

# Minutes

**Meeting of** : Western Area Committee  
**Meeting held in** : Nadder Hall, Tisbury  
**Date** : Thursday 19 July 2007  
**Commencing at** : 4.30 pm

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**Present:**

**District Councillors**

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

Councillors R A Beattie, J A Cole-Morgan, M G Fowler, D O Parker and Mrs C A Spencer

**Officers**

A Bidwell, O Marigold and S Hawkins (Development Services), L James (Legal and Property Services), A Crampton, A Hayward (Community Initiatives) Bob Chequer, Nick Darbyshire (Environmental Services) T Bray and P Trenell (Democratic Services).

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**21. Apologies:**

Councillor G E Jeans

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

Mr J Hooper and Mr Ryan spoke on the issue of Rural Noise Nuisances. They had experienced noise disturbances in the Vale of Wardour from Friday 22<sup>nd</sup> June to Sunday 24<sup>th</sup> June. Mr Hooper had submitted the following questions to the Democratic Service Unit for the attention of the Western Area Committee:

- 1) Should events stop playing amplified music between 2 and 8am?
- 2) What powers does the District Council have to prevent such disturbances?

Mr Ryan expressed his dismay that the police could not help in the matter and that they confirmed that this event was in fact licensed.

The Chairman read out a statement in response from Environmental Health, which was as follows:  
“Environmental Health deal with the control of noise nuisance. For pre-arranged licensed events Environmental Health can help to control noise levels. In circumstances where noise emanates from a private party Environmental Health are still able to help but only within working hours and when they have a specific location where the noise is being made. There is no out-of-office service from Environmental Health but they urge people to come forward in the event of noise disturbances by leaving a message or contacting them in the next working day. It is important to collate evidence about noise disturbance so that Environmental Health can deal with persistent cases accordingly.”



*Awarded in:*  
Housing Services  
Waste and Recycling Services



Members responded by raising the issue of having an out-of-hours service for noise disturbances but expressed concerns in that it is sometimes very difficult to locate the actual disturbance, like in the case being addressed.

Mr D Hayworth-Booth also provided a statement to the committee regarding his complaint made to Wiltshire County Council about the lifting of the weight restriction on the B3089. He reported that he had received a full apology from WCC.

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

Councillor M G Fowler congratulated Sarah Wright for her work in producing the extremely clear and well-written R2 guidance leaflet. He would like to see this leaflet distributed to all Parish Councillors and District Councillors.

**24. Minutes:**

**Resolved:** that subject to:

Minute 10 (point 6) being amended to read – “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.”

The minutes of the ordinary meeting held on 21<sup>st</sup> June 2007 be approved as a correct record and signed by the Chairman.

**25. Declarations of Interest:**

Councillor D Parker, as agent, declared a personal and prejudicial interest in Planning Application S/2007/0989, he spoke in support of the application and subsequently left the meeting during discussion thereof.

**26. Chairman's Announcements:**

The Chairman acknowledged and welcomed the public to the meeting. She stated that the Committee is always encouraging the public to speak at the meetings.

The Chairman went on to confirm the results of the recent Office Project consultation. Giving the results as follows:

- Total respondents to the consultation – 10746
- Support for Option A to cancel the project – 2564 (24%)
- Support for Option B to modify the design – 5690 (53%)
- Support for Option C to proceed with the original project – 2263 (21%)

That Committee were informed that if Cabinet decide options A or B then the matter will go to full Council on the 25<sup>th</sup> July 2007. If they adopt Option C the matter will not go to full Council.

**27. Review of Household Waste – Alternate Week Collection Scheme:**

The panel received a presentation from the Waste and Street Services Manager on the Council's options regarding the collection of household waste, in conjunction with the previously circulated report of the Head of Environmental Services. During the ensuing discussion Members and the Public made the following points:

- Concerns were raised over the possible installation of weighing equipment and microchips in the bins and lorries. The officer ensured that if weighing equipment and microchips are installed, they will be used to track the equipment and to provide important performance information.
- The Committee were concerned that the black box was too small. The officer informed the Committee that if residents need more recycling capacity then they will provide extra black boxes on request.
- Businesses should be encouraged to increase their recycling rates and significantly reduce packaging on products.
- The issue about revenue from recycling was addressed. It was confirmed that Salisbury District Council does not benefit from the revenue however the more that the District recycles the less they must pay in fines for exceeding waste targets.
- The Committee made reference to the introduction of Recycling Ambassadors in Option 3. They wished to know what they would carry out, how many there would be and who they would be. The officer

informed the Committee that the Wiltshire Wildlife Trust had been contacted and could act as the Ambassadors under an advisory role to the residents of the district.

- Keeping food waste for two weeks was also highlighted as a problem by the Committee. The need for discipline was stressed in order to meet the targets set out. The demand for more plastic bags could rise as people try to package their food waste.
- Members identified two locations in East Knoyle that they would like officers to visit to discuss how they will be included in the scheme due to their lack of amenity and age. They are as follows:

- 1) 41-44 Maple Cottage
- 2) 21-26 The Green

**Resolved:** that the Western Area Committee is in favour of option 1 as set out in the report.

## 28. Community Planning Update:

The Committee considered the previously circulated report of the Partnership Team Manager and Partnership Project Manager. In their discussion of the report, the following points were made:

- Action 275: The A30 between Wilton and Swallowcliffe is in a very poor condition.
- Action 79: Only 20 mopeds in the whole of Wiltshire is not enough for this scheme.
- Action 272: More publicity for the Tibus and concessionary fares should be applicable on community transport.
- Action 121: Update from Members -The community composting is not happening.
- Action 136: Update from Members -The Broadchalke school is providing meals from September.
- Action 142: Update from members - The Hart magazine is another project being funded by the AONB.
- Action 213: Members enquired as to where the newsletters were and who receives them.
- Action 217: Members asked who their Community Beat Officers are as they would like to meet them.
- Action 218: Members were concerned that they cannot contact the Police with respect to illegal parking in Chilmark. The Western Area Committee would like the Neighbourhood Policing Team/Police to give an annual update at the next meeting.
- Action 231: Members questioned specifically what training was offered in tackling anti-social behaviour.
- Action 5: Members stated that the RAW funding has not increased as SDC is the only district with a full time arts officer.
- Action 12: Update from Members - There is now a computer in the Footprints centre in Mere.
- Action 18: Concern was expressed over the validation process applied to the Maiden Bradley parish plan, the plan was endorsed but not validated. Members would like parishes to be given more guidance and support to deliver their parish plans. (e.g. the footpath in Dinton)
- Action 37: Members questioned the name of the Wigglybus. Members thought it had changed to 'Connect2Wiltshire'.
- Action 44: Update from members - This is not being pursued.
- Action 73: Members raised the issue about how are the business rates relief is calculated.
- Action 74: Members would like to improve the infrastructure in Wilton; the poor condition of the roundabout on the A36 was highlighted. Members stated that funding for this should come out of the Wilton town Council's budget and not SDC.
- Action 101: Update from members - The Wilton School site has been put up for tender.
- Action 114: Members questioned the targets for the NEET (percentage of 13-19 population not in education or employment) as they appeared to be very low and it is not clear what the 5% refers to.
- Action 176: Members stated that the target for affordable housing on housing developments should be 50%.
- Action 177: Members wished to see the development process for affordable housing speeded up as it takes a long time to get planning permission.
- Action 181: Update from members - The houses will be occupied in September.
- Action 186: Update from members - Fovant have carried out their local housing needs survey with assistance from Community First with an identified requirement of 8 houses.
- Action 191: A member raised the point that this action was a good example of why we shouldn't have a Unitary authority.
- Action 152: There are no NHS dentists in Tisbury and questions were raised over the 90% figures provided in the update.
- Action 254: Members disagreed with the comments made and believe that Wiltshire County Council is not fully aware of what is going on with transport in these areas e.g. the number 25 and 26 (Shaftesbury) bus routes
- Action 275: The figures for this action are out of date; the latest figures are £6m for 2006.
- Action 278: Members stated that the action was not completed; the Chalke Valley roads are in extremely poor condition.

- Action 283: Members stated that pressure needs to be put on the Highways Agency to address Charnage Hill.
- Action 284: Members queried as to how the County-wide target to reduce the number of people killed or seriously injured on the roads by 40% by 2010 are set.
- Action 285: Members did not think that the school green travel plans were successful for Broadchalke.
- Action 289: Members stated that the number of signs in some villages is unacceptable and wondered how they could be rationalised e.g. Fovant and Dinton.
- Action 303: Members asked if the Brunel link was still a possibility.

**Resolved -**

1. That the Western Area Committee are to write a letter to Wiltshire County Council expressing their concerns about the highway at Charnage Hill.
2. That the report be noted.

**29. South Wiltshire Area Grants Scheme (SWAG), 2007-2008 (Tranche 1):**

The Committee considered the previously circulated recommendations of the SWAG Review Panel.

**Resolved** – that a grant of £1000 be awarded to The Chris Brown Day Centre

**30. Redundant Church of Burcombe St John the Baptist:**

The Committee considered the correspondence from the Redundant Churches Division, Church of England. Members raised concerns about dangerous parking in the lay-by outside the church.

**Resolved** – that no representations are to be made.

**31. Planning Application S/2007/0989 – Replace mobile home with chalet bungalow at Dinton Salvage, The Belt, Dinton, Salisbury, SP3 4AP for David Parker:**

Mr D Parker, the applicant's agent spoke in support of the application and then left the room. Following receipt of this statement, and further to a site visit held earlier that day, the Committee considered the report of the Head of Development Services (previously circulated).

**Resolved** – that the above application be recommended to P&R, for approval Subject to a legal agreement under s106 of the Town and Country Planning Act 1990, agreeing to ensure that the dwelling hereby approved is not sold separately from the business at Dinton Salvage and the land coloured in blue on the approved plans

And subject to the following conditions, for the following reason:

The proposed dwelling would be acceptable in principle and would not harm the character and appearance of the area or AONB, highway safety or any other material planning consideration. It would therefore comply with the relevant policies of the Adopted Salisbury District Local Plan

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (A07B)

**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 dwelling 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. (D03A)

**Reason:** in the interests of the character and appearance of the area

3. The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the business occupying the plot coloured blue on the plans hereby approved, or a widow or widower of such a person, or any resident dependants. (S02A)

**Reason:** Planning permission would not have been granted for a dwelling on this site given Local Planning policies in this countryside location, and given the proximity of the existing salvage business.

4. Before development commences the applicant shall commission the services of a competent contaminated land consultant to carry out a detailed contaminated land investigation of the site and the results shall be provided to the Local Planning Authority

The investigation must include:

- A full desk top survey of historic data
- A conceptual model of the site identifying all potential and actual contaminants receptors and pathways pollution linkages
- A risk assessment of the actual and potential pollution linkages identified
- A remediation programme for contaminants identified
- The remediation programme shall incorporate a validation protocol for the remediation work to be implemented confirming that the site is suitable for the consented use

The remediation programme shall be fully implemented and the validation report shall be submitted to and approved, in writing, by the Local planning authority prior to habitation of the property

**Reason:** in the interests of amenity

5. Prior to the commencement of development the applicant shall undertake a noise survey to assess the noise exposure category in accordance with PPG 24. If the results of this survey indicate the site is in NEC category B or C a suitable scheme for soundproofing the dwelling must be submitted to and approved, in writing, by the Local Planning Authority

**Reason:** in the interests of amenity

6. 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 area

7. Upon first occupation of the dwelling hereby approved, the existing mobile home shall be removed from the site, and the land restored to its previous condition, in accordance with details that shall have been submitted to and approved, in writing, by the Local Planning Authority, prior to the commencement of development"

**Reason:** There is only a justification for one dwelling on the site, bearing in mind its location within the open countryside and AONB where new dwellings are only permitted where there is a special justification.

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 AONB and countryside

This decision has been taken in accordance with the following policies of the Adopted Salisbury District Local Plan:

H23	Erection of dwellings in the countryside
H27	Dwellings for agricultural/forestry workers
C1, C2	Development in the countryside
C4, C5	Development in the AONB
G1, G2	General Development criteria
R2	Recreational Open Space

**32. Planning Application S/2007/0943 – Erection of single private dwelling with garage at Goulds Farm, Donhead St. Andrew, Shaftesbury, SP7 9DZ for Simon Rutter:**

Mr A Southley spoke in opposition to the application.

Mr S Rutter, the applicant's agent spoke in support of the application.

Following receipt of this statement, and further to a site visit held earlier that day, the Committee considered the report of the Head of Development Services (previously circulated).

**Resolved** – that the above application be approved, for the following reason:

The proposed dwelling would not harm the character and appearance of the area or the AONB, the living conditions of neighbouring properties, highway safety or any other material planning consideration. It would therefore comply with the relevant policies of the Adopted Salisbury District Local Plan

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. (A07B)

**Reason:** To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004

2. The materials used in the construction of the dwelling shall be those as specified on the application drawings (including the use of painted timber windows). Prior to the commencement of development samples of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the samples thereby approved.

**Reason:** in the interests of the character and appearance of the area and AONB

3. Other than the windows hereby approved, no additional windows shall be inserted into the side elevations of the dwelling at first floor level, or into roof of the dwelling or garage, without the prior written consent of the Local Planning Authority, through a further planning application.

**Reason:** in the interests of amenity

4. A recessed entrance having a minimum width of 3m 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 carriageway shall be properly consolidated and surfaced not loose stone or gravel for which details shall have been submitted to and approved in writing by the Local Planning Authority

**Reason:** In the interests of Highway safety

5. Any entrance gates 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

6. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved in writing by the Local Planning Authority

**Reason:** In the interests of Highway safety

7. Before the dwelling hereby permitted is first occupied the area between the nearside edge and lines drawn between a point 2.0m 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 1.0m above the nearside carriageway level and thereafter maintained free of obstruction at all times

**Reason:** In the interests of Highway safety

8. 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. (V15A)

**Reason:** in the interests of the character and appearance of the area

9. Discharge of foul water shall be made to the public sewer unless it can be shown, prior to the commencement of development, that this is not feasible or practicable.

**Reason:** In accordance with the advice in circular 03/99 and policy G5 of the Local Plan

10. No development shall take place, including site clearance or other preparatory work, until full details of soft landscape works (including tree/hedge planting) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. Details of soft landscape works shall include retention of the existing hedging where possible, plans for planting or establishment by any means and full written specifications and schedules of hedge planting, including species, plant sizes and proposed numbers/densities where appropriate, the minimum height of retained or replacement hedging and the timetabling for the implementation of new or retained hedging. 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, to ensure that the existing hedge is retained or replaced where possible

This decision has been taken in accordance with the following policies of the Adopted Salisbury District Local Plan:

H16	Housing Policy Boundary
D2	Infill Development
G2	General Development Criteria
C5	Development in the AONB
R2	Recreational Open Space

**33. Planning Application S/2007/0640 – Erect 10 new houses form new access and associated parking, at land adjoining Lady Down View, Tisbury, Salisbury, SP3 6LL for Philip Proctor Associates:**

Mr S Rutter, the applicant's agent spoke in support of the application.

Following receipt of this statement, and further to a site visit held earlier that day, the Committee considered the report of the Head of Development Services (previously circulated).

**Resolved:** that the above application be approved for the following reason:

The proposed development would not result in additional harm to the character and appearance of the Housing Restraint Area, Conservation Area and the AONB in comparison to the previously approved scheme (S/2005/1355) This proposal is considered to be more appropriate than the previously approved scheme in terms of choice of materials design layout and mix of house types and sizes than the extant scheme. As such it is considered that the proposal will result in a high quality development with attractive building designs that although providing a development in variance to the previously approved scheme will not result in an encroachment of the built form beyond the previously accepted building envelope or, areas identified as providing habitat for legally protected species.

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)

2. Details and samples of all external facing and roofing materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority before any on-site works commence and where so required by the Local Planning Authority sample panels of the external finishes shall be constructed on the site and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

**Reason:**

To ensure that the external appearance of the dwellings is satisfactory and preserves or enhances the character and appearance of the Tisbury Conservation Area.

3. No development shall take place until details illustrated on a plan indicating the boundary treatment where appropriate to be erected has been submitted to, and approved in writing by, the Local Planning Authority. The boundary treatment shall be completed prior to the first occupation of the dwellings hereby approved and development shall be carried out in accordance with the approved details, maintained for a period of five years and thereafter retained.

**Reason:**

In the interests of neighbouring residential amenity and the environment of the development and to ensure that the proposed development will not harm the habitat of badgers on the site.

4. No development shall take place until proposals for the landscaping of the site have been submitted to, and approved in writing by, the Local Planning Authority. The landscaping scheme shall include provision for landscape planting, the retention and protection of existing trees and other site features, walls, fencing and other means of enclosure and any changes in levels.

Upon approval:

- a) The approved scheme shall be fully implemented with new planting carried out in the planting season October to March inclusive following occupation of the building(s) or the completion of the development whichever is the sooner, or in accordance with a timetable to be agreed in writing with the Local Planning Authority;
- b) All planting shall be carried out in accordance with British Standards, including regard for plant storage and ground conditions at the time of planting;
- c) The scheme shall be properly maintained for a period of 5 years and any plants (including those retained as part of the scheme) which die, are removed or become damaged or diseased within this period shall be replaced in the next planting season with others of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation; and
- d) The whole scheme shall be subsequently retained.

**Reason:**

In the interests of visual amenity, to ensure that the approved landscaping scheme is carried out at the proper times and to ensure the establishment and maintenance of all trees and plants.

5. An arboricultural method statement providing comprehensive details of construction works in relation to trees being retained on, or adjacent to, the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of development. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:

- (a) A specification for protective fencing to trees during construction phases which complies with BS5837: 1991 and details of the timing for the erection of protective fencing and a plan indicating the alignment of the protective fencing;



- (b) A specification for scaffolding and ground protection within tree protection zones in accordance with BS5837: 1991;
- (c) A schedule of tree works conforming to BS3998;
- (d) Details of general arboricultural matters such as the area for storage of materials, site huts, concrete mixing and use of fires;
- (e) Plans and particulars showing the siting of the service and piping infrastructure;
- (f) Details of the works requiring arboricultural supervision to be carried out, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
- (g) Details of all other activities, which have implications for trees on or adjacent to the site.

**Reason:**

In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice.

- 6. No development shall take place until details for the hard landscaping of the site, including full details of the surfacing materials and colours of all hard surfaces and kerbing, have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

**Reason:**

In the interests of the amenities of the site and to secure a well planned development.

- 7. No development shall commence until a scheme for the discharge of surface water from the dwellings and areas of hard standing, hereby approved, including a plan showing the alignment and siting of the service and drainage infrastructure and soakaways, has been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall subsequently be carried out in its entirety prior to the first occupation of the dwelling and thereafter retained.

**Reason:**

To ensure a satisfactory means of surface water disposal and to prevent the discharge of surface water onto the public highway given the gradient of the site and to ensure that the proposed development will not harm the habitat of badgers on the site.

- 8. The development shall be carried out in strict accordance with the recommendations and remediation measures detailed in the submitted survey of badger activity prepared by Ecological Planning and Research and dated February 2005, appended to planning reference S/2005/1355 unless otherwise first agreed in writing by the Local Planning Authority to any variation.

**Reason:**

To ensure the adequate protection of a protected species.

- 9. The finished floor levels shall be as shown on the approved plans unless otherwise agreed by the Local Planning Authority.

**Reason:**

To establish the floor levels of the buildings in the interests of visual amenity and neighbouring amenity.

- 10. No development shall commence until, full engineering details of the road layout and construction including details of the access road where it fronts Nos4 and 5 Lady Down View shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include longitudinal sections, typical cross sections including surface materials, street lighting and road drainage. The development shall thereafter be carried out in accordance with the approved details and no dwelling shall be occupied until that part of the access road which serves it has been constructed up to and including bindercourse (basecourse) surfacing in accordance with the approved details.

**Reason:**

In the interests of highway safety and to ensure that an adequate means of access is available when the dwelling(s) are occupied.

11. No development shall commence until full structural details of the proposed highway retaining wall and parapets shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to the first occupation of any of the dwellings hereby approved, unless otherwise first agreed in writing by the Local Planning Authority.

**Reason:**

In the interests of highway safety.

12. Prior to the first occupation of any of the dwellings, hereby approved, the access, turning space and garaging/parking as indicated on the approved plans shall be constructed and laid out, and these shall thereafter be retained and kept available for those purposes at all times.

**Reason:**

In the interests of highway safety.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, no further development permitted by Classes A, B, C, D, E, F and G of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, including the conversion of the garage into living accommodation, shall be carried out without express planning permission first being obtained from the Local Planning Authority.

**Reason:**

To enable the Local Planning Authority to retain control over the development in the interests of the visual amenity of the site and locality which is located within the Tisbury Conservation Area and within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, no further fences, gates, walls or other means of enclosure as permitted by Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 shall be erected, other than those approved by condition of this permission, without formal planning permission first being obtained from the Local Planning Authority.

**Reason:**

To enable the Local Planning Authority to retain control over the development in the interests of the visual amenity of the development and the site which is located within the Tisbury Conservation Area and within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

15. No construction work shall take place and no construction related vehicles shall enter or exit the site outside of the hours of 8:00am and 6:00pm on Monday to Friday, outside the hours of 8:00am and 1:00pm on Saturdays and at no time on Sundays or public holidays.

**Reason:**

To minimise the disturbance which noise during the construction of the proposed development could otherwise have upon the amenities of nearby dwellings.

16. Prior to the commencement of development, a method statement detailing the potential risks from pollution during and after construction to the river system shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

**Reason:**

To prevent damage to the river ecosystem through habitat loss and pollution both during and after construction.

17. No development shall commence until details of a waste audit including measures for the provision for recycling facilities within the completed development has been provided to and approved in writing by the LPA. The approved details shall be fully implemented prior to the first occupation of the dwellings hereby approved in accordance with the details unless otherwise first agreed in writing by the Local Planning Authority to any variation.

**Reason:**

In the interests of sustainable development.

18. Measures shall be submitted to and approved in writing by the Local Planning Authority, 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 interest of the clean cleanliness and safety of the surrounding highway network.

19. No development shall commence until an updated survey of badger activity has been carried out to the satisfaction of the LPA in consultation with Natural England. The Survey shall include the following:
1. A proper survey of evaluation
  2. Impact assessment where necessary
  3. Avoidance and mitigation measures where necessary

This decision has been taken in accordance with the following policies of the Adopted Salisbury District Local Plan: G1, G2, D1, H19, H25, CN3, CN5, CN8, CN10, CN11, C1, C2, C4, C5, TR11 and R2.

**34. Enforcement Report – Proposed alterations and two storey side extension (amendment S/06/1098) at The Barkers, Barkers Hill, Semley:**

The Committee considered the previously circulated report of the Principal Planning Officer.

**Resolved:** that the report be noted.

**35. Enforcement Report – Freestanding directional sign on the south side of the A303 Charnage Down Mere**

Mr Carpendale spoke in objection to the proposal of discontinuance of the sign. Mrs J Randall of West Knoyle Parish Council, Mrs White of Mere Parish Council and Mrs B Wayman, Wiltshire County Councillor all addressed the Committee upon this matter.

The Committee considered the previously circulated report of the Principal Planning Officer and the late correspondence circulated at the meeting.

**Resolved** – That the Head of Legal & Property Services be authorised to serve a Discontinuance Notice under the Town and Country Planning (Control of Advertisements) Regulations 2007, on the appropriate persons (to include the advertiser and the owner and occupier of the site on which the advertisement is displayed), requiring that the use of the site for the display of an advertisement should cease, for the following reasons:

1. The sign, by reason of its prominent siting, size and height of display and its use of bold and strident colours, pays little regard to the naturalistic landform or muted colours of the surrounding countryside, which lies within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and appears as an unduly alien and discordant feature in the otherwise attractive rural surroundings, seriously detracting from the visual amenities of the locality. To retain the sign would also therefore conflict with the objectives of policies G11, C2, C4 & C5 of the adopted Salisbury District Local Plan. Furthermore the sign represents an undue distraction to drivers and as such, it is considered that its continuing presence represents a danger to highway safety conditions on the A303. The Local Planning Authority are therefore satisfied that it is necessary to serve the Notice so that the use of the site for the display of an advertisement with deemed consent under Class 13 of Schedule 3 to the Town and Country Planning (Control of Advertisements) Regulations 2007 is discontinued, subject to the period before the Notice coming into effect and of compliance being extended to 12 weeks.

*The meeting closed at 8.50 pm  
Members of the public: 27*