

Minutes

Meeting of : Western Area Committee
Meeting held in : Mere Lecture Hall, Mere
Date : Thursday 21 June 2007
Commencing at : 4.30 pm

Present:

District Councillors

Councillor Mrs J A Green – Chairman
Councillor E R Draper - Vice-Chairman

Councillors R A Beattie, J A Cole-Morgan, P D Edge, M G Fowler, J Holt, G E Jeans,
D O Parker and Mrs C A Spencer

Councillor P M Clegg was also in attendance.

Parish Councillors

Councillor Mrs Hunter (Fovant), Councillors Mr R Moores and A R Drake (Sedgehill and Semley)
and Councillor Mrs White (Mere)

Officers

A Bidwell, (Development Services), J Crawford (Legal and Property Services), O Marigold
(Development Services) and S Milton (Democratic Services) and

5. Public Questions/Statement Time:

There were none.

6. Councillor Questions/Statement Time:

There were none.

7. Minutes:

Resolved: that the minutes of the ordinary meeting held on 19 April 2007 and the annual meeting held on 21 May 2007 (both previously circulated) be approved as correct records and signed by the Chairman.

8. Declarations of Interest:

Councillor G E Jeans, as applicant, declared a personal and prejudicial interest in Planning Application S/2007/0890 and left the meeting during discussion thereof.



Awarded in:
Housing Services
Waste and Recycling Services



9. Chairman's Announcements:

The Chairman welcomed the newly elected members to the Committee.

The Chairman informed Members that the Community and Housing Overview and Scrutiny Panel at its meeting on 20 June had raised questions regarding the role and priorities of the recently established Community Policing Teams (CPT). The Area Coordinator undertook to circulate contact details for each of the teams and to liaise with the Wiltshire Constabulary to encourage representatives of the each CPT to attend the Western Area Committee on a regular basis to discuss issues raised by members.

10. Salisbury Vision Area Development Framework: Consultants final report and consultation process:

The Committee considered the report of the Policy Director and Graham Gould, Head of Marketing, Economic Development and Tourism (previously circulated). Graham presented the report and tabled updates for consideration by the Committee. He informed members that a road-show organised by the council's Forward Planning Team would be visiting Mere on 28th August and encouraged those present to attend.

Resolved: that the following observations be forwarded to Cabinet at this stage:

The Western Area Committee:

1. Welcomes the extended consultation period.
2. Welcomes the breadth and ambition of the Vision, but recognises the need for further discussion and agreement on various elements.
3. Considers that there is an urgent need to address many of the pressing issues identified in the Vision if the area is to resist competition from other neighbouring Towns and Cities.
4. Considers that the impact of the Vision on areas of the district outside of the City should be taken into account and addressed by Cabinet
5. Considers that the Vision should aim to retain the distinctiveness and character of the City, and any large-scale redevelopment should follow this approach.
6. Considers that the Vision, due to notable traffic movement, when appropriate should resist any further commercial or industrial development on the main roads into the City - Wilton Road, Netherhampton Road.
7. Considers that the impact of major new retail development on existing smaller and medium sized traders should be carefully assessed.
8. Considers that the delineation of the diagonal path across the Market Square is detrimental to the overall look of the square.

11. Representation on Outside Bodies:

The Committee considered the previously circulated report of the Principal Democratic Services Manager.

Resolved: that members be appointed to the Outside bodies as set out in the schedule attached as Annex A to these minutes.

12. Appointment of Members to the South Wiltshire Area Grants Scheme (SWAG) Review Panel:

Resolved: that the Chairman and Vice Chairman together with Councillors Mrs Spencer, J A Cole-Morgan and G E Jeans (Deputy) be appointed to serve on the SWAG Review Panel.

13. Planning Application S/2007/0593 – Create Vehicular Access to 1 Railway Cottages, Tisbury – 1 Railway Cottages, Tisbury Salisbury SP3 6JS for Brimble Lea and Partners:

Mr Brimble, the applicant's agent and Mr Hooper of Tisbury spoke in support of the application and shared the three minutes available to them.

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

Resolved: that 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.
- (2) No development shall take place until details (including a cross section) of the materials to be used in the construction of the access track hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- (3) Prior to the first use of the access track hereby approved, the first 10 metres of the access road (taken from its junction with Tisbury Row) shall be constructed and surfaced in a properly consolidated material in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority.
- (4) Prior to the commencement of development, details of a landscaping scheme for the proposed screen tree and hedge planting and a statement of the methods of its implementation shall be submitted to the Local Planning Authority and approved in writing.

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

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

- (5) Notwithstanding the provisions of Class[es] A to H (inclusive) 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 erection of any structures within the site area as identified by the red line on the approved plans unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reasons:

- (1) To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004
- (2) In the interests of visual amenity and Highway safety.
- (3) In the interests of highway safety.
- (4) In the interests of visual amenity to ensure a satisfactory appearance to the development.
- (5) To enable the Local Planning Authority to retain control over the development in the interests of amenity.

14. Planning Application S/2007/0890 – Creation of Separate Self-Contained residential unit – at Tanners, Salisbury Street, Mere Warminster BA12 6HB – for George Edwin Jeans:

Mrs White of Mere Parish Council reported that the Council raised no objection to the proposal. Following receipt of this statement the Committee considered the report of the Head of Development Services (previously circulated).

Resolved: that 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) 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 alterations nor extensions to the dwelling nor the erection of any structures nor hard surfaced areas, 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 and the living conditions of nearby properties

- (3) Prior to the first use of the extension as a separate dwelling, a scheme for water and energy efficiency measures shall be submitted to and approved, in writing, by the Local Planning Authority. The dwelling shall be thereafter used in accordance with the details approved.

Reason : in the interests of sustainable development

- (4) The boundary treatment as erected on site (ie 2m high close boarded fencing between Tanners and the self-contained dwelling hereby approved) shall be retained and maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority

Reason : in the interests of the privacy of each unit

The applicant be informed that this decision has been taken in accordance with the following policies of the Adopted Salisbury District Local Plan:

Policy	Purpose
H16	Development in Housing Policy Boundaries
CN8	Development in Conservation Areas
G1, G2	General Development Criteria

15. Planning Application S/2007/0794 – Change of use from A1 to wholesale and retail food and drink (non-alcoholic and alcoholic) and retail of associated products – at Old Post Office and Stores Semley Shaftesbury SP7 9AU – for J I M Duthie:

Mr Carliss spoke in opposition to the proposed development and the applicant, Mr Duthie, spoke in support. Mr Moores of Sedgemoor and Semley Parish Council presented the Councils opposition to the proposal.

Following receipt of these statements and with reference to a schedule of late correspondence circulated at the meeting the Committee considered the report of the Head of Development Services (previously circulated)

Resolved: that 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 ground floor of the unit shall be used only for retailing to members of the public visiting the shop, for wine 'tasting' and associated purposes, but not for wholesale retail or storage.

Reason : In the interests of the viability and vitality of the village

- (3) Prior to the commencement of the use hereby approved, a scheme for the attenuation of noise from the premises shall be submitted to and approved, in writing, by the Local Planning Authority. The use shall be undertaken in accordance with the noise attenuation scheme thereafter.

Reason :in the interests of the living conditions of neighbouring properties

- (4) The use hereby approved shall operate only between the following hours: 08:00 to 20:00 hours on Mondays to Saturdays, except on no more than 20 days per calendar year when the operation of the use may be between the hours of 08:00 and 22:00. The use shall not operate on Sundays.

Reason : in the interests of the living conditions of neighbouring properties

- (5) No amplified or other music shall be played on the premises

Reason : in the interests of the living conditions of neighbouring properties

- (6) The change of use shall not take place until a scheme for the disposal of foul drainage has been submitted to and approved, in writing, by the Local Planning Authority, including information demonstrating that the means of disposal (which might be the existing system) will be adequate for the foul water generated by the proposed use. The use shall be undertaken and used in accordance with the approved details

Reason : in the interests of the amenities of neighbouring properties

The applicant be informed that this decision has been taken in accordance with the following policies of the Adopted Salisbury District Local Plan:

Policy	Purpose
PS3	Change of use of premises within small settlements
G1	General Development Criteria
G2	General Development Criteria
CN8	Development within Conservation Areas

16. Planning Application S/2007/0921 – Proposed Alterations and 2 Storey Side Extension (Amendment to S/2006/1098) at The Barkers, Barkers Hill Semley Shaftesbury SP7 9BQ - for A Ali

Mr Dixon a near neighbour spoke in opposition to the proposed development and Councillor A R Drake of Sedgemoor and Semley Parish Council presented the Council's objections to the proposal.

Following receipt of these statements and further to a 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: that the above application be refuse for the following reasons:

- 1) The proposed extension, by reason of its scale and massing, which would have an overbearing impact within the street scene and would not be subservient in size to the existing dwelling and house plot, would have an adverse impact upon the character of the area and the Area of Outstanding Natural Beauty in which it is situated. Furthermore, the proposed fenestration to the front of the dwelling, by reason of the excessive amount of glazing and the size of the window openings, would be incongruous and out of keeping with the character of the area and local vernacular. Consequently, the development would be contrary to policies G2, D3, H31, and C5 of the Salisbury District Local Plan, and contrary to guidance contained within parts 20 and 22 of the adopted Salisbury District Council Design Guide: Creating Places.
- 2) The proposed extension, by reason of its scale, massing and close proximity to the boundary with the neighbouring property, would have an unduly overbearing impact, to the detriment of the residential amenity of the neighbouring property. Consequently, the development would be contrary to policy G2 of the Salisbury District Local Plan.

17. Planning Application S/2007/0633 – Single Storey rear Extension, Internal Alterations, Change of use to Public House at The Cross Keys Fovant Salisbury SP3 5JH – for David Beck:

Mr Barrett, the owner of the Pembroke Arms in Fovant spoke in opposition to the proposal and Mr Beck, the applicant's agent, spoke in support. Councillor Mrs Hunter of Fovant Parish Council indicated that the Council did not support the proposal.

Following receipt of these statements and following a site visit earlier that afternoon the Committee considered the report of the Head of Development Services (previously circulated).

Members considered that the proposal would have a significant and detrimental impact on the adjoining property and would only be acceptable if that property was tied to the use of the pub and not let or sold off separately.

Resolved: that provided all persons concerned enter into an undertaking under Section 106 of the Town and Country Planning Act 1990 to ensure that the property in the ownership of the applicant immediately adjoining the approved public house shall not be sold off or let separately from the business, 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 (0004 AMENDED)

- (2) No development shall commence until 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 have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D04A)

Reason: To secure a harmonious form of development.

- (1) The development hereby approved shall not be first used until the area allocated for parking as illustrated in the approved plans has been marked out in to bays and has been cleared of all other obstruction to the satisfaction of the LPA in consultation with WCC Highways. The area shall thereafter be kept clear of obstruction and shall be retained for the parking of vehicles in association with the approved use.

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

- (2) Prior to the first use of the development hereby approved, the existing substandard vehicular access located immediately to the north east of the existing building shall have been stopped up and its use permanently abandoned subject to details which shall have been agreed in writing by the LPA in consultation with WCC Highways.

Reason: In the interest of highway safety

The Applicant be informed that the Developer is reminded of the requirement to protect the integrity of Wessex Water systems and agree prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site. This should be agreed as early as possible and certainly before the developer submits to the council any building regulations application. The developer must agree in writing prior to the commencement of works on site, any arrangements for the protection of Wessex infrastructure crossing the site.

(Councillor D O Parker requested his dissent recorded)

18. Planning Application S/2007/0634 – Single Storey Rear Extension Internal Alterations at The Cross Keys Fovant Salisbury SP3 5JH – for David Beck:

Further to a site visit earlier that afternoon and with reference to a schedule of late correspondence circulated at the meeting the Committee considered the report of the Head of Development Services (previously circulated)

Resolved - that 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 18 of the Planning (1) Act 1990 as amended by Section 51 (4) of the Planning and Compulsory Purchase Act 2004. .0006 AMENDED

- (2) No development shall commence until samples panels of approximately 1 metre square of stonework, which demonstrates the method of construction, and colour and type of pointing has been provided on site and has been agreed to in writing by the LPA.

Reason: In the interest of the character and appearance of the listed building and the conservation area.

- (3) No development shall commence until samples of the bricks for use in the soldier courses have been submitted to and have been approved in writing by the LPA.

Reason: In the interest of the character and appearance of the listed building and the conservation area.

- (4) The natural roofing slate shall be Welsh slate to match the existing roof.

Reason: In the interest of the character and appearance of the Listed building and the conservation area

- (5) All external joinery shall be painted and not stained the details of which shall be submitted to and agreed in writing by the LPA prior to its use.

Reason: In the interest of the character and appearance of the listed building and the conservation area.

- (6) Large scale sections and elevational drawings should be provided of the external staircase and all joinery, prior to the commencement of the development hereby approved.

Reason: In the interest of the character and appearance of the listed building and the conservation area.

19. Planning Application S/2007/0967 – Change of use of former shop to living accommodation, replacement of former shop window and door and insertion of 2 conservation roof lights to rear of main roof – at Boot Cottage Salisbury Street, Mere BA12 6HE – for Alister Gower

Mary Harbutt, Deanne Pringle and Rachael Hide spoke in opposition to the proposed development and shared the 3 minutes available. The applicant, Mr Gower, spoke in support. Councillor Mrs White of Mere Parish Council presented the Council's objections to the proposal. Following receipt of these statements and with reference to a schedule of late correspondence circulated at the meeting the Committee considered the report of the Head of Development Services (previously circulated)

Resolved: that the above application be approved subject to the following condition:

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

Reason: 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.

The applicant be informed that the following policies are in accordance to the adopted Salisbury district Local Plan

Policy	Purpose
G1	Sustainable development
G2	General Development Guidance
D3	Design of extensions
H16	Application of Housing Policy Boundaries
CN3	Listed buildings
CN4	Change of use of listed buildings
CN5	Listed buildings
CN8	Conservation Areas
CN13	Shop fronts within Conservation Areas
TR11	Off-street parking provision
PS3	Change of use of local facilities

- 20. Planning Application S/2007/0968 – Listed Building Consent - Change of use of former shop to living accommodation, replacement of former shop window and door and insertion of 2 conservation roof lights to rear of main roof – at Boot Cottage Salisbury Street, Mere BA12 6HE – for Alister Gower**
- Mrs Hide spoke in opposition to the proposed development and shared the 3 minutes available. The applicant, Mr Gower, spoke in support. Councillor Mrs White of Mere Parish Council presented the Council's objections to the proposal. Following receipt of these statements and with reference to a schedule of late correspondence circulated at the meeting the Committee considered the report of the Head of Development Services (previously circulated)

Resolved: that the above application be approved subject to the following condition:

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

Reason: 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. Before development is commenced, details of all new windows, including roof lights, and doors shall be submitted to and approved in writing by the Local Planning Authority. Detailed sections and elevations of all new windows shall be submitted to at least 1:5 scale, and large-scale elevations of all new doors shall be submitted to at least 1:10 scale. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the building and locality, which is grade II listed and within a Conservation Area.

3. A photographic record of the fireplace within the proposed utility room and the bread oven within the existing shop front shall be submitted to the Local Planning Authority prior to either opening being sealed up.

Reason: In the interests of recording and archiving historic features of special interest.

INFORMATIVES:

This decision is taken in accordance with the following policies of the Salisbury District Local Plan:

Policy CN3	Listed buildings
Policy CN4	Change of use of listed buildings
Policy CN5	Listed buildings
Policy CN8	Conservation Areas
Policy CN13	Shop fronts within Conservation Areas

The applicant/developer is reminded that any alterations other than those hereby approved may be subject to further consent from the Local Planning Authority.

The new window within the front elevation of the building shall match exactly the one to its left.