

Minutes

Meeting of : Western Area Committee
Meeting held in : The Lecture Hall, Mere
Date : Thursday 19 January 2006
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:

Mrs Barnes (Donhead St Mary), Mrs Morland (Wilton Town Council), Mr C Hazard (Mere), Mr Coulbert (Maiden Bradley) and Mrs Henderson (Tisbury).

Officers

J Crawford (Legal & Property Services), J Howles (Development Control), O Marigold (Development Control) and S Draper (Democratic Services).

529. Public Questions/Statement Time:

Mrs Amos asked the following question: **Adopted Salisbury District Council Local Plan June 2003:** Under what circumstances might it be possible for the line of the Housing Policy Boundary, as adopted in the 2003 Local Plan, to be amended?

If the Housing Boundary can be moved, what is the process which has to be followed in order to achieve such an amendment? What statutory requirements are there with regard to any public consultation?

I should appreciate a written answer to my questions.

The Principal Planning Officer – Forward Planning gave the following response “All landowners will have the right to make a submission to alter the 2003 Local Plan Housing Policy Boundaries when the council prepares its Site Specific Proposals Document (currently scheduled to commence early in 2007). It will be for the council, and ultimately a Planning Inspector to determine whether submitted alterations are accepted based upon planning policy and guidance at that time.



Awarded in:
Housing Services
Waste and Recycling Services



Submissions made by landowners will be considered throughout the process which is set out on pages 25 and 26 of the council's Local Development Scheme document and the consultation undertaken will be in line with the provisions set out in the Statement of Community of Involvement which will be adopted by that time."

Both of these documents can be accessed from the forward Planning pages of the SDC website

Should the questioner wish to seek clarification on the details the Principal Forward Planning officer will be more than glad to advise."

Mr C Hazard, the Chairman of Mere Parish Council, invited the Western Area Committee to accompany him on a tour of Mere in order that he could show members the projects that the Parish Council and the local community had achieved with R2 and grant funding. He asked if this could be arranged to precede one of the Western Area Committee meetings due to be held in Mere over the next few months. In addition Councillor Draper, in his capacity as Chairman of the Council, invited the Committee members to a lunch or a dinner following the visit.

Mr C Hazard on behalf of Mere Parish Council extended his thanks to Judy Howles for her assistance in helping the Parish Council to select appropriate materials for the new pavilion.

Mrs Henderson from Tisbury Parish Council informed the Committee that the Nadder School was available for bookings again following its period of closure.

530. Councillor Questions/Statement Time:

Councillor Hooper asked the following question: "Housing Allocation within the Western Area - At our last WAC meeting on the 8th December Mrs Howles told us that housing numbers were being reconsidered. I particularly want to know what this involves and how it will affect Tisbury Fovant Ward. I should like to see a report brought to our next WAC meeting."

The Principal Planning Officer – Forward Planning gave the following response: "You and the Parish Council will be aware from the meeting with the portfolio holder in October that the Housing Allocations identified for development in phase 2 of the Local Plan (i.e. in the period 2006-2011) would be reviewed prior to 1/4/2006. We are agreeing the procedure at the moment and this will be followed by technical work (i.e. the assessment of current housing supply and alternative sites) at the end of the month/start of February prior to public consultation in February/March. There is no other process going on beyond this until the new round of housing allocations are made under the LDF process - currently scheduled to commence in mid 2007."

Councillor Draper informed the Committee that he had been invited to Salisbury Civic Society's New Build Awards. He informed members that out of six awards the Western Area contained five of the winners. He also informed members that the Civic Society had extended its thanks to the Development Services department at the Council for its assistance.

531. Minutes:

Resolved – that, subject to the amendment of the minute numbering, that the minutes of the meeting held on 8 December 2005 (previously circulated) be approved as a correct record and signed by the Chairman.

532. Declarations of Interest

Councillor P Edge declared a personal and prejudicial interest in planning application S/2005/1648 and S/2005/1614 and withdrew from the meeting during consideration thereof.

533. Chairman's Announcements:

The Chairman read out the following statement on behalf of the Chief Executive:

"Dear Western Area Committee Members

It is unfortunate that I had little option but to fix my leaving celebratory drink on this afternoon, in the knowledge that the date clashes with Western Area Committee. It would have been lovely to see you all at Bourne Hill but as a poor second best, I would like to convey my thanks to you all for your support over the last eight years. I have really enjoyed the challenge – and it is fair to say that Western Area Committee and its members have provided their own over my period of tenure. Please accept the bottle symbolically so we can share a drink at the end of your meeting tonight. Every time I have attended a Western Area Committee I have felt the need for a drink by the end of the meeting!

All the very best for the future – may Western Area Committee continue to thrive in its unique way!”
The Chairman informed members that David Crook had been appointed as the interim Chief Executive.

The Chairman also made the following statement – “Development Control Performance - Salisbury District Council is the top district council in the country in its award of planning delivery grant for Development Control Performance . (over £400,000).

The council met all three Best Value Performance Targets for the determination of planning applications for the period ending 30th June 2005.

It also exceeded the target for the number of appeals dismissed.

As of 31 December 2005, it has scored the maximum 21 points on the ‘Pendleton ‘ criteria which covers e-government, for which an additional sum of Planning Delivery Grant is anticipated to be announced in March.

Last quarter, the council again met all the Best Value Performance Targets for development control. This quarter so far we are still meeting the targets.” The Chairman extended her congratulations to the Development Control team.

534. Planning Application S/2005/1614 at 44 West Street, Wilton:

The Committee considered the previously circulated report of the Planning Officer together with the schedule of late correspondence circulated at the meeting.

Resolved – That the application description be amended to describe it as an annexe and that the application be approved for the following reason:

1. The development complies with Policies H16 and H33 of the adopted Salisbury District Local Planning Authority Plan.

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.

(2) The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 44 West Street.

Reasons:

1) To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

(2) It would not be in the interests of proper planning for the proposed annexe to be occupied as a separate unit of residential accommodation.

2. That the applicant be informed of the following:

(1) That this decision has been taken in accordance with the following policies of the Adopted Salisbury District Local Plan.

H16 (Housing Policy Boundaries)
H33 (Accommodation for Dependent Persons)

(2) Condition 2 to the above permission requires the annexe to be occupied as ancillary accommodation to 44 West Street because the annexe and 44 West Street are together considered to be one dwellinghouse, the occupation of which is limited to persons living together as a single household. This therefore means that the property cannot be sold off, rented out or otherwise occupied as a self-contained unit of accommodation unconnected with the facilities of 44 West Street e.g. taking meals in 44 West Street.

535. Planning Application S/2005/2412 – Erection of Two Linked Detached Two Storey Dwelling Houses Providing Ancillary Staff Accommodation at St Mary’s School Donhead St Mary, Shaftesbury, SP7 9LP for David West:

Mr C Lancaster spoke in support of the application.

Mrs Barnes, on behalf of Donhead St Mary Parish Council, informed the Committee that the Parish Council supported the 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 it be recommended to the Planning and Regulatory Panel that the above application be approved for the following reason:

1) There is a proven functional and financial need for the accommodation proposed, it will support the rural economy as it is a major employer in the parish and accommodation on site will reduce the need to travel in accordance with PPG13.

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. (A07B)

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. 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 wall[s] and roof[s] 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 countryside and AONB.

3. The occupation of the residential accommodation hereby permitted shall be limited to persons solely or mainly employed at St Mary's School, Shaftesbury, or a dependant of such persons residing with that member of staff.

Reason: the dwellings lie in an area where new dwellings would not normally be permitted in the interests of the character and appearance of the countryside.

4. No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall show the areas which are designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Guide for Trees in Relation to Construction (BS.5837: 1990) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall also include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The Arboricultural Method Statement shall also indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include provision for the supervision and inspection of the tree protection measures. The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and

surplus materials removed from the site, unless the prior approval of the Local Planning Authority has been given in writing

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of construction.

5. No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (BS.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 5 years of the completion of the development, another tree, shrub or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to safeguard the amenity of the existing trees to ensure a satisfactory appearance to the development.

6. The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complimentary, and to ensure a satisfactory appearance to the development.

7. Notwithstanding the provisions of Classes A to H 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 to the dwelling(s) nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf. (V15A)

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

8. No development shall commence until a scheme of energy and water efficiency measures to reduce the energy and water consumption of the dwellings hereby approved shall be

submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall subsequently be implemented and brought into operation prior to the first occupation of the dwellings and shall thereafter be retained, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the conservation of energy and water resources.

Councillor Draper asked that his dissent to the above decision be recorded.

536. Planning Application S/2005/2253 – Redevelop Transport Yard and Garages by the Erection of 1 New Dwelling, Making Alterations and Additions to Workshop and Storage Building and Converting Into 1 Dwelling and Converting Garages Into a 3rd Dwelling, Making Alterations and Improvements to Existing Vehicular and Pedestrian Access Thereto, and Erect 2 Private Garages to be Used by the Occupants of No 1 and No 2 Greystones at Greystones High Street, MaidenBradley, Warminster, BA127JG for Brimble Lea & Partners

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

Mr Coulbert, Chairman of Maiden Bradley 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 a section 106 agreement under the provisions of the Town and Country Planning Act 1990 (as amended) in respect of a commuted sum for the provision of recreational open space then the above application be approved for the following reason:

1. The proposal would have significant conservation and environmental benefits which outweigh any loss of jobs, and the site is unsuitable for employment use. It would therefore comply with policies E16 G1, G2, D2, D3, H16, CN8 and CN9 of the Replacement Salisbury District Local Plan.

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 (0004 AMENDED)

2. 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, roofs and windows 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 Conservation Area

3. No development approved by this permission shall be commenced until:

- a) A desk study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information.

If the potential for significant ground contamination is confirmed then using this information the following must be produced:

- b) A diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors.

c) A site investigation using this information and any diagrammatical representations (Conceptual Model). Designs should be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected, and
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

d) A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters, using the information obtained from the Site Investigation should be submitted to the Local Planning Authority. This should be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

Reason: To ensure adequate contamination investigation and remediation is undertaken in order to prevent the proposed development causing pollution of Controlled Waters.

4. The development hereby permitted shall not be commenced until the visibility splays shown on the submitted plan have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall thereafter be maintained free of obstruction at all times.

Reason: in the interests of highway safety

5. The development hereby approved shall not be brought into use until the first 5.0m of the access road to it measured back from the High Street carriageway edge has been resurfaced in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: in the interests of highway safety.

6. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved, in writing, by the Local Planning Authority prior to the commencement of development.

Reason: in the interests of highway safety

7. No development shall commence until a scheme of energy and water efficiency measures to reduce the energy and water consumption of the dwellings hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall subsequently be implemented and brought into operation prior to the first occupation of the dwellings and shall thereafter be retained, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the conservation of energy and water resources.

8. Prior to the commencement of development, details of a scheme for the provision of the lighting of the site 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 subsequently retained in that state in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: in the interests of the character and appearance of the area, to prevent light pollution.

9. Prior to the commencement of development, details of a scheme for drainage and means of disposal of sewerage 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 providing adequate drainage

10. Notwithstanding the provisions of Classes A-H 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 to the dwelling(s) nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf. (V15A)

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

11. Prior to the commencement of development, details of a scheme for the surfacing of the driveway 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 amenities of the occupiers of the dwellings and the character and appearance of the area

12. Prior to the commencement of development, details of the boundary treatments 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 amenities of the occupiers of the dwellings and the character and appearance of the area

537. Planning Application S/2005/2415 – Change of Use from Offices to a Single Dwelling at Portway House, Pelham Court, South Street, Broadchalke, Salisbury, SP5 5DN For Nigel J Tucker

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

Following receipt of this 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 subject to all those concerned entering into a section 106 agreement under the provisions of the Town and Country Planning Act 1990 (as amended) in respect of a commuted sum for the provision of recreational open space then the above application be approved for the following reason:

1. The proposal would have significant environmental benefits which outweigh any loss of jobs and there are adequate other employment sites in the village. It would therefore comply with policies G2, C4, C5, C12, CN8 and E16 of the Adopted Salisbury District Local Plan.

And subject to the following condition:

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

Reason: For the avoidance of doubt.

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:

Policy G2 General Development Guidance
Policy C4 Development within the Area of Outstanding Natural Beauty
Policy C5 Development within the AONB
Policy C12 Development affecting Protected Species
Policy CN8 Development within a Conservation Area
Policy E16 Change of use of Employment Site

538. Planning Application S/2005/1648 – Change of Use and Conversion of Grade II Listed Building (Substantially Vacant) to 31 Dwellings at Kingsway House, Warminster Road, Wilton, Salisbury SP2 0AT For Kenn Scadden Associates Ltd

Mr Moody spoke in support of the above application.

Mrs Morland, on behalf of Wilton Town Council, informed the Committee that the Town 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 it be recommended to the Planning and Regulatory Panel that subject to all those concerned entering into a S106 agreement under the provisions of the Town and Country Planning Act 1990 (as amended) making provision for:
 - (a) affordable housing in accordance with Local Plan policy H26
 - (b) a contribution of £20,000 towards highway safety and public transport improvement
 - (c) contribution towards recreational open space

then the above application be approved for the following reasons:

The proposed conversion, in that it would provide affordable accommodation and would re-use this grade II listed building without harming the building's character and appearance, would not harm highway safety, protected species, protected trees nor the amenities or interests of nearby properties or other matters of acknowledged importance, would be acceptable within the terms of Local Plan policies of the Replacement Salisbury District Local Plan.

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 (0004 AMENDED)

- (2) 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: To ensure that the proposed works will be in keeping with the existing character of the listed building and its setting.

- (3) All new external and internal works and finishes, and works of making good, shall match the existing original work in respect of materials used, detailed execution and finished appearance except where indicated otherwise in drawings hereby approved.

Reason: in the interests of the character and appearance of the listed building

- (4) Prior to the commencement of development, details of any external lighting for the site shall be submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.

Reason: in the interests of the character and appearance of the listed building

- (5) Before the commencement of the development or any works on site, details of the landscaping of the site, including retention of trees and other natural features, shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out as approved

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, and to enable proper consideration to be given to the impact of the proposed development on existing trees, so as to safeguard and enhance the visual amenities of the area and to ensure a satisfactory appearance to the development.

- (6) No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall show the areas which are designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Guide for Trees in Relation to Construction (BS.5837: 1990) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall also include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The Arboricultural Method Statement shall also indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include provision for the supervision and inspection of the tree protection measures. The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has been given in writing

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of construction.

(7) No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (BS.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 5 years of the completion of the development, another tree, shrub or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to safeguard the amenity of the existing trees to ensure a satisfactory appearance to the development.

(8) No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of the proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

Reason: In the interest of maintaining the amenity value of the area

(9) The access and visibility splay shall be constructed in accordance with the approved drawing no 022-1541-100P1 (dated April 05) prior to the occupation of the development.

Reason: in the interests of highway safety

(10) The development hereby approved shall be undertaken in full accordance with the recommendations of the ecologist's report dated November 2005 and the Method Statement in relation to pollution during construction dated December 2005.

Reason: In the interests of the river system and protected species

(11) No development shall take place until a waste audit (including recommendations) has been submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details and recommendations.

Reason: in the interests of ensuring sustainable development

(12) Prior to the commencement of development, details of the means of glazing of windows serving habitable rooms shall be submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.

Reason: in the interests of the living conditions of occupiers of the flats

(13) Notwithstanding the provisions of Class[es] E, F, H and H 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 to the dwelling(s) nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf. (V15A)

Reason: in the interests of the character and appearance of the listed building

(14) No development shall take place until details of a scheme for the provision of lighting between the Park and Ride site and the application site has been submitted to and approved by the Local Planning Authority. Development shall be undertaken in accordance with the details thereby approved, and no residential unit shall be occupied until the lighting has been installed and operative.

Reason: in the interests of sustainable development

(15) No development shall commence until a scheme of energy and water efficiency measures to reduce the energy and water consumption of the dwellings hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall subsequently be implemented and brought into operation prior to the first occupation of the dwellings and shall thereafter be retained, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the conservation of energy and water resources.

2. That the applicant be informed that the members wished officers to write to the Highway Authority establishing what the £20,000 contribution will be spent on, and expressing a desire that it is spent on footway and sustainability improvements and not on the already-improved railway bridge. Members requested that an update report on this be brought back to them.

539. Planning Application S/2005/1619 – Change of Use and Conversion of Grade II Listed Building (Substantially Vacant) to 31 Dwellings at Kingsway House, Warminster Road, Wilton, Salisbury SP2 0AT For Kenn Scadden Associates Ltd

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 the above application be approved for the following reason:

The proposed conversion would benefit the building in that it would bring it into use preventing its further deterioration as encouraged by PPG15.

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 18 of the Planning (Listed Building and Conservation Areas) Act 1990. AS amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004 (0004 AMENDED)

(2) 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 and hard surfaced areas 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: To ensure that the proposed works will be in keeping with the existing character of the listed building and its setting

(3) All new external and internal works and finishes, and works of making good, shall match the existing original work in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the drawings hereby approved.

Reason: In the interests of the character and appearance of the listed building

(4) Prior to the commencement of development, details at a scale of 1:5, the means of secondary glazing of windows serving habitable rooms shall be submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.

Reason: in the interests of the listed building

540. Planning Application: S/2005/2465 – First Floor Extensions to Both Ends of Existing House, Reinstatement of Stone Façade and Internal Alterations at the Clockhouse, The Avenue, Tisbury, Salisbury SP3 6JG For Charles Brice Architects Ltd

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 the receipt of satisfactory amended plans that the above application be approved for the following reason:

(1) The proposal is considered to conform with policies D3, CN8, C4 and C5 in that it will be compatible with the existing dwelling and surrounding area in terms of scale, siting, materials and character. In addition it will have minimal impact on the neighbours (1) and therefore conforms with Adopted Salisbury District Local Plan policy G2 (vi).

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) No development shall take place until samples of the materials to be used in the construction of the external surfaces (including woodwork) of the extension 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.

The reasons for the above conditions are listed below:

(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) To ensure that the external appearance of the proposed works will relate appropriately to that of the existing building.

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.

Policy G2	General Development Guidance
Policy D3	General Design Guidance
Policy C4	Development within the Area of Outstanding Natural Beauty
Policy C5	Development within the Area of Outstanding Natural Beauty
Policy CN8	Development within a Conservation Area

541. Planning Application: S/2005/2474– First Floor Extensions to Both Ends of Existing House, Reinstatement of Stone Façade and Internal Alterations at the Clockhouse, The Avenue, Tisbury, Salisbury SP3 6JG For Charles Brice Architects Ltd

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 the receipt of satisfactory amended plans addressing the internal alterations that the above application be approved for the following reason:

(1) The proposal is considered to conform with policy CN3 in that it will be an appropriate development for the listed building which will respect the historic fabric and structural integrity..

And subject to the following conditions:

(1)The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

(2) No development shall take place until samples of the materials to be used in the construction of the external surfaces (including woodwork) of the extension 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.

(3) No development shall take place until the following details are supplied to, and approved in writing by, the Local Planning Authority:

* Details of the proposed fireplace for the drawing room

* Full details of all new glazing including roof lights and sky light at a scale of 1:2.

* Details of new external doors at a scale of 1:5

(4) This development shall be in accordance with the amended drawing[s] ref: AWAITED deposited with the Local Planning Authority on AWAITED, unless otherwise agreed in writing by the Local Planning Authority. (B01A)

The reasons for the above conditions are listed below:

(1) To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 (4) of the Planning and Compulsory Purchase Act 2004. .0006 AMENDED

(2) To ensure that the external appearance of the proposed extension will relate appropriately to that of the existing building.

(3) To secure a harmonious architectural treatment.

(4) For the avoidance of doubt.

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

Policy CN3 - Development on a Listed Building

542. Recommendations of the SWAG Review Panel – 2005/06 Tranche 3:

The Committee considered the previously circulated report of the Acting Western Area Co-ordinator:

Resolved –

1. That the grants be awarded as follows:

1. That £4,100 be awarded in favour of the Swallowcliffe Village Hall Management Committee subject to the following conditions:

a) The lowest tenderer has not specifically mentioned the cost of coping with and disposing of asbestos material. The Committee should satisfy themselves that the contractor is aware and will comply fully with the current regulations.

b) While this building work is going on the Committee might wish to consider using a further part of their reserves for any other work which it would be economic to address at this stage – while not depleting their reserves completely.

2. That £2,000 be awarded in favour of Kilmington and Stourton Cricket Club.

3. That £1,250 be awarded in favour of Katy Lee.

4. That £1,250 be awarded in favour of Maiden Bradley Youth Club and that this grant be subject to:

- a) The Youth Club providing the Committee with a copy of the lease demonstrating that it has the responsibility for the swimming pool and changing facilities.
 - b) The Youth Club updating its constitution to reflect the management responsibility of the swimming pool and the changing facilities.
 - c) The Youth Club adopting a Child Protection Policy.
2. That the Western Area Co-ordinator write to all parishes in the area to promote the SWAG scheme and that a poster be drawn up to be put on parish notice-boards.
 3. That an agenda item advertising the SWAG be put on the agenda of the next parish and town council liaison meeting.

543. Tisbury and District Sports Centre Managing Body – Minutes of last meeting:

The Committee considered the minutes of the last meeting of the Managing Body.

Resolved – that the minutes be noted.

544. Venues for Winter Meetings of the Western Area Committee:

The members considered the previously circulated costings for hiring venues. Although it was acknowledged that there were some arguments for holding winter meetings of the Western Area Committee in the City it was the general view that it was more important that the public were able to attend the meetings and therefore the Committee meetings should be held within the Western Area.

Resolved – That the Western Area Committee continue to meet in the Western Area all year round.

545. Special Delegation Procedure:

The Committee considered the previously circulated Special Delegation Form.

Resolved – That the Special Delegation be noted.

546. Exempt Business:

Resolved - That the press and public be excluded from the meeting during consideration of agenda item 15 on the grounds that it involves the likely disclosure of exempt information as defined within Part 1 of Schedule 12A inserted into the Local Government Act, 1972, by the Local Government (Access to Information) Act 1985, and more particularly specified below:-

Paragraph 12

‘Any instructions to Counsel and any opinion of Counsel (whether or not in connection with any proceedings) and any advice received, information obtained or action to be taken in connection with –

- (a) any legal proceedings by or against the authority, or
- (b) the determination of any matter affecting the authority (whether, in either case, proceedings have been commenced or are in contemplation);

Paragraph 13

‘Information which, if disclosed to the public would reveal that the authority proposes –

- (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
- (b) to make an order or direction under any enactment’

Summary of ‘exempt’ matters

Agenda Item 15

Development on Ferne Park Estate, Berwick St John

*The meeting closed at 8.00 pm
Members of the public present - 18*