

Minutes

Thursday, 6th January 2005
at Bishopstone Village Hall
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,
E R Draper, P D Edge and J B Hooper and G E Jeans

Apologies: Councillor Mrs S A Willan

County Councillors

C Read (Mere Division)

Parish Representatives

Mrs J Amos (Tisbury Parish Councillor and Clerk to West Tisbury), P Batt (Barford St Martin),
R Frankland (West Tisbury), C Hazzard (Mere)
and Mrs E Young (Fovant and Hindon Parish Clerk)

MINUTES NOT REQUIRING COUNCIL APPROVAL

373. PUBLIC QUESTION/STATEMENT TIME

There were none.

374. COUNCILLOR QUESTION/STATEMENT TIME

There were none.

375. MINUTES OF THE LAST MEETING

RESOLVED – that subject to the inclusion of County Councillor West's name in the attendance list, then the minutes of the previous meeting, held on 2nd December 2004 (previously circulated), be approved as a correct record and signed by the Chairman.

376. DECLARATIONS OF INTEREST

There were none.

377. CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed Members a letter had been sent to the Office of the Deputy Minister in relation to the fines imposed for breaches of planning conditions but a response was still awaited.

378. COMMUNITY PLAN FOR NADDER VALLEY COMMUNITY AREA

The Committee considered the previously circulated report of the Partnership Team Manager, together with the revised community plan for the Nadder Valley.

During the consideration of this item, the following matters were discussed:-

Mrs Amos of Tisbury Parish Council informed the Committee that Tisbury was commencing work on its Parish Plan and a public consultation exercise with surrounding parishes was planned for 13th January 2005. Further comments on the Nadder Community Plan would be submitted to the Partnership Team Manager following this consultation event.

In relation to the four strategic priorities and specifically Access to Services (including rural transport), Mrs Amos asked why the South Wiltshire Strategic Alliance (SWSA) did not include any transport organisations and how this priority could be achieved without these members.

The Partnership Team Manager replied that the SWSA did include Wiltshire County Council (WCC), a major transport provider in the district. However, private transport providers such as Wilts and Dorset Bus Company were not part of the partnership, although SWSA would be working with them to achieve this strategic priority. The Partnership Team Manager added that a Symposium for March 2005 was planned, involving the Passenger Transport Unit at WCC and Wilts and Dorset Bus Company. Mrs Amos requested that the rail network also be involved and the Partnership Team Manager replied that an invitation would be extended to South West Trains.

With reference to the fourth strategic priority – “Alliance Partners as exemplary employers”, Mrs Amos acknowledged that this was an important priority that underpinned the whole process, but it was not a community objective.

The Partnership Team Manager agreed that the first three strategic priorities for 2004-2009 had been shaped by community objectives and the fourth priority was a top-down one that the Wiltshire Strategic Board was working on.

AGREED – That the four strategic priorities be separated out in the plan, to reflect the first three as community driven priorities and the fourth as a separate priority.

Mr Batt of Barford St Martin asked who would be responsible for delivering the objectives as set out in the four community plans and how objective achievement would be monitored.

The Partnership Team Manager replied that monitoring would be undertaken via the Area Committees. Reports would be presented every six months detailing the progress of each of the Community Plans. The Strategic Alliance annual conference would also provide a mechanism for monitoring with an opportunity for partners to feedback with comments.

With reference to the responsibility of delivering objectives, the Partnership Team Manager replied that where possible the plans did indicate who was responsible, but this was slightly more difficult for the more aspirational objectives. Councillor Cole-Morgan added that many actions are being delivered in partnership rather than by a single organisation.

With reference to the Parish Plans as detailed on page 6 of the Community Plan, Councillor Mrs Green asked that Fovant Parish Council be included.

Councillor Couper stated that there are a number of good hotels/accommodation in the Nadder Valley and this should be made clear in the plan.

Councillor Cole-Morgan asked that the following amendments be made to the plan:-

Page 6 – reference to “we” and “you” sounds a little “twee” and should be amended.

Page 7 – “Support local access to IT” (as opposed to supported)

Page 8 – Countryside and Land-based issues – bullet point 2 of the community priorities should be amended to read, “encourage diversification in the use of redundant buildings”.

Page 10 –Housing and the Built Environment – bullet point 5 of the community priorities should be amended to read, “ Promote energy efficiency in the home – 46% of Tisbury residents would like to improve energy efficiency in their homes...”

Page 11 – Transport – Action – bullet point 2 of actions should reflect wording to the effect that “pressure on South West Trains should continue”.

Page 14 – Culture - bullet point 1 of the actions be amended to read -”Need to assess demand for a mobile **library** plus stop in the hinterlands of Tisbury”.

Councillor Jeans asked that under the section entitled Housing and the Built Environment – actions, bullet point 2, “major” housing developments should be defined.

Councillor Hooper informed Members that he was extremely concerned that Pensioners were not being told that they could collect their pension from their local post office. Wording should be included in the plan to reflect the importance of sustaining post offices in the rural areas.

Councillor Hooper also asked if the Regional Assembly had been involved in the development of the Community Plans. The Partnership Team Manager replied that the Regional Assembly had not commented on the Community Plans. Councillor Hooper also suggested that the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty Office should be invited to join the SWSA as they have a large influence on the area.

Councillor Brown-Hovelt asked what funding allocations had been made by the various partners identified in the plan to deliver the aspirations set out in the Community Plan. He also asked in those situations where funding was not possible, how the partners intended to finance the various actions set out in the plan. Councillor Brown-Hovelt concluded that it would be useful to know who was funding what and how and asked that this be reported back to the Area Committees at the appropriate time.

Members of the Committee felt that the title “Actions: What’s in store?” sounded nebulous and suggested that this be tightened up. The Partnership Team Manager suggested that the corresponding table for each of the headings set out in the plan, currently split into two columns, be divided into three columns : (a) Community Priorities (b) what is actually being done and(c) what is going to be done. A summary of which organisations are responsible for providing which services will be included under each theme.

Councillor Brown-Hovelt suggested that when future reports on the progress of the Community Plans are brought back to the Area Committee, it would be helpful if key people from the South Wiltshire Strategic Alliance could also be in attendance. This would help ensure greater accountability.

RESOLVED –

- (1) That subject to the additional comments and amendments as detailed above, together with additional comments from Tisbury Parish Council, the Cabinet be recommended to approve the Community Area Plan for the Nadder Valley Community Area;

- (2) That the priorities of the area Community Plan be reflected in the District Council's Portfolio Plans and the Corporate Plan (where possible); and
- (3) That the district-wide community strategy be submitted to the Cabinet following the approval by the Alliance Board, prior to being adopted by Full Council as a policy framework document.

379. S/2004/2280 – FULL APPLICATION – TWO STOREY EXTENSION TO SOUTH ELEVATION AND SINGLE STOREY EXTENSION TO EAST ELEVATION : WARDOUR CROSSING COTTAGE, TISBURY GATE, TISBURY, SALISBURY – FOR MR AND MRS R COWLEY

Mr Cowley, the applicant was in attendance to speak in support of the proposal.

Mrs Amos of Tisbury Parish Council informed the Committee that the Parish Council supported this application.

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

RESOLVED –

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

The proposed two-storey extension will be subservient to the dwelling and will not have an adverse impact upon the visual qualities of the Area of Outstanding Natural Beauty. Therefore it is considered to conform with adopted Salisbury District Local Plan policies D3, H31, C4, C5 & C24.

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 materials and finishes of the proposed development hereby permitted shall match in colour and texture those of the existing building[s].

Reason: To secure a harmonious form of development.

3. The colour of the garage door within the proposed development hereby permitted shall match in colour the walls of the building.

Reason: To secure a harmonious form of development.

4. No development shall start on the site until details of the drainage of surface water from the building are submitted to and approved by the Planning Authority. The development shall be implemented in accordance with these details.

Reason: To protect the water environment.

- (2) That the applicant be informed that the site is subject to a restrictive covenant which requires Network Rail's agreement to the proposal and the applicant should take into account comments provided by them.
- (3) That the applicant be informed that the above decision has been taken in accordance with the following policies of the adopted Salisbury District Local Plan:

Policy G2	General Development Guidance
Policy D3	General Design Guidance
Policy C4	Development within an AONB
Policy C5	Development within an AONB
Policy C24	Extensions to Buildings within the Countryside
Policy H3I	Extensions to Buildings within the Countryside

380. S/2004/2528 – TREES WITH TPO – FELL HOLM OAK (SUBJECT TO TREE PRESERVATION ORDER 308) : BARFORD HOUSE, MOUNT LANE, BARFORD ST MARTIN, SALISBURY – FOR MR P WOOLLEY

Mr Batt, Chairman of Barford St Martin Parish Council informed the Committee that the Parish Council's view was that the tree was magnificent and its removal should be as a last resort and only if it constituted a danger.

Following receipt of this 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 the above application be refused for the following reasons:-

Insufficient evidence to support the conclusion that the tree represents a danger has been provided.

Irrespective of the lack of any analysis to support the tomogram, the results show that there is sufficient sound wood remaining in the outer 30% of the stem radius. Therefore, the tree retains sufficient structural integrity not to be considered dangerous enough to be felled, at this time.

- (2) That the applicant be informed that the fact that the tree has defects is not in doubt. It would therefore be prudent to carryout works within or to the crown that would reduce, further, any potential future risk, a process the Council would endorse.

It is therefore recommended that the applicant have a competent and qualified Arboriculturalist carry out an internal survey of the trunk at and below the bifurcation fork, using either a Resitograph or DMP Microprobe micro drill, to accurately map the extent of decay present and to assess any decay present in structural terms. The applicant should apply to the Local Planning Authority to carry out any works recommended.

It is advised that in addition there may be a need to reduce and thin the crown of the tree. The crown should be raised to provide a 1.5m clearance between the roof of Barford House and the crown and to achieve adequate clearance above the road. Such works should be the subject of an application to the Local Planning Authority.

It is recommended that the applicant have a competent and qualified Arboriculturalist carry out a Visual Tree Assessment (Mattheck 1994) of this tree on an annual basis and act upon their recommendations.

- (3) That the applicant be informed that they may appeal the Council's decision by writing, within 28 days, to the Secretary of State.

381. S/2004/2616 – FULL APPLICATION – TWO STOREY FRONT EXTENSION: 28 LAMPARD TERRACE, WILTON, SALISBURY – FOR ROGER EAST

Mrs East, wife of the applicant spoke in support of the above proposal.

Following the receipt of this statement 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 approved for the following reason:-

By the use of matching materials and by adhering to the building line, the proposal will not be out of scalewith, nor significantly detract from the street scene and terrace,

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 materials to be used in the construction of the external surfaces of the extension(s) hereby permitted shall match those used in the existing building.

Reason: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

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

D3 – Design of extensions

382. RELEASE OF R2 FINANCIAL CONTRIBUTIONS IN MERE FOR NEW RECREATIONAL FACILITIES

Mr Hazzard, Chairman of Mere Parish Council, County Councillor Read (Mere Division) and Mr Howell of Mere Bowling Club all spoke in support of the release of R2 funds for new recreational facilities in Mere.

Following the receipt of these statements, the Committee considered the previously circulated report of the Development Contributions Officer, together with the schedule of late correspondence circulated at the meeting.

RESOLVED – That £144,275.57 of the R2 contributions be released by this Council to assist the funding of the recreation scheme as outlined in the report and

that the release of the monies be made following the receipt of invoices for the works undertaken.

(NOTE: The Chairman of the Western Area Committee thanked the Officers for their negotiations with the developers which had resulted in a significant amount of R2 money being retained for Mere.

The Chairman of Mere Parish Council thanked Sarah Hughes, David Simmons and Natasha Stiles, Forward Planning Officers for all their help over the years. He also asked that Officers be requested to issue cheques as promptly as possible following the receipt of invoices from suppliers.)

The meeting concluded at 7.15pm

Members of the Public: 10