

Minutes

Meeting of: Western Area Committee

Meeting held in: Bishopstone Village Hall, Bishopstone, Salisbury.

Date: Thursday, 8 December 2005

Commencing at: 4.30pm

Present:

District Councillors

Councillor Mrs C A Spencer – **Chairman**
Councillor Mrs J A Green – **Vice Chairman**

Councillors 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.

Parish Councillors

Mr R Frankland (West Tisbury) and Mrs Henderson (Tisbury)

Officers

J Crawford (Legal & Property Services), J Howles (Development Control), S Hawkins (Development Control) A Crampton (Partnership Team Manager – South Wiltshire Strategic Alliance), C Westlake (Assistant Partnership Team Manager – South Wiltshire Strategic Alliance), G Hobbs (Transportation) and S Draper (Democratic Services).

514. Public Questions/Statement Time:

There were none.

515. Councillor Questions/Statement Time:

There were none.

516. Minutes

Resolved – that subject to the inclusion of Councillor A Brown-Hovelt's name in the attendance list that the minutes of the meeting held on 10 November 2005 (previously circulated) be approved as a correct record and signed by the Chairman.

517. Declarations of Interest

There were none.



Awarded in:
Housing Services
Waste and Recycling Services



518. Chairman's Announcements:

The Chairman informed members that the meeting of the Western Area Committee on 16th February 2006 would be held at the Lecture Hall Mere.

519. The Monitoring and Enforcement of Agricultural Occupancy Conditions

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

Members commented that the report was very helpful and clearly written. Members also felt that parish councils should be notified annually of all properties with occupancy conditions in their area.

Resolved - That the contents of the report be noted and that progress towards compliance monitoring of agricultural occupancy conditions is progressed in accordance with the timetable outlined in the report.

520. Mobile home stationed on land at the Long House, Teffont

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

Resolved -That the Head of Legal and Property Services be authorised to issue an Enforcement Notice under the Town and Country Planning Act 1990 (as amended) and serve it on the appropriate person(s) alleging the following breach of planning control:

Without planning permission:

The material change of use of the Land to a site for the stationing of a residential mobile home unrelated to agricultural use.

Requiring the following steps to be taken:

1. Cease the use of the land as site for the stationing of a residential mobile home or any other caravan, vehicle or trailer used for purposes unrelated to agriculture.
2. Permanently remove the residential mobile home, sheds and domestic paraphernalia associated with the above use from the Land;

Reasons for serving the Notice:

The Land lies in open countryside where development is strictly limited and not permitted unless it would benefit the local economy and maintain or enhance the environment and new residential accommodation (including mobile homes) is not permitted unless an essential need for agriculture or forestry or affordable housing has been proven. Moreover, the site lies within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty where the scenic qualities of the landscape are protected from development which, as in this case detracts from the landscape of the AONB in general and of the particular locality. Use of the Land as a site for the stationing of a residential mobile home used for purposes unrelated to agriculture is therefore contrary to policies DP15 & C8 of the Wiltshire Structure Plan 2011 and policies H23, C2 and C5 of the adopted Salisbury District Local Plan.

Time Period For Compliance:

1. 1 month.
2. 1 month.

521. Planning Application S/2004/1485 - The Old Garden House, High Street, Tisbury

The applicant spoke in support of the application.

Mrs Henderson, on behalf of Tisbury Parish Council, informed the Committee that the Parish Council had raised concerns about the application on the grounds of parking.

The Committee considered the previously circulated report of the Senior Planning Officer.

Resolved - That planning permission granted by the Western Area Committee on 9th September 2004 be amended to remove the requirement for a s106 agreement and/or condition relating to car parking.

- 522. Planning Application S/2005/1672 – New single 3 bedroom dwelling and detached double garage. At Little Cloneen, Hindon Lane, Tisbury Salisbury, SP3 6PU. For The Swedish House Company.**
Mr P Pollard, the agent for the applicant, spoke in support of the above application.

Mrs Henderson, Chairman of Tisbury Parish Council, informed 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 -

1. That subject to all those concerned entering into legal agreement under a s106 of the Town and Country Planning Act 1990 (as amended) requiring applicants to surrender the extant permission (the parts that have not been started) and requiring a contribution for recreational open space under policy R2 of the Replacement Salisbury District Local Plan then the above application be approved for the following reasons:
 - (1) The design of the property is acceptable and relates well to the rest of the area.
 - (2) The development would not prejudice development on the rest of the site allocated under policies H14 and E14A.

And subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. AS amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004

- (2) Prior to the commencement of development, details of the means of boundary treatment (which should be with native British plant species), including retention and replacement of the treatment shall be submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in accordance with the details thereby approved.

Reason: in the interests of the character and appearance of the AONB

- (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 walls and roofs 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: in the interests of the character and appearance of the AONB.

- (4) The dwelling hereby approved shall be accessed only from the access approved under planning permission 4713/3097 dated 13th September 1968. Prior to the commencement of development, details of a scheme to stop up the existing vehicular access from the North east shall be submitted to and approved, in writing, by the Local planning Authority. Development shall be undertaken in accordance with the details thereby approved and the vehicular access thus stopped shall remain stopped up unless otherwise agreed by the express written consent of the Local Planning Authority.

Reason: in the interests of highway safety.

- (5) The means of foul drainage of the dwelling hereby approved shall be to the main sewer only

Reason: in the interests of securing adequate drainage.

Councillor Draper and Councillor Mrs Spencer asked that their dissent to the above decision be recorded.

- 523. Planning Application S/2005/2128 – Erect timber framed classroom extension. At Semley CEVA First School, Semley, Shaftsbury, SP7 9AU. For A Jestyn Coke Chartered Surveyors.**

This application was not considered by the Committee as it was withdrawn by the applicant.

524.Planning Application S/2005/2127 – Erect Timber Classroom extension. At Semley CEVA First School, Semely, Shaftsbury, SP7 9AU. For A Jestyn Coke Chartered Surveyors.

This application was not considered by the Committee as it was withdrawn by the applicant.

525.Planning Application: S/2005/2305 – Erection of single dwelling. At The Warren, Hindon Road, Dinton, Salisbury, SP3 5EG. For Relph Ross Partnership.

This application was not considered by the Committee as it was withdrawn by the applicant.

526.Planning Application: S/2005/2381 – Installation of roof-mounted solar collectors to south elevation. At Cools Cottage, East Knoyle, Salisbury, SP3 6DB. For S Rogerson.

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

Mr Frankland, Chairman of West Tisbury Parish Council, informed the Committee that the Parish Council had no objection to the above application.

Following receipt of 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 –

1. That subject to no new issues being raised before 22/12/05, that the above application be **approved** for the following reasons:

1) The proposed development would have a minimal impact on the surrounding AONB and complies with Supplementary Planning Guidance in respect of sustainability. Considerations of the visual impact of the proposed development are considered to be outweighed by the sustainability issues.

And subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- (2) Should it become no longer required, the solar collection apparatus hereby approved shall be permanently removed as soon as reasonably practicable, and in any case within 28 days of the apparatus becoming no longer required.

Reasons:

- (1) To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. AS amended by section 51 (1)of the Planning and Compulsory Purchase Act 2004 (0004 AMENDED)
- (2) In the interests of visual amenity.

2. That the applicant be informed that this decision has been taken in accordance with the following policies of the Adopted Salisbury District Local Plan.

G2 (General Criteria for Design)
D3 (Design)
C5 (Landscape Conservation)

526. Community Planning Across The Boundaries – Co-operation and Collaboration

The Committee received a presentation from the North Dorset Local Strategic Partnership.

The Community Planners for the Western Area, Mr Howard and Mr King, informed the Committee that they were very pleased with the joint working which was occurring.

The main points raised by members were:

- The co-operation and joint working was a good development as it fitted the perceptions of local communities rather than adhering to administrative boundaries.
- The co-operation must be co-ordinated to ensure that parishes and local people do not become confused as to which group to work with.
- Community planning must deliver real results on the ground to ensure that people do not become cynical and disillusioned.

- Some concern was raised about the amount of additional work parishes were being asked to undertake as a result of community planning and the additional costs of the exercise to the tax payer.

527. Community Planning Update

The Committee considered the previously circulated report of the Partnership Team Manager.

The main points raised were:

- That the Strategic Alliance does not give grants for projects directly. However, part of the community planning process is to identify where funds may be available.
- Wiltshire County Council allocated an additional £3 million of funding for improving roads as a direct result of the consultation which demonstrated that it was an important issue for a great number of people.
- Actions need to be quantified so that members can ascertain not only whether an action has been completed but the difference that this project has made to the local community. For example how many people use the new facilities.
- Members were very dismayed to see that the moped project in the Western Area had been cancelled due to lack of funding as this was very important to rural communities.
- Members felt that the update report was very useful.
- A concern was raised that some projects had been promised for a long time but had never been realised and therefore it might be better for the Alliance to focus on fewer actions but to ensure that they are all achieved.
- A concern was also raised over the cost of the exercise and whilst it was acknowledged that community planning was a statutory obligation, the costs of the undertaking the exercise should be kept to a minimum.
- That the input of the local communities should be recognised through the action plans.

Resolved –

1. That the Partnership Team Manager send a letter to Wiltshire County Council expressing dismay that the funding for the moped project has ceased and requesting that this be restarted as a priority.
2. That, where possible, actions contained within the update report include some measure of success or take-up of new facilities and projects.
3. That the next update report include a target date for keeping the pedestrian access to the Wilton Road Park and Ride site clean (action 138 in the Nadder Valley Community Plan refers).
4. That consultation with residents who will be affected by changes to the A30 be included and that traffic management measures along this road be considered.
5. That the next update be provided in six months.

528. Network Rail Route Utilisation Strategy for South West Main Line

The Committee considered the previously circulated report of the Assistant Transportation Planner.

Resolved – That the Cabinet view, as agreed at the meeting on 7th December 2005, be endorsed and the following points be added:

1. A significant factor underpinning the site selection rationale of a park and ride site at Wilton -was the prospect of a new station with four platforms being developed at Wilton just west of the junction. There was a great deal of disappointment and anger at the SRA decision that no funding would be available to enable the re-opening of this station to proceed.
2. The strategy does not take into account present rail needs let alone future rail needs.
3. By treating the Greater Western (formerly Wessex) and South Western lines as separate franchises the likelihood of ever having a train station at Wilton is undermined.
4. The strategy runs counter to the national transport policy aim of encouraging more people to use public transport.
5. In view of the substantial investment and re-development of MoD activities at Porton Down, which will see relocation of 1,000 jobs, it is disappointing to see that the re-opening of Porton Station is not proposed within the RUS.
6. The train station at Tisbury greatly enhances the economic vitality of the area and current service frequencies should be preserved.

The meeting closed at 8.20pm

Members of the public present - 11