

Thursday 9th September 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 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

Apologies: Councillors T F Couper

Parish Representatives

Mrs G. Henderson (Tisbury)

Apologies: Mr Frankland (West Tisbury)

MINUTES NOT REQUIRING COUNCIL APPROVAL

315. PUBLIC STATEMENT/QUESTION TIME

There were no public questions or statements.

316. COUNCILLOR STATEMENT/QUESTION TIME

Councillor Brown-Hovelt informed the Committee that he had recently attended a meeting at which he had learnt of the existence of a Rural Renaissance Fund, which is directed at regenerating redundant farm buildings, including those in the Western Area and Area of Outstanding Natural Beauty. This scheme is funded by the Regional Development Agency and a guidance note should be provided shortly. Councillor Brown-Hovelt requested that a briefing note on this matter be considered at a future meeting of the Western Area Committee since it would be helpful to assist the community in accessing these funds.

The Chairman replied that it would be useful to consider this matter at a future Area Committee meeting and the Area Co-Ordinator agreed to contact the appropriate officer at Wiltshire County Council.

317. MINUTES

RESOLVED – that the minutes of the last ordinary meeting held on [12th August 2004](#) (previously circulated) be approved as a correct record and signed by the Chairman

318. DECLARATIONS OF INTEREST

There were none.

319. CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed the Committee that she had received the following statement from Tom Lindsay at Wiltshire County Council in response to the matter raised at the last Western Area Committee:-

“There are no confirmed plans for the future of the Nadder site after the closure of the Middle School. However, following two Cabinet Reports on 21 May 2004 and 18 June 2004 there have been discussions with the District Council about their likely position if residential development was proposed on the site. The County wishes to identify any potential community uses by engaging in talks with the parish council and District planning officers about the future use of the site.

“The future of the Wilton site was also included in the Cabinet paper 18 June 2004. Again community use is a priority. Initial thinking includes provision for a youth project called Bass Connections, the Young Peoples Support Service (YPSS) and a Vocational Learning Centre serving pupils aged 14 -16 in the Salisbury & Wilton area. The use of the Wilton site forms an important part of a wider strategic review of property in the Salisbury area for the delivery of services to children and families in the City and beyond.”

320. [S/2004/I485 - FULL APPLICATION -CONVERSION OF HOUSE TO 5 FLATS - OLD GARDEN HOUSE HIGH STREET, TISBURY SALISBURY – FOR MR R GRAY](#)

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

Mrs Henderson of Tisbury Parish Council informed the Committee that the Parish Council supported the Highways view and objected to the application.

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

RESOLVED -

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

The proposal is considered acceptable in principle, its design and impact on the amenities of nearby properties and given the nature of the proposed development and its sustainable location, is unlikely to harm highway safety.

And subject to:-

(a) Upon the first occupation of the flats hereby approved, parking spaces numbered seven, ten and eleven, as shown on plan number 2004-03'a', shall be maintained and made available, in perpetuity, for the sole use

of occupants of the flats hereby approved, in accordance with a scheme to be submitted to and approved by the local planning authority.

Reason: In the interests of providing adequate car parking space for occupants of the flats.

- (b) all persons concerned entering into a section 106 under the provisions of the Town and Country Planning Act 1990 (as amended) for:
 - (i) The maintenance and subsequent availability, in perpetuity, of parking spaces for the sole use of occupants of the flats hereby approved, and
 - (ii) A financial contribution towards recreational public open spaces.

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. Notwithstanding the details shown on the approved plans, the existing chimney on the front roof slope of the property hereby approved to be converted shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of preserving the character and appearance of the Conservation Area

- 3. No development shall take place until details and samples of the materials to be used for the additional windows have been submitted to and approved, in writing, by the Local Planning Authority, and development undertaken in accordance with the details thereby approved.

Reason: In the interests of the character and appearance of the Conservation Area

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

- G2 General development criteria
- H16 Housing Policy Boundaries
- TR11 On street parking
- CN8 Development in Conservation Areas

321. S/2004/1492 - CHANGE OF USE -CHANGE OF USE FROM PUBLIC TO RESIDENTIAL USE, FENCE TO BOUNDARY: LAND ADJACENT TO SUNNY DALE TISBURY ROAD, FOVANT SALISBURY – FOR D A & R J CHALK

Further to the 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 -

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

It is considered that the piece of land which is the subject of this application does not form an important part of the amenity open space, and that the addition of fencing to the boundaries in the manner proposed will not have an adverse impact on the street scene.

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. This development shall be in accordance with the additional plan reference MJL.04.

Reason: For the avoidance of doubt.

3. No development shall commence until samples of the proposed finish/colour and detailed drawings (at least to a scale of 1:20) of the proposed fencing/trellis 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: In the interests of visual amenity.

4. Notwithstanding the provisions of Classes A, D, E and G of Schedule 2 (Part 1) and Classes A 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 further erection of any structures other than the fencing hereby approved within the land or extensions to the associated dwelling within the land outlined in red on the drawing received on 7th July 2004 unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: To enable the Local Planning Authority to retain control over the site in the interests of amenity.

5. The land outlined in red on the drawing received on 7th July 2004 shall not be sold, leased, rented or otherwise disposed of separately from the associated dwelling, Sunny Dale.

Reason: To ensure that the small piece of land will be associated with a dwellinghouse.

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

G2 (General), C4 & C5 (AONB), H18 (Amenity open space)

322. S/2004/1623 – FULL APPLICATION – REBUILDING OF FARM BUILDING TO FORM ANNEX TO MAIN HOUSE: SWALLOWCLIFFE DOWN, SWALLOWCLIFFE, SALISBURY – FOR MR AND MRS T GRANT

Mr Grant, the applicant spoke in support of the above 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 (previously circulated) together with a schedule of late correspondence circulated at the meeting:

RESOLVED -

- (1) That subject to:-
 - (a) the consideration of any additional representations regarding the proposal within the consultation period (16th September 2004) and these raising no additional substantive issues of concern; and
 - (b) all persons concerned entering into a Section 106 Agreement under the provisions of the Town and Country Planning Act 1990 (as amended) to ensure that the ancillary accommodation will not be let or sold separately from the main dwelling;

then the above application be approved for the following reason:-

The final external appearance of the building will be unchanged from the original approved submission (S/03/2255). As such it is considered that subject to restrictive conditions and a legal agreement that the proposal will be an acceptable form of development within the open countryside.

And subject to the following conditions

- I. 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 walls and roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.
Development within one month from the date of this decision.

Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

2. Notwithstanding the provisions of Class A-D 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, additional windows, addition or alteration to the roof of the outbuilding conversion hereby permitted unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: To enable the Local Planning Authority to retain control over the development in the interests of amenity.

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

G2 (General), C4 & C5 (AONB), H33 (Accommodation for dependent persons)

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

If a polluting discharge were traced to any property, the Environment Agency would expect the faulty equipment, plant, tank or discharge methods to be corrected by the owners of the property, at their expense. The Environment Agency retain the right to take action under the Water Resources Act 1991 and Environment Act 1995.

The Environment Agency advise the owner to contact a drainage specialist in order to establish whether the existing septic tank is adequate for the intended future use of the property. Where a public sewerage facility becomes available, since the installation of the septic tank, the Environment Agency encourages connection onto it.

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

There is a water main within the vicinity of the proposal. It will be necessary if required, for the developer to agree a point of connection onto the system for the satisfactory supply of water for the proposal.

It is recommended that the developer should agree with Wessex Water prior to the commencement of any works on site, a point of connection with Wessex systems.

323. S/2004/1671 – FULL APPLICATION – CHANGE OF USE OF GROUND FLOOR FROM RETAIL TO RESIDENTIAL, NEW PITCHED ROOF, GROUND FLOOR EXTENSION, VARIOUS ALTERATIONS TO FENESTRATION: 24 NORTH STREET, WILTON, SALISBURY – FOR TOGL PROPERTIES

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

RESOLVED -

That the above application be delegated to the Head of Development Services for determination, in consultation with the Chairman of the Western Area Committee and Local Ward Members, following and taking into account investigations by officers into whether any substantive weight can be afforded to prevent the further loss of shops in Wilton as a result of the findings of the report of the Planning Inspector in respect of the adopted Salisbury District Local Plan, the progress of the new Local Development Framework, publication of the community plan for the area and any other material planning consideration.

324. RELEASE OF R2 FINANCIAL CONTRIBUTIONS IN WILTON FOR NEW RECREATIONAL FACILITIES

The Committee considered the previously circulated report of the Development Contributions Officer.

RESOLVED - that £11,045.00 plus any interest accrued to a maximum of £14,000.00 of the 'R2' contributions be released by Salisbury District Council to assist 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.

325. RECOMMENDATIONS OF THE SWAG REVIEW PANEL – TRANCHE 2, 2004-05

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

RESOLVED - that grants be determined as follows:-

No.	Applicant	Decision
W006	Fonthill Awards Festival	<p>That the application be deferred to the third tranche to enable the applicant to undertake the following:-</p> <p>(a) To discuss with the Principal Arts Officer the existing Rural Arts Scheme and Participatory Arts Workshop Scheme and how their community might benefit from them, as well as discussing how to obtain funding from other sources, and</p> <p>(b) To enable the applicant to reconsider the amount requested and prioritise items for funding from SWAG, depending on additional support that may be available from the local community in the first instance.</p>
W007	Mere Snooker Club	£390

W008	Tisbury Parish Council	£375
W000	Fovant Village Hall Management Committee	That the Management Committee be awarded £1,300 and that the Management Committee be advised to contact the Village Halls Adviser on how to have the project zero rated for VAT purposes.
W010	Hinton Hall Committee	£2,500

(NOTE: Councillor Hooper expressed his concern for some of the priority ratings given by the Technical Officer in connection with some grant applications.

Councillor Cole-Morgan, Portfolio Holder for Community and Housing replied that he would look into this.)

326. TISBURY MANAGING BODY

The Committee noted the previously circulated minutes of the Tisbury and District Sports Centre Managing Body held on 20th July 2004.

327. MATTERS OF URGENCY

Although this matter was not on the previously circulated agenda, the Chairman declared that it be taken as a matter of urgency since this was an issue that needed immediate attention.

Wilton Retail Outlets

In light of planning application S/2004/1671 as considered above and the concern expressed by Members' in relation to the further loss of retail outlets in the town, the Committee made the following resolution:-

RESOLVED – That the Cabinet, the Planning and Economic Development Scrutiny Panel and the Forward Planning Department be urged to look into the possibility of developing a policy that will retain and maintain retail outlets in Salisbury District's small towns and large villages.

The meeting concluded at 7.00 pm.