

Minutes

Meeting of : Western Area Committee
Meeting held in : Bishopstone Village Hall, Bishopstone
Date : Thursday 13 April 2006
Commencing at : 4.30pm

Present:

District Councillors

Councillor Mrs C A Spencer – **Chairman**

Councillor Mrs J Green – **Vice-Chairman**

Councillors A J 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 Hazzard (Mere) and Mrs Henderson (Tisbury).

Officers

J Crawford (Legal & Property Services), A Davies (Democratic Services), J Howles (Development Control) and J Meeker (Forward Planning).

565. Public Questions/Statement Time:

There were no public questions or statements.

566. Councillor Questions/Statement Time:

There were no Councillor questions or statements.

567. Minutes:

Resolved – that the minutes of the meeting held on 16 March 2006 (previously circulated) be approved as a correct record and signed by the Chairman.

568. Declarations of Interest

Councillor Edge declared a personal and prejudicial interest in Planning Application S/2006/0496 (reference minute 570) since he had installed alarms at the premises and withdrew from the meeting during consideration thereof.

Councillor Jeans declared a personal and prejudicial interest in Planning Application S/2006/0496 (reference minute 570) since he was the applicant and withdrew from the meeting during consideration thereof.

Mrs Henderson, Chairman of Tisbury Parish Council declared a personal interest in Agenda Item 8 – Review of Second Phase Housing Sites, since she was a resident of Hindon Lane. Since this was purely a consultative matter, Mrs Henderson was able to stay in the meeting and speak on this item.

569. Chairman's Announcements:

The Chairman made the following announcements:-

Mr Adcock, Treasurer to Compton Chamberlayne Village Hall had written to the Area Co-Ordinator asking that the Village Hall Committee's thanks be passed on to the Western Area Committee for the SWAG Grant of £1,000, which had considerably helped to improve the amenity of the hall.

The Chairman reminded Members of the Committee and members of the public of the Council's External Funding Advisor, Gale Gould who was able to advise Parishes and community groups on sources of funding and fundraising plans. Mrs Gould had recently sent a Data protection form to all District Councillors and Parishes in Salisbury District who wished to be included on the Council's Funding Alert Database. The Chairman advised those present at the meeting to sign up to this very useful database.

The Chairman reminded Members of the question raised by Mr Coopman of Tisbury at the last Western Area Committee meeting held on 16th March with reference to the Tisbury and District Sports Centre Managing Body. A copy of the response sent to Mr Coopman was circulated at the meeting and is also attached at **Annex A** to these minutes for information.

570. Planning Application S/2006/0496 – Ramp for Disabled Access: The Old Chapel House, Boar Street, Mere, Warminster – for Mr G Jeans

Mr Hazzard of Mere Parish Council spoke in support of the proposal.

Following the receipt of this statement, the Committee considered the previously circulated report of the Planning Officer together with the schedule of late correspondence circulated at the meeting.

Resolved –

(1) that in view of the fact that the ramp is considered acceptable, by virtue of its location and form with the use of matching stone at the base, with no significant detriment to pedestrian users of the highway, then the above application be approved 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. The materials to be used in the construction of the stone base of the ramp hereby permitted shall match those used in the existing building.

Reason: To secure a harmonious form of development.

3. Before the development hereby approved is constructed details of a tapping rail between the existing church gate and the ramp shall be submitted to and approved in writing by the local planning authority. The agreed tapping rail must then be constructed before the ramp is put into use

Reason: To ensure the safety of the blind or visually impaired;

4. The ramp hereby permitted shall not be constructed until an Access Statement to address the disabled access schemes both internally and externally, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the building incorporates adequate means of access for the disabled in accordance with national policy objectives.

5. The ramp hereby permitted shall not be constructed until the highway has been formally stopped up.

Reason: In the interests of highway safety.

- (2) That the applicant be informed of the following matters:

- (a) As the ramp is placed on the public highway it will be necessary for the highway to be stopped up prior to construction, under Section 247 of the Town and Country Planning Act. This includes the alcove formed between the ramp and the tapping rail.
- (b) The applicant should be aware that utility companies must be consulted and their consent obtained before the work can proceed.

571. Planning Application S/2006/0238 – Install solar panels on the south facing roof, Shergolds, Swallowcliffe – for Simplee Solar Limited

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 development accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D3 (Design), CN5 (Listed Buildings), CN8 (Conservation Areas) & C5 (Landscape Conservation) of the adopted 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

2. The apparatus hereby approved shall be removed from the building as soon as practicable after it is no longer required and the building shall be restored to its former condition before development took place.

Reason: To ensure that no unnecessary equipment remains on the roof when it is no longer required, in the interests of visual amenity.

- (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:

G2 (General Criteria for Development)

D3 (Design)
CN5 (Listed Buildings)
CN8 (Conservation Areas)
C5 (Landscape Conservation)

572. Planning Application S/2006/0270 – Develop land for employment purposes including landscaping and formation of new vehicular and pedestrian accesses: land adjacent dead maid quarry industrial estate, Mere, Warminster – For Brimble Lea and Partners (c/o Mr A F G Brimble)

Mr Stratton, owner of the site, spoke in support of the above application.

Mr Hazzard of Mere Parish Council informed the Committee that the Parish Council supported the proposal

Following the receipt of these statements and further to the site visit 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 following receipt of a satisfactory Flood risk Assessment and confirmation from the Environment Agency that it is prepared to withdraw its objection, then planning permission be delegated to the Head of Development Services to approve for the following reason:

The proposal is an allocated employment site - policy E12 of the adopted Salisbury District Local Plan and the proposal (although in outline except for access) accords with the development brief and the provisions of the development plan.

And subject to the following conditions:

1. Approval of the details of the siting, design and external appearance of the building[s], and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995 as amended by section 51 (2) of the Planning and Compulsory purchase Act 2004.

2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the siting, design and external appearance of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995 as amended by section 51 (2) of the Planning and Compulsory purchase Act 2004.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995 as amended by section 51 (2) of the Planning and Compulsory purchase Act 2004.

4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995 as amended by section 51 (2) of the Planning and Compulsory purchase Act 2004.

5. The siting of the buildings to be submitted as a reserved matter in pursuance of condition 1 of this permission shall generally accord with the site layout 0599-2c.

Reason: The illustrative drawing[s] accompanying the application indicate the form of development which the Local Planning Authority considers appropriate for the site.

6. The finished floor level[s] of the proposed building[s] shall be in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development is commenced.

Reason: To ensure the exact finished floor level[s] of the building[s] in the interests of visual amenity.

7. 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: To secure a harmonious form of development

8. No construction of any buildings shall take place until the access has been constructed to basecoat standard in accordance with the details hereby approved.

Reason: In the interests of highway safety

9. No development shall take place until a strategic landscaping scheme within the land edged blue to comprise tree screen landscaped belts of a minimum width of 8 metres along the eastern and northern boundaries of that land and a further 8 metre wide area of landscaped copse planting along the western boundary of the application site extending in a northerly direction towards Nor Wood has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall include details of the size, species and density of trees and hedges to be planted and provisions for their future maintenance. There shall be no construction of any buildings upon the application site until such time as the landscaping scheme thus approved has been implemented and the approved planting has taken place.

Reason: To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

10. No construction of any buildings shall take place until a tree and hedge screen along the southern boundary of the site with the B3092 in the form of a parallel strip to a minimum depth of 8 metres has been planted in accordance with the approved scheme of landscaping to be submitted under condition 12.

Reason: To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

11. The landscape planting along the eastern boundary of the site, which shall be a minimum of 8 metres in width, shall be planted before any of the adjacent units are occupied.

Reason: To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

12. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enable the Local Planning Authority to secure the satisfactory implementation of all approved landscaping works, in the interests of visual amenity and to ensure satisfactory maintenance of landscape works for a sufficient period of time to enable planted material to become adequately established.

14. The development, including site clearance, must not commence until a statement of all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include any necessary fencing, in accordance with the relevant British Standard (Guide for Trees in Relation to Construction, BS.5837: 1990). It must also include any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

Reason: To enable the Local Planning Authority to secure the satisfactory implementation of all approved landscaping works, in the interests of visual amenity.

15. No construction of any buildings shall take place until the 30 mph speed limit has been extended 90 metres or thereabouts westwards of the approved site access.

Reason: In the interests of highway safety and to comply with TR12 (v) of the adopted Salisbury District Local Plan.

16. No building shall be occupied until the footpath link shown on drawing no. 0599-2 C has been constructed, surfaced drained and made available for use.

Reason: In the interests of highway safety and to ensure that the development is adequately accessible by means of transport other than the private car in accordance with national policy objectives.

17. The development hereby permitted shall not commence until details of all vehicle parking and turning space within the site have been submitted to and approved in writing by the Local Planning Authority; and the development shall be undertaken in accordance with those approved details.

Reason: To ensure that the development hereby permitted is provided with adequate facilities for the parking, turning/ loading and unloading of vehicles.

18. No building shall be brought into use until the development has been signed from the A303 junction at the western end of the Mere bypass.

Reason: In the interests of highway safety and the amenities of the settlement of Mere.

19. No building shall be occupied until covered cycle parking and showers have been provided to serve the building in question in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is adequately accessible by means of transport other than the private car in accordance with national policy objectives.

20. Foul drainage shall be to the main sewer.

Reason: To ensure that the development is provided with a satisfactory means of drainage.

21. No building hereby permitted shall be occupied until all necessary works for the drainage of foul and surface water from that building have been completed in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development is provided with a satisfactory means of drainage.

22. No development shall commence until a scheme of energy and water efficiency measures to reduce the energy and water consumption of the buildings 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 each of the buildings 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.

23. No construction work shall take place on Sundays or public holidays or outside the hours of 7.00am to 9.00pm, weekdays and Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason: In the interests of the amenities of the occupiers of adjacent residential property.

24. The use of the premises shall be restricted to uses falling within classes B1 & B8 of the Schedule to the Town and Country Planning [Use Classes] Order 1987 or in any provision equivalent to that Class in any other statutory instrument revoking and re-enacting that Order).

Reason: to define the extent of the permission in the interests of the amenities of the occupiers of nearby property.

25. Before the use of those buildings commences, the buildings closest to the eastern boundary of the site shall be insulated in accordance with a scheme agreed with the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of adjacent residential property.

26. Before the development hereby permitted commences a scheme shall be agreed with the Local Planning Authority which specifies the provision to be made for the control of noise emanating from the site.

Reason: In the interests of the amenities of the occupiers of adjacent residential property.

27. No development shall take place until a scheme/schemes for the control of fumes from extractor fans and equipment (and for the sound insulation of that equipment) have been submitted to and approved by the Local Planning Authority; and the development shall not be brought into use until that scheme/those schemes have been implemented in accordance with the approved details.

Reason: In the interests of the amenities of the occupiers of adjacent residential property.

28. The B8 uses hereby permitted and any uses in those units which adjoin the eastern boundary of the site shall not take place except between the hours of 07.30 –18.00 Mon – Fri , 07.30 –13.00 on Saturdays with no Sunday or Bank Holiday use.

Reason: In the interests of the amenities of the occupiers of nearby property and of the locality.

29. No deliveries shall be taken at or despatched to/from the buildings outside the hours of 07.00 –18.00 Mon – Fri , 07.00 –13.00 on Saturdays nor at any times on Sundays, Bank or Public Holidays.

Reason: In the interests of the amenities of the occupiers of nearby property and of the locality.

30. Any external lighting shall be installed and operated in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.

Reason: In the interests of the visual amenities of the locality which is in a rural area.

31. There shall be no retail sales from the premises.

Reason: The site is located on the edge of a settlement where retail development would be contrary to the provisions of the adopted local plan and could adversely affect the vitality and viability of Mere town centre.

32. There shall be no outside working ,storage, nor dumping of materials.

Reason: In the interests of the visual amenity of the locality.

- (2) That the applicant be advised that any roof material must be non reflective.
(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.:

E12 - allocated employment site

TR11,TR12 and TR14 adequate parking, cycle parking and access facilities

- (4) That the applicant be informed of the following:
- (i) Wildlife and Countryside Act
Any scrub clearance should take place outside the bird nesting season.
 - (ii) Any roof material submitted in pursuance of condition 7 above should be non reflective.
- (5) That in the event of a satisfactory Flood Risk Assessment not being received by 30 April 2006, the Head of Development Services be delegated to refuse the application for the reason that insufficient information has been submitted for the local Planning Authority to be satisfied that the development will not cause flooding nor be satisfactorily drained of surface water.

(NOTE: Since the date of the meeting, a satisfactory flood risk assessment has been received (28 April 2006) and the Environment Agency has withdrawn its objection to the planning proposal, subject to the inclusion of the following two conditions:-

- (a) No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation has been submitted to and approved in writing by of the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.

Reason: To prevent the increased risk of flooding.

- (b) No development approved by this permission shall be commenced until details of the proposed finished floor levels have been submitted to and approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason: To ensure that the development is subject to minimum risk of flooding.)

573. Salisbury District Local Plan: Review of Second Phase Housing Sites

Further to the previously circulated report, the Committee received a PowerPoint presentation from the Principal Planning Officer (Forward Planning)

The Principal Planning Officer (Forward Planning) explained that the release of the Greenfield housing allocations in Wilton and Tisbury (and Downton, as considered by the Southern Area Committee on 3rd April) has been delayed until April 2006, to enable the Council to reassess whether these sites are still needed in order to meet the district housing requirement (i.e. 5,500 new homes within Salisbury District from 1st April 1999 – 31st March 2011).

During the consideration of this item, Members of the Committee raised the following points :-

- The Council should consistently aim to achieve its target of 458 (on average) completed new homes each year.
- A shortfall in housing will inflate prices in Salisbury District.
- A more proactive approach should be adopted by SDC to encourage and assist Parishes in their identification of potential development sites (including provision for affordable housing). This could be achieved via Local Development Frameworks and Community Planning.
- In order to facilitate the process, pre application discussions with developers should be encouraged.
- Current planning guidance is inflexible and does not encourage landowners of agricultural land to pursue the development of small sites, which already have an existing infrastructure.
- In terms of building social housing, more money from Regional Government does seem to be invested in larger urban areas and less in areas such as Salisbury District. Despite this, the Committee recognised that SDC has received £8.3million in the past five years from the Housing Corporation. This is a great achievement and credit for this must be attributed to the Head of Strategic Housing, Andrew Reynolds and his officers.
- Some houses in rural areas are not suitable for families. Perhaps these properties would be more appropriate for shared ownership schemes.

The Principal Planning Officer (Forward Planning) then went on to explain how alternative brownfield sites in Wilton and Tisbury had been assessed.

During the consideration of this part of the Officer's report, the Chairman invited comments from members of the public and Parishes present at the meeting.

Mr Frankland of West Tisbury spoke in support of the proposed development at Hindon Lane.

Mrs Henderson of Tisbury Parish Council informed the Committee that the Parish Council continued to object to this proposed development.

Members of the Committee made the following comments:-

- The take up on Village Design Statements is low; could more be done to encourage Parishes to pursue this?
- Regard should be had to the fact that some existing estates could comfortably incorporate additional housing. The Council should take a more imaginative approach in relation to the development of existing sites.
The Principal Planning Officer (Forward Planning) advised that this approach would indeed make sense, but regard would need to be had to the existing infrastructure (e.g. highways), which may not be able to accommodate further development of existing housing sites. Furthermore, small extensions to existing housing sites would result in small developer contributions, which in turn would limit the contribution to the development of local amenities.
- Would it be possible to revisit development at the Fugglestone Red site?
The Principal Planning Officer (Forward Planning) advised that it was likely that this site would be reconsidered.
- Before releasing employment land for future housing development, the Council should be absolutely certain that the land is no longer required for employment purposes.

- The Station Works Site, Station Road is a site that lends itself to mixed employment use, for businesses both large and small.

Resolved – That the Forward Planning Department be informed that the Western Area Committee supports the release of the sites identified for development in the second phase of the plan period (i.e. 2006-2011) subject to the granting of planning consent.

574. Parish Waste Skips

The Committee considered the previously circulated report of the Waste Management Officer.

The Chairman informed the Committee that this item had been placed on the agenda so that consideration could be given as to whether the Western Area Committee's Discretionary Budget could be used to assist Parishes and their need to have more than one waste skip per year.

Resolved –

- (1) That part of the £214 shortfall (see **Note 2** below) (subject to the availability of funds) for parish skips be met from the Western Area Discretionary Budget (2006-07) to enable those parishes with a population of less than 1000 people to receive two SDC refuse vehicles visits per year.

NOTE 1: Parishes with a tax base of less than 1000 are as follows:-

Alvediston, Ansty, Barford St Martin, Berwick St John, Berwick St Leonard, Bishopstone, Broadchalke, Burcombe, Bowerchalke, Chicklade, Chilmark, Compton Chamberlayne, Dinton, Donhead St Andrew, Donhead St Mary, East Knoyle, Ebbesbourne Wake, Fonthill Bishop, Fonthill Gifford, Fovant, Hindon, Kilmington, Maiden Bradley, Quidhampton, Sedgell and Semley, Stratford Tony, Swallowcliffe, Teffont, Tisbury, Tollard Royal, West Knoyle, West Tisbury and Zeals

NOTE 2: The cost per skip visit is £300, thus two visits per year cost £600. Parishes of less than 1000 population currently receive a skip grant of £386 pa from Salisbury District Council. The shortfall is therefore £214.

- (2) That those Parishes entitled to this discretionary funding be encouraged to actively recycle waste wherever possible.

575. Tisbury and District Sports Centre Managing Body

Resolved – That the minutes of the Tisbury and District Sports Centre Managing Body meeting held on 7th February 2006 be noted.

*The meeting closed at 8.10 pm
Members of the public present 3*

Democratic Services
Salisbury District Council,
The Council House, Bourne Hill,
Salisbury, Wiltshire SP1 3UZ

direct line: 01722 434250
fax: 01722 434478
dx: 58026 Salisbury
email: adavies@salisbury.gov.uk
web: www.salisbury.gov.uk

Mr Coopman

DATE: 3rd April
2006

Dear Mr Coopman

Question to the Western Area Committee meeting on Thursday 16th March 2006

Thank you for the questions you put to the Western Area Committee at its last meeting on 16th March in relation to Tisbury and District Sports Centre.

Discussions regarding the re-negotiation of the joint management agreement are ongoing and representatives from Salisbury District Council, Wiltshire County Council and St John's School have met and various funding opportunities are being explored, as are discussions concerning the cessation of premium payments. However it is too early to give any detailed feedback at this stage.

The Council is in the process of establishing a single management structure for the three sports centres. The aim of this new structure is to give clarity of purpose, role and direction. It will also respond to the Council's priorities and long term vision.

The proposed single structure will establish a senior management structure and supporting team, operating across all the sites and the services to provide a much more uniform and effective service whilst also realising considerable savings. The structure will result in changes to roles and responsibilities and will see the total number of permanent posts reduced across all three sites. Issues relating to employees terms and conditions of employment are not subject to public consultation.

Opening hours are determined by business needs and although there are no immediate plans to either reduce or extend the current hours of opening, the Council can not give any formal guarantee that there will not be any changes in the foreseeable future. However, should any proposals be put forward, the Western Area Committee would expect users and relevant key stakeholders to have been consulted.

Yours sincerely

Arabella Davies
Western Area Co-ordinator