

## Minutes

Thursday, 4<sup>th</sup> November 2004 at 4.30pm  
at Wilton Middle School  
Commencing at 4.30pm

### 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 A Green – Vice Chairman

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

Apologies: Councillors E R Draper and P D Edge

##### Parish Representatives

Miss Davies (Hindon), Mrs G Henderson (Tisbury), Mr Maycock (Hindon)

#### MINUTES NOT REQUIRING COUNCIL APPROVAL

##### 340. PUBLIC QUESTION/STATEMENT TIME

There were none.

##### 341. COUNCILLOR QUESTION/STATEMENT TIME

Mrs Henderson of Tisbury Parish Council asked the following question:-

“Please could Salisbury District Council inform Tisbury Parish Council, precisely, what communications have taken place between the Planning Department and Messrs C G Fry with reference to any possible development on the Nadder Middle School site, Tisbury”.

The Chairman replied that the Special Projects and Support Manager, David Milton would provide a written response to this question, in ten working days.

##### 342. MINUTES OF THE LAST MEETING

**RESOLVED** – that subject to it being noted that Mr Long-Fox was present as the representative for Teyffont Parish Council (and not Dinton, as previously indicated), then the minutes of the previous meeting, held on 7<sup>th</sup> October 2004 (previously circulated), be approved as a correct record and signed by the Chairman.

##### 343. DECLARATIONS OF INTEREST

There were none

##### 344. CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed Members that Mrs Susan Tovey, the Council's Legal Manager and Monitoring Officer would be leaving SDC at the end of November to become the Head of Legal Services at Test Valley Borough Council. This would be her last Western Area

Committee meeting. The Committee wished Mrs Tovey all the best for her new job and thanked her for all her work over the years.

**345. S/2004/586 – CHANGE OF USE – CHANGE OF USE OF LAND FROM ALLOTMENTS (DISUSED) TO RECREATION AND PUBLIC AMENITY GROUND: PART OF VILLAGE ALLOTMENT SITE OFF ANGEL LANE, HINDON, SALISBURY – FOR HINDON RECREATION TRUST**

Mrs Bull, a nearby resident spoke in objection to the above application.

Mrs Warren, on behalf of the applicant, spoke in support of the above proposal.

Mr Maycock, Chairman of Hindon Parish Council informed the Committee that the upper part of the allotments were no longer required to be used as such and therefore the Parish Council supported the proposed change of use.

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:

**RECOMMENDED TO THE PLANNING AND REGULATORY PANEL -**  
that the above application be approved for the following reasons:-

- (a) Due to a current shortfall in recreation provision in Hindon, there is a need for the proposed additional facilities.
- (b) The proposal leaves more than sufficient land for allotments.
- (c) The site is accessible by public footpaths from the village.

And subject to the following conditions:-

- 1. The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: By virtue of Section 91 of the Town and Country Planning Act 1990.

- 2. Notwithstanding the provisions of Parts 2 and 12 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, there shall be no means of enclosure or structures erected upon this land and no changes to the levels of this land without express planning permission first being obtained from the Local Planning Authority.

Reason -To enable the Local Planning Authority to retain planning control over the development of the land in the interests of the visual amenity of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

- 3. There shall be no external lighting of the site, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

- 4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactments thereof, the land shall be used as a recreation ground only and for no other use purposes, whatsoever, including any other purpose in Class D2 of the

Town and Country Planning (Use Classes) Order 1987 or any subsequent re-enactment, without formal planning permission first being obtained and shall not exceed that area defined by the red line on the plan (Plan Ref: MWA/1) received on 16/03/04 unless otherwise first agreed in writing by the Local Planning Authority.

Reason - To enable the Local Planning Authority to retain planning control over the use of the land hereby permitted in the interests of the visual amenity of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

5. The use of the road used as a public path (RUPP) (Path No9) by construction vehicles servicing the site in association with the development of the land for use as a recreation ground shall not take place other than between the period of 1<sup>st</sup> April and 31<sup>st</sup> October in any calendar year, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To minimise any potential damage caused to the road used as a public path (RUPP) (No9) in the interests of public and highway safety.

6. Prior to the commencement of the use of the land, hereby approved, the surface of the road used as a public path (RUPP) (No9) shall be made good from any damage caused by construction vehicles in accordance with a scheme to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of public and highway safety.

**346. S/2004/1770 - FULL APPLICATION – FORM PARKING AND TURNING AREA AND CONSTRUCT CAR PORT TO NORTH EAST OF DWELLING: PILE OAK LODGE, DONHEAD ST ANDREW, SHAFTESBURY – FOR DR AND MRS G LEWIS**

Mr Moon, agent for the applicant, spoke in support of the above proposal.

Following receipt of the above statement, 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 to be compatible with the existing dwelling and surrounding AONB and Historic Park and is judged to conform with Adopted SDLP C1, C2, C4, C5, C24, H31, G1, G2 and CN18.

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 amended drawing[s] ref: 24014-28 deposited with the Local Planning Authority on 13/10/04, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. The carport hereby permitted shall be used only for private and domestic purposes incidental to the enjoyment of the associated dwelling and not for any trade, business or industrial purposes whatsoever.

Reason: In order that the Local Planning Authority may retain planning control over the use of the premises.

4. The carport shown on the approved drawing(s) shall not be converted into a habitable room without the permission in writing of the Local Planning Authority.

Reason: In order that the Local Planning Authority may retain planning control over the use of the premises.

5. Before development begins a survey should be completed to establish whether the site provides a habitat for protected species. Any such habitat shall be protected by means of a scheme to be implemented before the commencement of development/the use hereby permitted in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To conserve an established habitat for a protected species of wildlife.

6. Before development is commenced a hedgerow shall be planted on the north-western boundary of the site in accordance with details to be submitted to and approved in writing to the Local Planning Authority. Any trees, plants or shrubs which die, are removed or become damaged or diseased within 5 years of the completion of the development shall be replaced by trees, plants or shrubs of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation. The hedge thus planted shall not be removed without the express written consent of the Local Planning Authority.

Reason: In the interests of visual amenity

7. The existing garage shall not be demolished nor the access thereto closed until the access and forecourt hereby permitted as shown on drawing no 24014 –28 received by the Local Planning Authority on 13-10-04 has been constructed, surfaced, drained and made available for use. The access shall remain unobstructed for a minimum distance of 6 metres back from the carriageway edge of Footpath 7 to provide adequate parking and turning facilities.

Reason: In the interests of highway safety

8. Before any development is commenced on the site, including site works of any description, all the existing trees to be retained shall be protected by a fence, of a type and in a position to be approved by the Local Planning Authority, erected around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored

thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (50mm) or more shall be left unsevered. (See British Standard BS 5837:1991, entitled 'Trees in relation to construction').

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

9. The existing garage shall be demolished within 6 months of the carport hereby permitted being brought into use.

Reason : in the interests of the visual amenity of the AONB and listed park of historic interest.

- (2) That the applicant be informed that all public rights must be safeguarded in respect of public right of way footpath 7 which must not be obstructed at any time.
- (3) 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 G1	General Development Guidance
Policy G2	General Development Guidance
Policy C1	Development within the Rural Environment
Policy C2	Development within the Rural Environment
Policy C4	Development within an AONB
Policy C5	Development within an AONB
Policy C24	Extensions to buildings within the Countryside
Policy H31	Extensions to Buildings within the Countryside
Policy CN18	Development within Historic Parks and Gardens

- (4) The new hedge to be planted on the north western boundary in accordance with condition 6 shall be composed entirely of native species.

**347. S/2004/1980 – FULL APPLICATION – VARIATION OF SECTION 106 AGREEMENT ON PERMISSION S/1997/0097: 43A RUSSELL STREET, WILTON, SALISBURY – FOR ANDREW HOLDER**

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

Following receipt of this statement, 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 Authority cannot require that the restriction of the use of these properties for affordable housing be maintained, given the lack of a Housing Association willing to take on the properties and the fact that the original reasons for imposing the restrictions (in relation to parking standards) are no longer relevant. There is no justification in policy terms for preventing the selling of the properties on the open market. The proposal would therefore comply with policies H16 and H25 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:

H16 Housing Policy Boundary  
H25 Affordable Housing  
TR11 Parking standards

### 348. **WILTSHIRE WILDLIFE PRESENTATION**

The Committee received a presentation from Susan Glock, the Community Projects Manager for the Wiltshire Wildlife Trust (WWT) on the work of the organisation and how communities can get involved. During her presentation. Ms Glock outlined the following points:-

#### Introduction and Background

- The WWT has been in existence for over 40 years.
- The aim of the Trust is to create a sustainable future for wildlife and people.
- Within the past 70 years over 98% of wildflower meadows have been lost.
- Over the last 100 years 43% of ponds have been lost in South Wiltshire.
- The WWT has many projects around Wiltshire. Community Wildlife Projects are based in Salisbury, Salisbury Plain, West Wiltshire and Swindon.

#### Preserving Wildlife

- The WWT encourages people to find out what wildlife is out there and can provide training on survey techniques.
- WWT encourages people to set aside land for wildlife, e.g. in order to create local reserves and works with local communities in order to manage this land.
- WWT also seeks to encourage people to join volunteer groups and promote activity in local communities. The WWT is also involved in raising awareness and funds and encourages people to get involved in green gardening – individual gardens represent important habitat's in their own right.

#### Climate Change

- Climate change is another key area of concern. It has been estimated that over a million species could be lost by 2050 as a result of climate change. And one of the key consequences of climate change for the district has been the increase in flooding, notably in 2000.
- 30% of carbon dioxide emissions are produced in the home. WWT is undertaking several campaigns to help reduce this figure. Some of these initiatives include Efficiency Advice Centre, "Switch On" Project, Health through Warmth Project and Community Renewable Initiative.

#### Waste

- Wiltshire municipal waste continues to grow by 5% each year which means that landfill site could be full in the next 10-12 years.
- Even if recycling increased by 40% over the next five years, the total amount of waste going to landfill sites would still be more than there is now.
- To help encourage waste minimisation, the WWT have the following initiatives in place:

Community Composting  
Home Composting  
Rethink Rubbish Directories

- Composting has the potential to remove 50% of domestic waste from the waste stream. If people do not want to compost at home, they can use community composting instead.
- WWT hopes to create a Rethink Rubbish Directory for each of the community areas in Salisbury District (this is an A-Z guide detailing what people can do with their different types of rubbish).

Following this presentation, Members were invited to ask questions or make comments, as detailed below:-

- Does the WWT visit local parishes to give similar presentations?

WWT does attend Parishes in the district to a limited extent - visits are dependent on specific interest.

WWT also has a schools education team which is responsible for promoting a waste programme within schools.

- What measures are being adopted to tackle all the packaging produced by the manufacturing industry?

This is not a focus for WWT, but there are moves by other organisations and Government to address this issue.

However, as consumers we do have choice e.g. to reuse plastic bags, buy loose vegetables. It is also important to teach our children to be responsible.

- What are the effects of fertilisers and oestrogens on our river systems?

WWT does run a number of projects to specifically address this particular point. Officers work with landowners to improve the river quality. However, the Environment Agency is responsible for much of this.

- It would be useful if villages could hold an annual weed cutting day and WWT could advise on how best to do this.

Martin Gilchrist at WWT is the best person to advise on this.

- In light of all the waste that follows from house moves, it might be worth trying to seek sponsorship from Estate Agents for the Rethink Rubbish Directory
- Political pressure should be employed to reduce the number of polymers used in plastic bottles. It would also be useful if the type of plastic could be identified on the bottle, so people can recycle accordingly.

All plastic bottles do carry numbers on them. Anything numbered from 1-3 can be recycled.

Plastic recycling is expensive and currently there is no real incentive for organisations to undertake it.

- What subsidies does WWT receive from the Council?

WWT receives funding from both Wiltshire County Council and Salisbury District Council for specific projects. All District Councils contribute to the WWT fuel poverty project. The bulk of funding received from WCC is for waste minimisation.

**AGREED** – that the Community Projects Manager be thanked for coming to give an interesting and informative presentation.

### **349. COMMITTEE RUNNING ORDER**

Members of the Committee considered the matter as set out under Agenda Item 9 (previously circulated).

#### **RESOLVED –**

- (1) That the current running order continue as is i.e. consideration of planning issues first, followed by community items. However, in exceptional circumstances and with the prior agreement of the Chairman, some community items may be considered before planning matters. In these circumstances, the timing for each item will be clearly indicated on the agenda.
- (2) that in those cases where external speakers or District Council officers bring community items for consideration at the Area Committee that would be of interest to Parish Councils, these officers should be advised to contact the Parishes prior to the meeting to encourage their attendance.

The meeting concluded at 7.30pm

Members of the Public: 6