

Minutes

Meeting of : Western Area Committee
Meeting held in : Nadder Hall, Tisbury
Date : Thursday 25 January 2007
Commencing at : 4.30 pm

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

Apologies: County Councillor A Deane

Parish Councillors:

Miss Davies (Hindon), Mr C Hazzard (Mere), Mr Long-Fox (Teffont), Mr Maycock (Hindon), together with a representative from West Knoyle Parish Council

Officers

A Bidwell (Development Control), C Bruce-White (Development Services), J Crawford (Legal and Property Services), A Davies (Democratic Services) and W Simmonds (Development Control)

683. Public Questions/Statement Time:

There were none.



Awarded in:
Housing Services
Waste and Recycling Services



684. Councillor Questions/Statement Time:

Due to the fact that Mr Hazzard had to leave the meeting at 6.15pm, he informed Members of the Western Area Committee that Mere Parish Council objected to Planning Applications S/2006/2115 and S/2006/2116 – Change of use of shop to residential including alterations to the shop front, insertion of velux window, 2 no. rear dormers and replacement doors at Boot Cottage, Salisbury Street, Mere. The proposal represented not only the loss of one small shop, but also the cumulative effect of the loss of commercial premises on the town – its rural vitality and its sustainability.

With reference to Agenda 8 – Living in the Country – a review of rural issues in South Wiltshire, Mr Hazzard read out Mere Parish Council's initial response as follows:-

"The way that rural life is changing and the decline of the traditional community existence has long been of concern to Mere Parish Council. Indeed, the conclusions of our Parish Plan warn of the need to ensure that Mere and the rural areas have access to and retain suitable local services, facilities, lifestyle and quality of life that is their right.

"Since the production of the Parish Plan, the one bank in Mere has cut its opening hours from 5 days a week to 3 days a week, we no longer have a petrol filling station and we have witnessed the closure of one of the most important hotels in the centre of the town.

More varied and higher paid employment opportunities for local people is suggested as one way of treating the causes of decline. As the Western Area Committee members are aware, outline planning permission has been granted for a further commercial area on the western fringes of Mere. In the knowledge that this land was allocated for employment use, the Parish Council wrote to both the District Council and County Council to ask for help in producing an Employment Needs Register so that we could establish what type of employment is needed and encourage those employers to come to Mere which would, in turn, help with the marketing strategy for undeveloped employment sites. We were offered no help with this. The Mere Parish Plan has identified the need to conduct an Employment Needs Survey as an Action to achieve the vision of balanced employment opportunities for local residents but preliminary investigations from our Clerk, asking for practical help and funding assistance have come up with no success (your External Funding Officer and the County Council's Funding Officer have also drawn blanks). We would therefore support your recommendation 1 for a "rural task force" and recommendations 2 and 3 for the bulk of money raised from second home's council tax in South Wiltshire used to fund rural regeneration as we feel that these recommendations would help to provide the resources necessary to carry out projects such as our Employment Needs Survey.

"Sustainable villages with shops and local facilities are suggested as another way of treating the causes of decline. Again the Mere Parish Plan would corroborate this statement and I quote, "over the years, the number of retail outlets in Mere has declined and currently sits at a minimum level of self sufficiency" and the vision of a prosperous central shopping centre and local enterprises identifies the action of resisting applications for change of use (commercial to residential) and resist planning applications that may affect long-term viability of commercial premises. Why, therefore, are we discussing a planning application here this afternoon for the change of use of a commercial premises to a residential one and why did the Western Area Committee allow the development at the rear of the Ship Hotel when the Parish Council objected on the grounds that it would make the hotel unviable. The Parish Council feels that the Old Ship Hotel is still an important community facility and its closure has had a significant impact on the community. Our only hope now is that the viability test will protect this important facility. We would therefore wholeheartedly support recommendation 7 for a supplementary planning document on policies that help to protect services in rural areas.

The Parish Council feels that the viability of rural towns and villages is under increasing threat from the increase in supermarkets and out of town facilities where customers can take advantage of free parking and buy a wealth of goods under one roof. It is therefore vital that the District Council continues to provide free parking in the car parks and this should be included in the guidance to protect the social and economic viability of settlements".

The Chairman thanked Mr Hazzard for his statements.

685. Minutes:

Resolved – that the minutes of the ordinary meeting held on 19 December 2006 (previously circulated) be approved as a correct record and signed by the Chairman.

686. Declarations of Interest

Councillor Edge declared a personal and prejudicial interest in Planning Application S/2006/2354 since he had installed alarms at the premises and withdrew from the meeting during consideration thereof.

Councillor Jeans declared a personal interest in Planning Applications S/2006/2115 and S/2006/2116 since he was a shop owner in Mere, but was not required to withdraw from the meeting during the consideration of these applications.

Councillor Mrs Willan declared a personal and prejudicial interest in Planning Application S/2006/2421 since she was the applicant and withdrew from the meeting during consideration thereof.

687. Chairman's Announcements:

Further to Councillor Hooper's request for an update on Wiltshire County Council's bid for Unitary Status, the Chairman informed Members that three out of the four District Council's in Wiltshire (including Salisbury District Council) had objected to the County's bid for Unitary Status. Further details would be known in July. In the meantime the District Council Elections would proceed on 3rd May 2007.

The Chairman informed Members that he would provide a further announcement relating to the County's application for Unitary Status at the February meeting.

688. Planning Application S/2006/2421– Installation of satellite dish on flat roof: Bridges, Teffont Evias, Salisbury – for Sara Willan

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

Resolved –

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

The proposed alterations would have no adverse effect upon the character of the listed building.

And subject to the following condition:

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.

Reason: 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.

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

CN3 - Protect the character of listed buildings

689. Planning Application S/2006/2478– Erect new dwelling adjacent to The Willows: The Willows, The Street, West Knoyle, Warminster – for Plan Eight

Mrs Leonard, an immediate neighbour, spoke in objection to the above application.

Mr Ferguson, the applicant, spoke in support of the above proposal.

The representative from West Knoyle 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, 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 development would be acceptable in principle and it is considered that the new dwelling could be accommodated on the site to be appropriate to the character of the area, and will not result in an adverse impact upon the amenities and living environment enjoyed by nearby residents, and subject to appropriate conditions will not result in an adverse impact to highway safety.

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. No development shall take place until samples of the materials to be used in the construction of the external surfaces 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.

Reason: To secure a harmonious form of development.

3. A recessed access shall be constructed 4.5m back from the carriageway edge and its sides splayed outward at an angle of 45 degrees toward the carriageway edge.

Reason: In the interests of highways safety.

4. Any gate[s] provided to close the proposed access shall be set a minimum distance of 4.5 metres from the carriageway edge and shall be made to open inwards only.

Reason: In the interests of highways safety.

5. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway.

Reason: In the interests of highways safety.

6. No construction of the building hereby permitted shall be commenced until visibility is provided across the site frontage area between the nearside carriageway edge and lines drawn between a point 2m back from the carriageway edge along the centre line of the access and the extremities of the site frontage shall be cleared of obstruction to visibility at and above a height of 1m above the nearside carriageway level. The visibility thus provided shall be thereafter maintained free of obstruction at all times.

Reason: In the interests of highways safety.

7. The proposed bedroom windows in the north-east elevation shall be glazed with obscure glass to the satisfaction of the Local Planning Authority and shall be maintained in this condition thereafter.

Reason: To ensure adequate privacy for the occupants of neighbouring premises.

8. Other than those hereby agreed, there shall be no further windows inserted at first floor level into the dwelling hereby permitted.

Reason: To ensure adequate privacy for the occupants of neighbouring premises.

9. Notwithstanding the provisions of Classes A to E 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: In the interests of visual and neighbouring amenity.

10. 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/developer be reminded of the existence of a ditch to the rear of the property which must be unaffected by construction works in order to prevent it being blocked which may result in flooding.
- (3) That the applicant be informed that the above decision has been taken in accordance with the following policies of the adopted Salisbury District Local Plan:

Policy	Purpose
Policy G1	Sustainable development
Policy G2	General Development Guidance
Policy G5	Water services
Policy D2	Infill development
Policy H16	Application of Housing Policy Boundaries
Policy C4	Area of Outstanding Natural Beauty
Policy C5	Area of Outstanding Natural Beauty
Policy R2	Provision of recreational open space

690. Planning Application S/2006/2325 – Erect single storey front extension to comprise granny annexe: Fern Cottage, High Street, Hindon, Salisbury – for Mr and Mrs John Hughes

Mrs Mansel, the adjacent resident, spoke in objection to the above application.

Mr Hughes, the applicant, spoke in support of the above proposal.

Mr Maycock of Hindon Parsh 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 previously circulated report of the Head of Development Services.

Resolved –

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

The granny annexe extension would be acceptable in principle, and would not have a significant impact in design or amenity terms, and would preserve the character of the Conservation Area.

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. 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, and which is appropriate to the character of the Conservation Area.

3. All window frames in the extension hereby permitted shall be of timber finish which shall thereafter be retained unless otherwise agreed in writing with the Local Planning Authority.

Reason: To secure a harmonious form of development, and which is appropriate to the character of the Conservation Area.

4. The extension hereby permitted shall be used only for private and domestic purposes ancillary to the associated dwelling.

Reason: In order that the Local Planning Authority may retain planning control over the use of the premises.

5. No development shall commence until a scheme of energy and water efficiency measures to reduce the energy and water consumption of the extension 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.

6. No additional windows or openings shall be inserted into the wall or roof slope of the north-west elevation of the extension hereby permitted, unless otherwise agreed upon the submission of a further planning application.

Reason: In the interests of neighbour 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:

Policy	Purpose
Policy G2	General Development Guidance
Policy D3	Design of extensions
Policy C5	Area of Outstanding Natural Beauty
Policy CN8	Conservation Areas

691. Planning Application S/2006/2115 - Change of use of shop to residential including alterations to shop front, insertion of velux window, 2 no rear dormers and replacement doors: Boot Cottage, Salisbury Street, Mere, Warminster – for Mrs J Titley

Mr Gammie, the next door neighbour, spoke in objection to the above application.

Mr Titley, on behalf of the applicant, his wife, spoke in support of the above application.

The Committee noted comments submitted by Mere Parish Council earlier on in the meeting (Minute 684 refers).

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

Resolved – That the above application be deferred to obtain an independent assessment /valuation of the business case put forward by the applicant.

692. Planning Application S/2006/2116 - alterations to shop front, internal alterations, insertion of velux window, 2 no. rear dormers and replacement doors: Boot Cottage, Salisbury Street, Mere, Warminster – for Mrs J Titley

Further to the site visit held earlier that day, the Committee considered the previously circulated report of the Head of Development Services, together with the schedule of late correspondence circulated at the meeting.

Resolved – That the above application be deferred to obtain an independent assessment /valuation of the business case put forward by the applicant.

693. Planning Application S/2006/2322 - replace existing shop and stores (class A1) with single 2 bed residential dwelling: Todays Shop 2 Water Ditchampton, Wilton, Salisbury – for Ellis Finniss Consultants

Mrs Morris, the next door neighbour, spoke in objection to the above proposal.

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

Resolved – That the above application be deferred to obtain an independent assessment /valuation of the business case put forward by the applicant.

(NOTE: Input from the Council's Economic Development Unit in connection with this application and other similar ones will be sought).

694. Planning Application S/2006/2354 - vary condition 2 of Planning Permission S/2002/1169 to allow containers to be stacked 3 high outside building 386-38: Westfield Park, Catherine Ford Road, Dinton, Salisbury – for Woolley and Wallis

Mr Capper, a nearby neighbour spoke in objection to the above proposal.

Councillor Mrs Willan read out a statement from Dinton Parish Council that outlined the Parish Council's objections to the application.

Mr Long-Fox of Teffont Parish Council, at the discretion of the Chairman was permitted to speak since the parish council was also affected by the proposal and, informed the Committee that the Parish Council was vehemently opposed to the application.

Further to the site visit held earlier that day, the Committee considered the previously circulated report of the Head of Development Services.

Resolved –

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

The proposed stacking of containers 3 high would by reason of the resulting height of stacking, and the noise and disturbance which may result from the stacking, together with the likely highly visual impact within the AONB, result in an unacceptable visual intrusion detrimental to the landscape of the AONB and be detrimental to the residential amenities of the immediate neighbourhood. As such the proposal is considered to be discordant with the aims and objectives of Policies C4, C5 and G2 of the adopted Salisbury District Local Plan.

- (2) That a letter be sent to Wiltshire County Council, from the Chairman on behalf of the Area Committee, requesting details of a comprehensive traffic plan that includes the exclusion of heavy vehicles travelling along country roads and passing through villages within Salisbury District.

695. Living in the Country – a Review of Rural Issues in South Wiltshire:

The Committee considered the consultation document of the Planning & Economic Development Overview and Scrutiny Panel review group and made the following observations for incorporation into the review.

Members noted that Donhead St Mary, Donhead St Andrew and Berwick St John had not received copies of the papers circulated to all Parishes under cover letter dated 10th December :

Resolved –

- (1) That consideration of this consultation be deferred until the next meeting of the Western Area Committee on 22nd February.
- (2) That this matter will be considered as the first item on the agenda.
- (3) That replacement copies of the consultation paper be sent to the three Parish Councils named above.

- (4) That due to the level of public interest in this item, the review group be requested to extend the consultation period until 2nd March. (**NOTE:** The review and extension to the consultation period has been further advertised in the Council's e-bulletin, circulated on 26th January 2007)

696. Proposals for the Post Office Network:

The Committee considered this matter, together with the consultation papers – *The Post Office Network*, published by the DTI, which were previously circulated for Members information.

Resolved –

- (1) that consideration of this consultation be deferred until the Western Area Committee on 22nd February.
- (2) That Members of the Western Area Committee submit their individual responses to the Area Co-Ordinator by 9th February so that these may be collated into a final submission for consideration at the meeting on 22nd February.
- (3) That any Members who wish to do so, may submit their own views directly to the DTI.
- (4) That Members bring the DTI Consultation paper to the attention of Parish Councils and post offices within their wards.

697. WAC SWAG – 3rd Tranche

The Committee considered the previously circulated report of the Member Support Officer.

Resolved – that the grants in the third tranche for 2006-07, be awarded as follows:

Nadder Hall, Tisbury - £3,500, subject to the following condition:-

If Nadder Hall ever intends to sell or pass the piano onto another organisation, they should inform Salisbury District Council and request permission to do so.

Shaftesbury & District Task Force - £500 solely towards the construction of the website, and subject to the following conditions:-

- (a) That the website include a link to the SDC Business Support page in Salisbury District Council's website.
- (b) That Shaftesbury and District Task Force be advised to contact the businesses involved to seek their contributions towards the cost of the project.
- (c) That Shaftesbury and District Task Force inform Salisbury District Council once the website has been constructed.

Zeals Village Hall - £1,000

Wylve Valley Art Trail - £500, subject to the following condition:-

That this be the last year that WAC SWAG be used to fund the project.

Bishopstone Village Hall Management Committee - £2,500

698. Extension of the Meeting

In compliance with Council Policy, as the Council could not conclude its business within 3 hours, it resolved to extend the meeting by one hour (during which time the matters recorded under minutes 694 – 698 were considered).

The meeting closed at 8.20 pm

Members of the public: 25