

Minutes

Meeting of : Western Area Committee
Meeting held in : Dinton Village Hall, Dinton
Date : Thursday 19 April 2007
Commencing at : 4.30 pm

Present:

District Councillors

Councillor E R Draper – **Chairman**

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

Apologies: A J A Brown-Hovelt, Councillor J B Hooper

Parish Councillors

Mr J Wright (Donhead St Mary)

Officers

A Bidwell, (Development Services), B Chequer (Environmental Services), J Crawford (Legal and Property Services), A Davies (Democratic Services), S Hawkins (Enforcement) and O Marigold (Development Services)

726. Public Questions/Statement Time:

There were none.

727. Councillor Questions/Statement Time:

Councillor Jeans informed Members of the Committee that Simon Farnfield had recently died, aged only 28 years, leaving a wife and young child. Councillor Jeans informed the Committee that Mr Farnfield had made huge efforts to support the people of Mere over the years, especially the Drama Society and he would be a great loss to the local community. The Chairman added that he was very sorry to hear this news.



Awarded in:
Housing Services
Waste and Recycling Services



728. Minutes:

Resolved – that subject to the inclusion of Sutton Mandeville under Minute 725, then the minutes of the ordinary meeting held on 22 March 2007 (previously circulated) be approved as a correct record and signed by the Chairman.

729. Declarations of Interest:

There were none.

730. Chairman's Announcements:

The Chairman informed Members that the Chief Executive had received a letter from Mr S G Gerrard, Solicitor to Wiltshire County Council in connection with the proposed reorganisation of the registration service (further to his letter sent on 5th March 2007). This read as follows:-

"I can confirm that a letter has been received from the Western Area Committee and its comments have been included.

"You have made reference to 19 December Cabinet report and specifically to the channels of communication and consultation methods used. Consultation methods followed well-established practice for considering any change in this area of work and this included guidance issued by the General Register Office.

The Council sent out over 400 individual letters and this included all parish and town councils with the primary objective of reaching local people who this proposal would ultimately affect. In addition, questionnaires were issued to all Wiltshire residents who used the service for six weeks during January and February.

This was the correct course of action to take given the extent of telephone enquiries requesting further information, emails, letters and returned questionnaires setting out views of local people.

I hope this goes some way to reassure you that local communities had every opportunity to respond via their parish or town council".

The Chairman thanked Councillor Mrs Spencer, Chairman of Salisbury District Council for her excellent farewell reception, hosted at Stourhead House on 18th April.

The Chairman noted that Councillors Tom Couper, Jeremy Hooper and Sara Willan were not standing again in the 2007 District Elections. He thanked the Councillors for all their hard work over the years, adding that they would be greatly missed by the Western Area Committee.

On behalf of the Committee, the Chairman thanked Arabella Davies for all her hard work over the past 8 years in connection with the Western Area Committee. The Chairman wished Bella well in her new job at Reigate and Banstead Borough Council.

The Chairman informed Members that a Parish Liaison Parish Meeting had been arranged for Tuesday 24th April. The meeting would be held at 6.15pm in the Guildhall and would provide Parish Councillors with information on Wiltshire County Council's bid for Unitary Status.

731. Update on the proposed changes to waste collection and the introduction of wheelie bins in Salisbury District:

Mr Bob Chequer, Waste Management Officer, was in attendance to provide members with an update on this matter. He informed Members as follows:-

The Council has to achieve a Government recycling target of 30%. This equates to diverting 15,000 tonnes of recyclable or compostable material per year from the household waste stream. Currently SDC is diverting 10,500 tonnes, equivalent to 23%.

It is clear that the target is unlikely to be achieved unless significant changes are made:

Key motivators

The Environment

Save the planet

Stop filling holes in the ground with rubbish

Society's legacy for the future

The Cost of Waste

Landfill costs are escalating

LATS fines for not achieving targets

Based on current performance - possibly £1.3 million fines per annum by 2010/11

Why Alternate Week Collections (AWC) ?

AWC - is tried and tested - it works

It will improve recycling, by restricting capacity

Reduces waste to landfill

Predicted SDC will achieve 34% - 37%

Cost efficient method of achieving significant improvements

How does AWC work?

In August/September 2007 - wheeled bins delivered to each suitable house

1 x 180 litre bin for landfill waste

1 x 180 litre bin for recyclable plastic bottles and cardboard

Unsuitable properties - equivalent capacity in plastic sacks for waste and recyclables

Continued weekly collections - week one= waste, week two= recyclables

Optional garden waste collection service

How does AWC work with our existing recycling services?

Black boxes, paper and recycling wheeled bins all collected on the same day.

Now 70 mini recycling centres in operation

2 main household recycling centres (Salisbury and Amesbury)

Black boxes to whole district during 2008/09 but may be earlier, possibly Oct /Nov 2007.

Comprehensive kerbside service for residents (glass x three colours), cans, paper, cardboard, plastic bottles, textiles, foil and garden waste.

Where are we now?

£1.7million of "chipped" wheeled bins on order

New waste management software installed

New (replacement) vehicles on order

Remaining fleet conversions programmed

Bin ID and weighing - procurement underway.

Communications and PR

Wheel It - Branding

Strategy - dynamic and flexible

Key Aims

Raise awareness and educate

Gain acceptance

Practical understanding and involvement

Long term commitment

The Waste Management Officer went on to inform Members that nearly 150 local authorities now operate an alternate week collection service. Advice to households in relation to dates, when the delivery of new bins can be expected, available alternatives will be contained in a mailshot due to be sent to all households in June. The information sent to residents in June will give people an opportunity to see how the new scheme will affect them and at this point any queries can be directed to Environmental Services.

Following the presentation, a number of questions/statements were raised by Councillors and members of the public. These are summarised as follows:-

- More pressure should be put on manufacturers to reduce packaging.
- It would be useful to hold roadshows around the district to ensure that members of the public are made aware of the proposed changes to the waste collection service.

The Waste Management Officer replied that roadshows are planned and information will be relayed to Parishes via the Area Committees.

- Can anything else plastic other than just bottles, be recycled?

The Waste Management Officer replied that only bottles (with recycling numbers 1,2,3) could be recycled for now.

- Are other local authorities meeting their recycling targets?

The Waste Management Officer replied that at Kennet DC, 36.5% of waste was diverted from landfill during 2006/07 and the AWC scheme only started in July 2006. Currently Kennet is recycling 28% of dry recyclable materials, e.g. glass, paper cans, textiles, plastic bottles etc. West Wiltshire recycled and composted 40% in 2006/07, St Edmondsbury and Daventry also have high recycling figures, ranging from 40-53% respectively.

- Will enforcement be considered to ensure those houses with fewer occupants recycle as much as other households.

The Waste Management Officer replied that the intention was to educate members of the public first on the merits of recycling and then encourage them to separate out their rubbish. Environmental Services will be able to identify those people who do not recycle at all. Fixed Penalty Notices can be issued to those people who fail to recycle, but this is the least preferred course of action.

- What about houses with multiple occupancy or very large households.

The Waste Management Officer replied that a waste audit may be undertaken to assess how much waste is being generated. If necessary, such dwellings may be issued with additional capacity.

- What plans will be made for those properties in difficult locations and with access problems?

The Waste Management Officer replied that issues in relation to access to and the storage of wheelie bins was currently being investigated.

- Members expressed their concerns in relation to the possible increase in vermin, flies and smells as a result of the proposed changes to waste collection.

The Waste Management Officer replied that the experience from other local authorities had actually indicated a reduction in the incidence of vermin nuisance. With reference to flies, these would develop after a week anyway and the problems associated with smells are dramatically reduced provided waste is properly wrapped up and disposed of in the wheelie bins provided.

- What would happen if a bin was inappropriately filled? What is the average tonnage of waste per household and can locks be put on wheelie bins?

The Waste Management Officer replied that if inappropriate waste was placed in a bin, the householder would be informed together with an explanation on the effects of contamination e.g. mixing household waste with recyclable waste. If the problem persists, an enforcement notice may need to be issued.

On average 46,000 tonnes of waste is collected each year, so just under 1 tonne per household.

With reference to locks on bins, the cost would be in the region of £8-£9 per bin. This is not cost effective since the cost of the bin itself is approximately £16. Any householder suspecting that their bin is being misused by others should report this to Environmental Services who can monitor the situation.

- Once the new smokefree directives take effect in July 2007, how will the increased number of cigarette butts outside buildings, particularly public houses, be addressed?

The Waste Management Officer replied that Environmental Health Services was aware of this problem and consideration was currently being given to the installation of cigarette bins. Fines for dropping cigarette butts was an enforceable matter under the Clean Neighbourhood Act and a publicity campaign was planned for June.

The Waste Management Officer concluded the question and answer session by informing Members that the cost of the green waste bin would be £26 per year, per bin, cardboard will continue to be collected in the

wheeled bin together with plastic bottles and if it was not possible to get the black boxes out to all areas this year paper would continue to be collected separately. Bins remain the property of the council and should not be tampered with, the council will replace damaged bins but householders would be charged if the damage was a result of their negligence or misuse.

(NOTE: For further information, please visit the Council's website by following the link:-

<http://www.salisbury.gov.uk/living/waste-and-recycling/wheelit.htm>)

732. The Barkers, Barkers Hill, Semley

Mr Dixon, the neighbour living adjacent to the site spoke in opposition to the development on the site and indicated his support for enforcement action.

Mr Gulamali, the owner of the site spoke in opposition to enforcement action being taken.

Following the receipt of these statements, the Committee considered the previously circulated report of the Principal Planning Officer (Enforcement), together with the late correspondence circulated at the meeting.

Resolved –

- (1) That in consideration of all the circumstances it is not expedient to pursue formal enforcement action at the current time.
- (2) That the owner/developer of the site is reminded that further development of the site which does not accord with plans granted planning approval is unauthorised; he should stop work on the relevant parts of the development and he proceeds on those parts entirely at his own risk.
- (3) That the owner/developer of the site be further invited to resubmit and make valid his retrospective planning application to retain and complete the development, within 28 days.
- (4) That Officers continue to monitor the site and keep the above decision at 1 under review and if necessary, bring a further report to the Western Area Committee concerning the expediency of enforcement action.

733. Planning Application S/2007/0534 – Demolition of existing dwelling and outbuilding and construction of a new three bedroom house – Samstone, Donhead St Mary, Shaftesbury – for Michael Lyons Architecture:

The Chairman informed the public that he would use his discretion and permit two speakers to speak in opposition to this application (allowing an equal amount of time for any objectors and supporters).

Mr Hayward, agent on behalf of the owners of the neighbouring property and Mrs Robertson, a nearby neighbour, both spoke in objection to the above proposal, for 3 minutes and 1 minute respectively.

Mr Lyons, on behalf of the applicant spoke in support of the above application.

Mr Wright of Donhead St Mary 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 previously circulated report of the Head of Development Services, together with the schedule of late correspondence circulated at the meeting.

Resolved

- (1) That since no new material planning considerations were raised before the Committee meeting, then the above application be approved for the following reason:-

The proposed replacement dwelling would not harm the character and appearance of the Conservation Area, Housing Restraint Area or the AONB, or the setting of nearby listed buildings. It would not harm highway safety or the living conditions of nearby properties. It would therefore comply with the relevant policies in 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. Prior to the commencement of development, the following details shall be submitted to and approved, in writing, prior to the commencement of development:
 - (a) Horizontal and Vertical sections at 1:5 scale of the proposed windows (the windows shall be painted softwood)
 - (b) Eaves details at 1:5 scale
 - (c) Details of the proposed chimney and porch
 - (d) A Sample of the roof materials (which shall be handmade tiles) to be used in the construction of the roof
 - (e) A Sample panel of the natural greensand stone to be used in the construction of external elevations
 - (f) A sample of the material to be used for the quoins to be used in the construction of external elevations
 - (g) Details of the hard surface treatment
 - (h) North, east and west elevations of the proposed outbuilding
 - (i) Details of any necessary retaining walls

Development shall be undertaken in accordance with the details thereby approved.

Reason: in the interests of the character and appearance of the Conservation Area

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(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.

Reason: in the interests of the character and appearance of the Conservation Area

4. No windows shall be inserted into the north western elevations of the dwelling hereby approved.

Reason: in the interests of the amenities of the adjoining property

5. Prior to the commencement of development, details of the means of securing that the first floor windows on the south east elevation do not result in unacceptable overlooking of the adjoining property (ie through the use of obscure glazing and fixing shut of the windows) shall be submitted to and approved, in writing, by the Local Planning Authority. The windows shall remain in the approved state unless otherwise agreed in writing by the Local Planning Authority.

Reason: in the interests of the amenities of the adjoining property

6. Notwithstanding the details shown on the application form, disposal of foul sewage shall be by means of the public sewage system.

Reason: in the interests of providing suitable foul sewage disposal

7. 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 7: In the interest of maintaining the amenity value of the area.

8. Construction works (including demolition of the existing dwelling) shall not take place outside of the following hours: mondays to saturdays 8am to 6pm (and not at all on sundays).

Reason: in the interests of the amenities of neighbouring properties

9. No development shall take place until a scheme for energy and water efficiency has been submitted to and approved, in writing, by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details

Reason: in the interests of sustainable development and prudent use of natural resources

10. Prior to the commencement of development details of the means of ensuring that the wheels of vehicles leaving the site in connection with the construction works are washed, so that debris is not left on the highway, shall be submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in accordance with the approved scheme

Reason (10): in the interests of amenity and highway safety

- (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:

H19	Housing Restraint Area
C4, C5	Development in the AONB
CN3	Setting of listed buildings
CN8	Conservation Areas
G1, G2	General Development Criteria

- (3) That the applicant be advised to contact Wiltshire County Council as Highway Authority should any damage be caused to roadside verges as a result of vehicles used in the construction of the proposed dwelling. They can be contacted on 01225 713440.

734. Planning Application S/2007/0535– Demolition of existing dwelling and outbuilding and construction of a new three bedroom house – Samstone, Donhead St Mary, Shaftesbury – for Michael Lyons Architecture:

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

- (1) That since no new material planning considerations were raised before the Committee meeting, it was considered that refusal of the planning permission could not be sustained at appeal and that the above application should be approved for the following reason:-

The existing bungalow and buildings have no architectural merit and their loss, provided they are replaced by suitable buildings, would not harm the character and appearance of the Conservation Area. This would therefore comply with policy CN9 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 18 of the Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The buildings shall not be demolished before a contract for the carrying out of works for the redevelopment of the site has been made, with the relevant particulars notified in writing to the Local Planning Authority, and planning permission has been granted for the redevelopment for which the contract provides.

Reason: in the interests of the character and appearance of the Conservation Area

- (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:

CN9 Demolition of buildings etc in Conservation Areas.

735. Matters of Urgency

Although these matters were not on the previously circulated agenda, the Chairman declared that they be taken as matters of urgency since the next meeting of the Western Area Committee would not be held until 21st June.

Unitary Status

Further to the Chairman's announcement detailing Wiltshire County Council's (WCC) response to the letter from the Chief Executive of Salisbury District Council concerning the consultation on the proposed changes to the registration service, Members expressed their concern in relation to the restricted stakeholder group for the purposes of consultation on the Unitary Status bid, as submitted by WCC.

Resolved – That a letter be sent to the Secretary of State expressing this Committee's serious concern and condemnation of the consultation process proposed by Central Government in connection with Unitary Status bids, with particular reference to the lack of involvement of Parish Councils.

Heavy Goods Vehicles driving through Villages Update

Further to the consideration of this matter at the last Western Area Committee meeting held on 22nd March 2007, Mr Robert Murphy, Principal Transport Planner, Wiltshire County Council had provided the following update to the Western Area Co-Ordinator:-

The following roads/settlements will be included in the initial run of Wiltshire County Council's proposed priority assessment methodology:

B3081 Tollard Royal
B3089 Barford to A350
C12 Bishopstone
New Road, Mere

In addition, the following comments from other officers have been obtained regarding the following:

A354 Coombe Hill

A scheme to implement high friction surfacing on the left hand bend heading north at Southdown Farm is in the Council's maintenance programme for 2007/08. This and other information concerning the highway network, including details of our inspections, is contained in the Downton Community Area Highway Information document which can be accessed here:

<http://www.wiltshire.gov.uk/comm-area-19.pdf>

A30 Traffic lights in Wilton

The main reason for not moving the traffic signals beyond the yellow box junction, if this is what is being suggested, is capacity. If the stopline for this approach was moved back beyond the box junction, the A30 roads would likely have to be run in separate stages – this would significantly reduce capacity at the junction. The 'intergreen' periods (defined as: "the period between the end of the green signal giving right of way for one phase, and the beginning of the green signal giving right of way for the next phase") at the junction would also increase due to the increased distance of this stopline as compared to the other stoplines. Again this would reduce capacity. As an approximate guide, it is estimated that capacity at the

junction would reduce by 30-50%. Given the delays that already occur at this junction, it is not considered a realistic option.

A303 Charnage Hill

The County Council's Road Safety Manager has been informed of this issue and has advised that senior officers will shortly be meeting with the Highways Agency to discuss the County Council's general concerns with road safety on the motorway/trunk road network.

The meeting closed at 7.10 pm
Members of the public: 24