

Thursday 7<sup>th</sup> October 2004  
at Wilton Middle School  
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

Councillors 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: Councillor A J A Brown-Hovelt and Mrs J A Green

**Parish Representatives**

Mr Long-Fox (Dinton), Mrs N Morland (Wilton) and Mr Taylor (Dinton)

**MINUTES NOT REQUIRING COUNCIL APPROVAL**

**328. PUBLIC STATEMENT/QUESTION TIME**

There were no public questions or statements.

**329. COUNCILLOR STATEMENT/QUESTION TIME**

Councillor Cole-Morgan stated that he had had difficulty in finding the site for that afternoon's site visit. He added that it would be useful if site maps could in future include road numbers and/or grid references to assist Members.

The Chairman replied that this matter would be brought to the attention of Sheila Van Hagen in Development Services.

**330. MINUTES**

**RESOLVED** – that the minutes of the last ordinary meeting held on 9<sup>th</sup> September 2004 (previously circulated) be approved as a correct record and signed by the Chairman

**331. DECLARATIONS OF INTEREST**

There were none.

### 332. CHAIRMAN'S ANNOUNCEMENTS

#### **Development Control Targets**

The Chairman informed Members that Development Control Services had met (a) all three targets set for determining major, minor and other applications in this quarter and (b) targets set for major and other applications for the whole year. This was an excellent achievement and the Committee congratulated the Unit on its success.

#### **24 North Street, Wilton – Change of use of Ground Floor from retail to residential**

The Chairman informed the Committee that the above application, which had been considered at the last Western Area Committee and delegated to the Head of Development Services to determine, had been approved. Officers had investigated whether any substantive weight could be afforded to prevent the further loss of shops in Wilton but there had been no available policy grounds on which to refuse this application.

#### **Tackling Anti-Social Behaviour**

The Chairman informed the Committee that the South Wiltshire Community Safety Partnership was holding a number of awareness raising/information sharing events.

The purpose of the event is:-

1. To inform and explain to Parish Councils and other public and voluntary organisations, committees and councils how to consider their statutory duty under Section 17 of the Crime and Disorder Act when making decisions which may affect crime and disorder in their district.
2. How local communities can work together to reduce Anti-Social Behaviour with members of the Community Safety Partnership, including: Wiltshire Police, District and County Councils, Fire Service and the Primary Care Trust.

Ultimately the aim is to promote the idea of working together. The training events will place emphasis on Community Spirit and how local people can make a difference in their areas.

The venues and dates are:-

City Hall, Salisbury	13.00-16.00, Monday 8 <sup>th</sup> November
Michael Herbert Hall, Wilton	14.00 – 17.00, Monday 15 <sup>th</sup> November
Hinton Hall, Tisbury	9.30-12.30, Tuesday 23 <sup>rd</sup> November
Antrobus House, Amesbury	18.30-21.30, Thursday 2 <sup>nd</sup> December

Those wishing to attend are encouraged to go to their own local event, but if this is not convenient, please feel free to choose an alternative date. For further details, please contact Kelly Bagley on 01722 434531 or email, [kbagley@salisbury.gov.uk](mailto:kbagley@salisbury.gov.uk)

### 333. **S/2004/1646 - OUTLINE APPLICATION – ERECTION OF AN AGRICULTURAL WORKERS DWELLING AT MANOR FARM TEFFONT AND CHANGE OF USE OF EXISTING DWELLING AT 1 TEFFONT FIELD BUILDINGS TO PROVIDE BED AND BREAKFAST ACCOMMODATION: MANOR FARM, TEFFONT MAGNA, SALISBURY – FOR E WADDINGTON ESQ**

Mr Waddington , the applicant spoke in support of the above application.

Mr Long-Fox of Teffont Parish Council informed the Committee that the Parish Council strongly supported this 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), together with the schedule of late correspondence circulated at the meeting.

**RESOLVED -**

- (1) That the above application be refused for the following reasons:
  1. The proposed development, which is for the erection of a new building for residential occupation, which is not justified by the needs of agriculture, would result in additional development in the open countryside, harming its character and appearance and failing to maintain the natural beauty of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, contrary to policies G1, C1, C2, C4, C5, C22, E20, H23, H27 and H30 of the Replacement Salisbury District Local Plan.
  2. It has not been demonstrated, to the satisfaction of the Local Planning Authority, that the proposed development would not harm the interests of protected species, contrary to policy C12 of the Replacement Salisbury District Local Plan

- (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:

- G1 General development criteria
- C1 Development in the Countryside
- C2 Development in the countryside
- C4 Development in AONBs
- C5 Development in AONBs
- C12 Protected species
- C22 Change of use of the buildings in open countryside
- E20 Employment uses in the countryside
- H23 New dwellings in the countryside
- H27 Agricultural Workers dwellings
- H30 Replacement Dwellings in the countryside

- 334. S/2004/259 - CHANGE OF USE - FROM STABLE BLOCK TO PLAYROOM/GAMES ROOM FOR THE PRIVATE DOMESTIC USE OF THE OCCUPIERS OF NUNSWELL HOUSE ONLY AND CREATION OF BATHROOM WITHIN FOOTPRINT OF EXISTING STABLE – RETROSPECTIVE: NUNSWELL HOUSE, HIGHER COOMBE, DONHEAD ST MARY, SHAFTESBURY – FOR MR AND MRS C J J MCQUEEN**  
Mrs Knight, agent for the applicant spoke in support of the above application.

Following the receipt of the above statement, 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 refused for the following reason:-  
The alterations to windows and doors, undertaken to convert this stable building into living accommodation result in a domestic appearance that is detrimental to the visual amenities and character of the open countryside which is designated as part of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. In this respect, they are contrary to policies C1, C2, C4, C5 and C22 of the Replacement Salisbury District Local Plan.

**335. LAND AT SANDYHILLS PARK, OLD DINTON ROAD, TEFFONT**

The Committee considered the previously circulated report of the Principal Planning Officer (Enforcement).

**RESOLVED -**

1. That the contents of the report be noted.
2. That Officers continue to monitor the site to ensure that the Enforcement Notice is fully complied with.

**336. PROMOTING ENERGY EFFICIENCY IN THE WESTERN AREA**

Jo Badham, Energy Projects Manager for Wiltshire Wildlife Trust was in attendance to speak on the various projects delivered by the Energy Team in South Wiltshire.

She explained that in 1997 Wiltshire Agenda 21 held an Energy Conference and from this developed the idea of promoting and increasing the awareness of energy efficiency.

In 1999, the Warm Hearted Homes scheme was introduced and Jo explained that she was appointed to deliver this project. The scheme involves sending out energy surveys to help people identify how they can make energy efficiency savings in the home.

Over the past few years, the staff and budget for improving and increasing energy efficiency have increased and other projects have been introduced, e.g:- an affordable warmth strategy, Health Through Warmth (a project sponsored by Npower) and the Sunshine Healthy Living Project.

Jo explained that the affordable warmth strategy aims to eradicate fuel poverty, which is determined as the need to spend more than 10% of the household income on heating. Approximately 5,000 homes are prone to fuel poverty and most of Salisbury District falls into the top 50% of fuel poor wards.

The link between Wiltshire Wildlife Trust and Energy Efficiency is tied in with climate change. Our inefficient use of energy negatively impacts on the global climate which in turn affects the natural habitat.

Jo explained that success is measured by the number of people who receive advice from the WWT. Although fuel providers also give their customers advice on how to make energy savings, WWT is in a position to give impartial guidance.

In terms of making people aware of the services provided by WWT, Jo informed Members of a number of measures including adverts in the local press, large scale mail outs, working in partnership with a number of organisations such as Age Concern and hosting stands at the District Hospital and library.

One issue the Area Committee was particularly interested in was targeting the reduction of winter deaths. Jo replied that the reduction in fuel prices had helped reduce the incidence of fuel poverty and this in turn could assist the problem. She added that WWT was keen to expand its focus on “hard to treat” properties i.e. those that were single skinned and not connected to a gas supply.

**RESOLVED** - That Jo Badham be thanked for her presentation and a representative be invited to attend a future meeting of the Committee to provide a more detailed presentation on projects provided by the WWT in Salisbury District.

### 337. **COMMUNITY PLANS FOR THE WESTERN AREA**

Ariane Crampton, Partnership Team Manager, Lynda Williams, Community Planner for Wilton, John Howard, Community Planner for Mere and Mike King, Community Planner for Tisbury were all in attendance.

The Partnership Team Manager introduced her previously circulated report and invited comments from the Committee. She added that the deadline for comments was the end of October.

During consideration of this item the following comments and observations were submitted by Members:-

- Perhaps some of the plans could have been more ambitious.
- Some of the objectives set out in the plans are now historical and have already been achieved.
- The Ebble Plan focuses on Wilton and less so on some of the outlying villages.
- These plans are more detailed than the first community plans and Members acknowledged the huge amount of work that has gone into their development.
- The Nadder area appears twice - in the Four Rivers Ebble, Nadder, Wylye and Till Plan and the Nadder Valley Community Area Plan. This could lead to some confusion.
- Typographical error on page 23 of the Mere & District Community Plan – “*East Knoyle Parish Council is setting up a community shop and Post Office run by volunteers and managed by an industrial **provident** society*”.
- Clarification as to whether Wiltshire Arts, as referred to on page 22 of the Mere & District Community Plan, is a forum in its own right.
- Typographical error on page 25 of the Mere & District Community Plan – “*Encourage outreach from Salisbury, Trowbridge or Yeovil Colleges **into** redundant buildings at Duchy Manor Middle School....*”
- The speed of traffic in villages needs to be emphasised, particularly in the Nadder Valley Community Area Plan.
- Road maintenance in the Chalke Valley has been excellent – hopefully this will also improve for other villages throughout the District.
- Extreme concern was expressed in relation to the loss of retail facilities in larger villages such as Wilton, Tisbury and Mere.

**AGREED** – That the Partnership Team Manager liaise with the Forward Planning Unit at Salisbury District Council to discuss how provision can be made to protect retail facilities in larger settlements and wording to this effect be included in each of the Community Plans.

- In order to preserve shops, pubs and other facilities in rural areas, parking spaces must be provided for cars. This should be reflected in the Community Plans.
- Page 27 of the Mere & District Community Plan refers to “affordable housing in perpetuity for local people” and the elimination of “staircasing”. This terminology requires greater explanation in the plan and perhaps could be reworded as follows:

“Explore ways to ensure that affordable housing continues to be available in the area.”

- The GVW weight restrictions referred to on page 21 of the Mere & District Community Area Plan should be upheld.  
(NOTE: Mr Howard replied that Wiltshire County Council had not objected to this target being included in the plan, but Somerset County Council also needed to be in agreement).

**RESOLVED -**

- (1) That the above comments be forwarded to the Cabinet for consideration at its meeting on 24 November 2004.
- (2) That three area community plans be endorsed and that the Area Committee takes an active part in their delivery.
- (3) That Community Champions meet with the interested local people to develop initiatives in the area supported by their Community Planner.

**338. PARISH CHARTER**

The Committee considered the previously circulated report of the Principal Democratic Services Officer, together with some additional points made verbally by the Western Area Co-Ordinator.

During consideration of this matter, the following points were raised:-

- The Charter says nothing about the important leadership role Parish and Town Councils can play in their local communities.
- The Charter seems to increase the workload of Parish and Town Councils. However, this could be regarded as a positive opportunity for local councils to take a more active role.
- The Charter appears to be a passive document. Parishes should be encouraged to be active driving forces within their communities.
- The Charter could be used to encourage Parishes to plan in advance (financially) in order to meet local community needs.
- Some Parishes appear to have a low status in some villages. Anything that can be done to raise the Parish Profile would be beneficial.

**RESOLVED -**

- (1) that the Area Committee notes the Charter, but feels it could go further in light of the comments made above;
- (2) that it is accepted that as was the case with development control, Local Authorities will need to consult with local Town and Parish Councils to

develop practical local service protocols that reflect local circumstances, as outlined in Paragraph 3 of the previously circulated report; and

- (3) That the comments detailed above be forwarded to the Cabinet for consideration.

### **339. 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.

The Chairman read out a letter received from Mr Stephenson, a resident of Swallowcliffe, in connection with the proposed revised train service to Tisbury, commencing in December 2004. Mr Stephenson's key points were as follows:-

“South West Trains proposes to reduce the peak time service to Tisbury from London Waterloo from an average of two trains an hour to just an hourly service. Essentially, the existing hourly service to Exeter will continue to call at Tisbury, but the alternate peak time service to Yeovil Junction will run fast through Tisbury.

As a result, the proposed changes will make Tisbury unsuitable for most regular travellers commuting to London and many will have no option but to commute from Salisbury, resulting in additional mileage, more vehicles travelling into the city centre and adding to the already limited car parking facilities at Salisbury Station.

The wider impact that this will have on the local community will be significant. There are an increasing number of people commuting to both Salisbury and Gillingham in particular school children. This will have a marked impact on their flexibility to travel home. Furthermore, a major feature of local adverts for the property market in this area is the phrase that Tisbury is well served by frequent trains to Waterloo.”

#### **RESOLVED -**

- (1) The Western Area Committee deplores the reduction in the train service to Tisbury as proposed by South West Trains.
- (2) That a letter be sent to the Minister for Transport to inform him of the Western Area Committee's concerns.
- (3) That County Councillor Fleur de Rhe-Philipe, Portfolio Holder for Environment, Transport and Economic Development be asked to pursue this matter further.
- (4) That a letter be sent to Mr Stephenson informing him of the above resolutions of the Western Area Committee.

The meeting concluded at 8.00 pm.