

## Minutes

**Meeting of** : Western Area Committee  
**Meeting held in** : Bishopstone Village Hall, Bishopstone  
**Date** : Thursday 26<sup>th</sup> October 2006  
**Commencing at** : 4.30 pm

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**Present:**

**District Councillors**

Councillor E R Draper – **Chairman**

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

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

County Councillor A Deane (Chalke and Nadder Valley)

**Parish Councillors:**

Mr P Boyles (Chilmark), Mrs A Harris (Fovant) and Mr Long-Fox (Teffont)

**Officers**

A Bidwell (Development Control), C Bruce-White (Development Control), O Marigold (Development Control), J Crawford (Legal and Property Services), A Davies (Democratic Services) and R Townsend (Community Initiatives)

**646. Public Questions/Statement Time:**

There were none.

**647. Councillor Questions/Statement Time:**

There were none.

**648. Minutes:**

**Resolved** – that the minutes of the ordinary meeting held on 28<sup>th</sup> September 2006 (previously circulated) be approved as a correct record and signed by the Chairman.

**649. Declarations of Interest**

Mr R Townsend, Head of Community Initiatives declared a personal interest in Agenda Item 9 (minute 656 refers) since he lived in close proximity to the village hall.



*Awarded in:*  
Housing Services  
Waste and Recycling Services



**650. Chairman's Announcements:**

The Chairman welcomed Helen Kreizman to her first Western Area Committee. Ms Kreizman informed Members that she was the new community planner for South Wiltshire and was based at Wiltshire County Council.

The Chairman informed Members that the Area Co-ordinator had contacted Sergeant Cowdrey and Inspector Hagger at Wiltshire Police about Neighbourhood Policing and the future for South Wiltshire Rural Areas. It is hoped that someone will be able to attend our next meeting in November to speak on this matter and if not this meeting, then certainly one of our meetings in the New Year.

The Chairman informed Members that Sara Draper (Northern Area Co-Ordinator) would be leaving the Council at the end of November for a new job in London. He wished Sara all the best for the future.

**651. Planning Application S/2006/1689 – Retrospective - Retention of mobile home to provide accommodation for agricultural worker: The Mobile Home, the Long House, Teffont, Salisbury – for Mr Paul Hayward**

The Solicitor for the applicant spoke in support of the above application.

Mr Long-Fox of Teffont Parish Council informed the Committee that the Parish Council objected to the application.

Further to the receipt of these statements, the Committee considered the report of the Head of Development Services (previously circulated), together with the schedule of late correspondence circulated at the meeting.

**Resolved –**

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

1. The proposed use of the static mobile home to provide permanent residential accommodation for a full time agricultural worker employed on the agricultural holding fails to satisfy the tests of existing functional need and economic financial viability as set out within the guidance contained within Annex A to Planning Policy Statement 7 (Sustainable Development in Rural Areas). The applicant has failed to demonstrate a clearly established existing need for worker to be accommodated on or near the holding, that the unit and agricultural activity concerned have been established for at least three years and have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so; and that the need cannot be fulfilled by another dwelling on the unit, or any other accommodation in the area which is suitable and available for the worker concerned, contrary to Policy H27 of the adopted Salisbury District Local Plan.
2. The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the adopted Salisbury District Local Plan because appropriate provision towards public recreational open space has not been made.

(2) That the applicant be informed that it should be noted that the reason given above relating to Policy R2 of the adopted Local Plan could be overcome if a relevant Section 106 Agreement is completed and a commuted sum paid towards the provision of public open space.

**652. Planning Application S/2006/1849 – New Building to provide 2 no. stables, tractor store and hay store: Rock Cottage, Portash, Chilmark, Salisbury – for Mr R Hewlett**

Mr Wright, the adjacent neighbour to the proposal and Mr Fowler, a resident of Chilmark both spoke in objection to the above proposal, within the three minute speaking time permitted.

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

The Chairman then interrupted the meeting since it had come to his attention that someone was tape recording the meeting without permission.

**Note –** Members then took a vote on whether to stop the tape recording of the meeting.

The voting was as follows:

8 FOR

1 AGAINST

Acknowledgement was received from the party that they would no longer record the meeting.

Mr Boyles, on behalf of Chilmark Parish Council, informed the Committee that the Parish Council objected to the application.

Following the receipt of these statements and further to the site visit held earlier that day, the Committee considered the report of the Head of Development Services (previously circulated), together with the schedule of late correspondence circulated at the meeting.

**Resolved –**

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

The proposed stable building, by reason of its size, height and scale, would harm the character and appearance of the countryside and the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, contrary to policies C1, C2, C4, C5 and R1C of the Replacement Salisbury District Local Plan

This decision has been made on the basis of the land identified as a 'paddock' being used only for the grazing of horses, not for the recreational keeping of horses which would require a further planning application.

**653. Planning Application S/2006/1848 – Replacement dwelling and new vehicular and pedestrian access: Rock Cottage, Portash, Chilmark - for Mr R Hewlett**

Mr Wright, the adjacent neighbour to the proposal and Mr Fowler, a resident of Chilmark both spoke in objection to the above proposal, within the three minute speaking time permitted.

Mr Lilley, agent for the applicant, and Mr Hewlett, the applicant, both spoke in support of the application, again within the three minute speaking time permitted.

Mr Boyles, on behalf of Chilmark Parish Council, informed the Committee that the Parish Council objected to the application.

Following the receipt of these statements, the Committee considered the previously circulated report of the Head of Development Services (previously circulated), together with the schedule of late correspondence circulated at the meeting.

**Resolved –**

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

The proposed dwelling would be of an appropriate design and would not, bearing in mind the small size of the existing property, represent an unacceptable large increase size. It would not harm highway safety, the interests of protected species, or the amenities of neighbouring properties. It would therefore comply with policies C1, C2, C4, C5 and H30 of the Replacement Salisbury District Local Plan

And be 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. 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, and the external finish and appearance shall remain as approved in perpetuity.

Reason : In the interests of the character and appearance of the open countryside and Area of Outstanding Natural Beauty (AONB).

3. 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 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.

Reason : The site lies in the open countryside where the size of replacement dwellings is strictly controlled, in the interests of its overall character and appearance. Any further extension or building within the curtilage would harm the character and appearance of the countryside and AONB

4. Prior to the commencement of development of the dwelling hereby approved (including demolition) a recessed entrance having a minimum width of 2.4m shall be constructed 4.5m back from the carriageway edge and its sides shall be splayed outward at an angle of 45 degrees toward the carriageway edge. The area between the entrance and the edge of the carriageway shall be properly consolidated and surfaced (not loose stone or gravel), in accordance with details that shall have been submitted to and approved, in writing, by the Local Planning Authority.

Reason : in the interests of highway safety

5. No development shall take place (including the the commencement of the new vehicular access referred to in condition 4 above) until visibility has been provided at the access with nothing over 1m in height above the adjacent carriageway level being planted, erected or maintained in front of a line extending southwards from a point measured 2m back into the centre of the access from the carriageway edge, for a distance of 50 metres measured along the nearest carriageway edge, in accordance with the Wiltshire County Council plan (reference 01) attached to this decision notice. The area shall be maintained in this state in perpetuity.

Reason : in the interests of highway safety

6. Any entrance gates erected shall be hung to open away from the highway only, and shall be set back a minimum distance of 4.5m from the carriageway edge.

Reason : in the interests of highway safety.

7. The gradient of the accessway shall not at any point be steeper than 1 in 15 for a distance of 4.5m from its junction with the public highway.

Reason : in the interests of highway safety

8. No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hardsurfacing materials; other minor artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers/densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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 : in the interests of the character and appearance of the area.

9. 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.

10. Development shall be undertaken in full accordance with the protected species surveys dated 22nd September 2006 (by the Badger Consultancy) and January 2006 (by ID Wildlife). In particular demolition shall not take place between November and March and the removal of scrub and tree cover shall not take place between March and August.

Reason : in the interests of protected species

11. Prior to the commencement of development, details of the post and rail fencing and of the surfacing material of the parking and turning area 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 area

12. No work for the construction of the development hereby approved shall take place outside of the hours of 8am to 5pm on Mondays to Fridays and 8am to 1pm on Saturdays. No work shall take place on Sundays or public holidays.

Reason: in the interests of the amenities of nearby properties

13. Measures shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development, to prevent mud being deposited on the public highway by vehicles leaving the site, and must be implemented during the whole of the construction period. No vehicle shall leave the site unless its wheels have been sufficiently cleaned to prevent mud being deposited on the public highway

Reason: in the interests of preventing mud etc on the road, in the interests of highway safety and the character and appearance of the area

14. No development shall take place until the applicant has entered into an agreement with the relevant land owner of the land outside the applicant's ownership to ensure that the visibility requirements set out in conditions 4 and 5 can be secured in perpetuity.

Reason: in the interests of highway safety.

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

C1, C2	Development in the countryside
C4, C5	Development in the AONB
C12	Protected species
H30	Replacement dwellings in the countryside

- (3) That if there is any change made to this permission by the applicant, for example, in relation to materials used, then the Head of Development Services, in consultation with the relevant ward member, will determine whether this change should be deemed significant. If significant, the matter will be brought before the Western Area Committee for further determination.

**654. Planning Application S/2006/1927 – Install solar panels on the south east and south west facing roof: 4 Park Drive, Chilmark, Salisbury – for Ms Gard**

The Committee considered the previously circulated report of the Head of Development Services (previously circulated).

**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), 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. As soon as practicable after the apparatus hereby approved is no longer functional or required it shall be removed in its entirety from the external roof of the property.

Reason : In the interests of visual amenity within the conservation area.

- (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), CN8 (Conservation Areas) & C5 (Landscape Conservation)

#### **655. Tree Preservation Order 381, Dinton Recreation Ground**

The Chairman read out a letter received from Mr Glover, Secretary to Dinton Recreation Ground Trust, which set out the possibility of varying the existing TPO to permit the felling of one tree and the preservation of the remainder.

Following the receipt of this statement, the Committee considered the previously circulated report of the Forward Planning Officer.

**Resolved –**

- (1) That Tree Preservation Order 381 be confirmed subject to the following modification: - to exclude the tree, indicated at T1 on the plan.
- (2) That Dinton Recreation Ground Trust be informed as follows:-  
In the event of the felling of the tree indicated as T1, Dinton Recreation Ground Trust are requested to plant a replacement tree in an alternative place on the site.

#### **656. Village Hall Grants Scheme Applications 07/08**

The Committee received a brief presentation from the Head of Community Initiatives.

Mrs Harris of Fovant Parish Council and Fovant Village Hall Management Committee informed the Committee that the Village Hall had managed to negotiate a new lease with the Diocese of Salisbury, which would continue until the end of this century. In light of this, the Village Hall Management Committee now felt that it was in a position to proceed with the necessary refurbishments, including the request before the Area Committee for disabled toilets.

Following the receipt of this statement, the Committee considered the previously circulated report of the Head of Community Initiatives.

**Resolved –**

- (1) That the application from Fovant be approved.
- (2) That an in principle agreement be given to allocate £857 from the 07/08 SWAG budget to ensure that the project can be put forward to the March 2007 Grants Panel for potential approval.

The meeting closed at 7.30pm

Members of the public: 7