using the materials specified in the submitted drawings and shall include the existing glazed tiles and no variation shall be made without the prior written approval of the Local Planning Authority.

Reason: To ensure a harmonious architectural treatment.

3. All existing stonework/brickwork shall be retained and repaired as necessary and any repointing shall be executed in a style and mix of mortar which matches the original.

Reason: To maintain the present character of the building.

4. Any new or disturbed external surfaces shall be finished to match those of the existing building(s).

Reason: To maintain the present character of the building.

5. No work shall commence until vertical and horizontal sections of all joinery at a scale of 1:5 have been submitted to, and approved in writing by, the Local Planning Authority. These sections shall generally accord with the details submitted 1/06/2004 and shall be carried out in accordance with the approved details.

Reason: In the interests of the integrity of the Listed Building.

6. 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 accord with the details as so approved unless otherwise agreed in writing by the Local Planning Authority.

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

- (2). The applicant be informed that this decision has been taken in accordance with policies CN3, CN4, CN5, CN6, CN8 and CN11 of the adopted Salisbury District Local Plan.

312. TREE PRESERVATION ORDER 308 – BARFORD HOUSE, MOUNT LANE, BARFORD ST MARTIN

The Committee considered the report of the Arboricultural Officer (previously circulated):

RESOLVED - that the Tree Preservation Order 308 be confirmed as per option one in the previously circulated officers' report.

313. REDEVELOPMENT OF TISBURY NADDER MIDDLE SCHOOL

The Committee considered the matter as set out under the previously circulated Agenda (Item 9 refers)

RESOLVED - that a request be made to Wiltshire County Council that they engage in dialogue regarding this school, and those affected in Wilton, with local District Councillors, Parish Councils and local residents.

Following this resolution, Councillor Mrs Spencer advised the relevant Parish Council that they should engage local residents for their opinions prior to communication with the County Council.

314. EXTENSION OF MEETING

In compliance with Council Policy, as the Committee could not conclude its business within 3 hours, it resolved to extend the meeting by fifteen minutes (during which time the matters recorded under minute 312 was considered).

The meeting concluded at 7.37 pm.