

Minutes

Meeting of : Western Area Committee
Meeting held in : Dinton Village Hall, Dinton
Date : Thursday 16 August 2007
Commencing at : 4.30 pm

Present:

District Councillors

Councillor Mrs J A Green – Chairman

Councillors R A Beattie, G E Jeans, M G Fowler, D O Parker P Edge and Mrs C A Spencer

Officers

B Hatt, Judy Howles, Shane Verrion (Development Services), L James (Legal and Property Services), R Townsend (Community Initiatives) S Hughes (Forward Planning) T Bray and S Milton (Democratic Services).

36. Apologies:

Councillors J A Cole-Morgan, E Draper, and J Holt

37. Public Questions/Statement Time:

There were none.

38. Councillor Questions/Statement Time:

Councillor M G Fowler congratulated Wiltshire County Council Highways for the amount of maintenance work that they are currently carrying out in the area.

Councillor D O Parker expressed his concern over the number of Heavy Goods Vehicles travelling through the Dinton area. He had received a high number of complaints and asked the Chairman liaise with the enforcement officer to investigate the situation and make a statement as soon as possible.

39. Minutes:

Resolved: that subject to:

Minute 21 to include apologies from Councillor Edge; and

Minute 27 be amended to read - 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 Maple Cottage
- 2) 42-44 Upton Green

Minute 35 to include – “Councillors Fowler and Draper requested that their dissent be recorded.”

The minutes of the ordinary meeting held on 19th July 2007 be approved as a correct record and signed by the Chairman.

40. Declarations of Interest:

There were none.

41. Chairman's Announcements:

In light of the Secretary of State's decision to make Wiltshire County Council a Unitary Authority, the Chairman expressed her dismay, and on behalf of the Committee, about the decision. She informed the Committee that Salisbury District Council, North Wiltshire and Kennet are raising a judicial challenge against the decision.

The Chairman thanked Tom Bray of Democratic Services for putting together the previously circulated contacts list of all Neighbourhood Policing Team Beat Managers in the Salisbury District.

Furthermore, the issue of a future August recess is to be discussed at a later date.

42. Salisbury and South Wiltshire – Our place in the future consultation:

The Committee considered the previously circulated report of the Forward Planning Officer. In their discussion of the report, the following points were made:

- The consultation documents are easy to use and understand.
- The Parish Councils are urged to respond.
- Concessions on business rates should be given to rural businesses.
- Important issues in rural areas need to be addressed eg. Second homes in rural areas and their effect on rural facilities.
- Young people should be included in this consultation as much as possible.
- Due to the size of the documents, members thought it might be difficult for members of the public to complete the questionnaire.
- Dualling of the A303 should have been included in the document.
- The idea of the creation of a new town was raised that will ease development pressures on rural towns and villages.

Resolved: that the report be noted.

43. Transfer of Recreation Land From Developers to Parish Councils:

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

Recommended to Cabinet –

1. That councillors endorse the principle of parishes signing up to a memorandum of understanding and recommend to cabinet that legal services draft the memorandum, for circulating to all parishes.
2. That in order to ensure that the views of the local Parish and Town Councils are taken fully into account, full consultation be undertaken prior to the agreement of any such memorandum of understanding to ensure that as far as possible the requirements of Parish and Town Councils are accommodated.

Resolved – To delay the transfer to allow more time for a solution to be found.

44. Maiden Bradley Parish Plan Endorsement:

The Committee considered the previously circulated report of the Principle Community Development Officer. In their discussion of the report, the following points were made:

- Members raised concerns over the length of time it has taken to bring the plan to committee for endorsement.
- Maiden Bradley were congratulated for their determination and endeavour in putting together their Parish Plan.

Resolved – the Maiden Bradley Parish Plan be approved and endorsed on the basis that:

- a. The Plan was completed before the Validation Process was introduced and therefore full evidence required to meet the validation criteria was no longer available
- b. Maiden Bradley were leaders in the field of Parish Planning and have produced a satisfactory plan that has captured valid needs and aspirations of the Community
- c. An updated action plan has been supplied detailing work that has been completed and work that is still ongoing (submitted with this report)
- d. All 'Grandfather Plans' (those that undertook Parish Plan development prior to a validation process being in place) will be published on our website with the caveat that

they are listed as 'Grandfather Plans' and that those wishing to be utilise this information need to be mindful of this fact.

45. Feedback on the Issues Raised from the Community Plans Progress Report

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

- Members congratulated the Partnership Team manager for the efficient feedback provided.
- Action 272 – The Wiggly Bus has concessionary fares, but the Tisbus does not.
- Action 289 – Members felt that action should be taken to reduce the number of road signs. However, signposting for Chilmark must be improved.

Resolved – that the report be noted.

46. Planning Application S/2007/1117 – Erection Of Forestry Workers Building at Teffont Woodlands B3089 Teffont Salisbury SP3 5RR for Nigel Lilley:

Mr Nicholson spoke in opposition to the application.

Mr Stocks, a local resident, and Mr Lilley, the agent, spoke in support of the application and shared the three minutes available to them.

Mr Longfox of Teffont Parish Council reported that the Parish Council objected the proposal. Following receipt of these statements, and further to a site visit held earlier that day, the Committee considered the previously circulated report of the Planning Officer along with a schedule of late correspondence circulated at the meeting.

Resolved – that the above application be refused for the following reasons:

1. The proposed Forestry Workers Building by reason of its size, permanent construction and domestic appearance would constitute a type and scale of development in the countryside detrimental to the visual quality of the Area of Outstanding Natural Beauty contrary to policies G2, D1, C1, C2, C4, C5 of the adopted Salisbury District Local Plan which seek to conserve the character and appearance of the countryside by restricting development to that which would maintain or enhance the environment and benefit the local economy
2. The proposed method of foul drainage would be contrary to policy G5 of the adopted Salisbury District Local Plan, which seeks to ensure new development in sewered areas will be connected to mains drainage in order to provide a means of drainage which will not adversely affect the environment. . Furthermore the applicant has not demonstrated to the Local Planning authority that the 11 tests of circular 3/99 can be met.

47. Planning Application S/2007/1105 – Redevelopment Of Site Including Conversion Of Vacant Listed Building To Provide 13 Retirement Homes at Former Castle Hill Garage Castle Street Mere Warminster BA12 6JL for Hunter Page Planning Ltd:

Mr R Coward of Mere Parish Council reported that the Council raised no objection to the proposal. Following receipt of this statement, and further to a site visit held earlier that day, the Committee considered the previously reported report of the Planning Officer along with a schedule of late correspondence circulated at the meeting.

Resolved – That the application be recommended for approval subject to the reasons and conditions set out below.

Subject to:

- A
- (a) the submission of a unilateral agreement in accordance with policy R3 of the Adopted Salisbury District Local Plan before 29th August 2007
 - (b) the submission of amended elevations showing the changes proposed to the scheme in relation to the removal of gates before the date of the committee meeting
 - (c) the submission of internal details for the new floor within the listed building before the date of the committee meeting

(d) the submission of a revised design for the car port buildings, using full hips rather than semi-hips before the date of the committee meeting

(e) the submission of improved cycle storage facilities before the date of the committee meeting

(f) the further comments of the Environment Agency

B should any of the above provisos not be met by 29th August 2007 the application be delegated to the HDS to refuse for non-compliance with the provisos

Reason For Approval:

The proposed development would not harm the character and appearance of the area or adjacent listed building, or the adjacent Conservation Area, or the setting of the listed building. It would not result in harm to the living conditions of nearby properties or highway safety, or any other material planning consideration. It would therefore comply with the relevant policies of the Adopted Salisbury District Local Plan; and

subject to the following conditions:

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

Reason:

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. (1)

2. The finished floor levels of the proposed buildings shall be in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development is commenced.

Reason:

To ensure the exact finished floor level[s] of the building[s].

3. Before development is commenced, a schedule of external facing materials shall be submitted, and, here 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. Development shall be carried out in accordance with the approved details.

Reason:

To secure a harmonious form of development.

4. Before development is commenced, large scale details (not less than 1:10 scale) of the: Chimney stacks, (to confirm height, corbel detailing and materials), eaves, gables, doors dormers and window sections of the buildings hereby approved, shall be submitted to, and approved in writing by the Local Planning authority, and the development shall thereafter accord with the approved scheme.

Reason:

To secure a harmonious form of development in the interests of the listed building.

5. No development shall take place until details of the treatment of all the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Any tree screening, hedges, walls or fences thus approved shall be planted/erected prior to the occupation of the buildings.

Reason:

In the interests of the amenity and the environment of the development.

6. No development shall take place until details of the treatment to all hard surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall accord with the details as so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of the amenity and the environment of the development.

7. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Reason:

In the interests of the amenity and the environment of the development.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason:

In the interests of the amenity and the environment of the development.

9. Prior to the commencement of development approved by this planning permission or such other date or stage in development as may be agreed in writing with the Local Planning Authority a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the local planning authority

That scheme shall include all of the following elements unless specifically excluded in writing by the Local Planning Authority

- 1 A desk study identifying all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources pathways and receptors potentially unacceptable risks arising from contamination at the site

- 2 A site investigation scheme based on 1 to provide information for an assessment of the risk to all receptors that may be affected including those off site

- 3 The results of the site investigation and risk assessment 2 and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken

- 4 A verification report on completion of the works set out in 3 confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance further monitoring and reporting

Any changes to these agreed elements require the express consent of the Local Planning Authority

Reason:

To ensure that the proposed development does not cause pollution of Controlled Waters and that development complies with approved details in the interests of protection of Controlled Waters

10. No construction work shall take place on Sundays or public holidays or outside the hours of 7.30am to 8.00pm, weekdays and 8.00am to 1.00 pm Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason:

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

11. Notwithstanding the provisions of Classes A-E 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 alterations nor extensions to the dwellings (including the insertion of any windows) 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:

To enable the Local Planning Authority to retain control over the development in the interests of amenity.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto a road.

Reason:

In order that visibility across the site may be protected in the interests of highway safety.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no windows/dormer windows [other than those expressly authorised by this permission] shall be constructed or inserted into the buildings hereby approved without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to retain control over the appearance of the dwellings in the interests of visual amenity and the amenity of adjoining properties.

14. No development shall take place within the area of the application until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason:

To enable the Local Planning Authority to exercise adequate control over any development which would affect the area of archaeological interest.

15. No built development shall take place until traffic management and pedestrian safety measures in Castle Street have been submitted to and agreed in writing by the Local Planning Authority.

Reason:

In the interests of highway safety.

16. The proposed bathroom windows in the first floor south facing elevation of the southern building hereby approved shall be obscure glazed and fixed shut at all times and shall be permanently maintained in this condition thereafter.

Reason:

In the interests of the amenities of neighbouring dwelling[s].

17. 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 interests of Highway Safety and the amenities of the locality.

18. Before development commences, a scheme for the discharge of surface water from the buildings hereby permitted shall be submitted to and approved by the Local Planning Authority and shall be carried out as approved.

Reason:

To ensure that the development is provided with a satisfactory means of surface water disposal.

19. The development shall be occupied by persons above (and including) the age of 55 years and no other persons.

Reason:

In the interests of the provision of recreational facilities and adequate car parking.

20. Before development commences full details of any cycle stores and bin stores to include elevations and external material treatments shall be submitted to and approved in writing by the Local Planning

Authority, and the development shall thereafter accord with the approved scheme.

Reason:

To secure a harmonious form of development.

21. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters

Reason:

To ensure that the proposed development does not cause pollution of Controlled Waters and that development complies with approved details in the interests of protection of Controlled Waters.

22. Piling or any other foundation designs using penetrative methods will not be permitted other than with the express written consent of the Local Planning Authority which maybe given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater

Reason:

To ensure that the proposed development does not cause pollution of Controlled Waters and that development complies with approved details in the interests of protection of Controlled Waters

23. If during development contamination not previously identified is found to be present at the site then no further development unless otherwise agreed in writing with the Local Planning Authority shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason:

To ensure that the proposed development does not cause pollution of Controlled Waters and that development complies with approved details in the interests of protection of Controlled Waters

24. No development approved by this permission shall commence until a scheme for water and energy 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

25. Prior to the first occupation of the first unit hereby approved to be occupied, each car parking space shall be marked to identify which flat it is allocated to, and the visitor spaces shall be marked as being for visitors.

Reason:

In the interests of amenity

And in accordance with the following policies of the adopted Salisbury District Local Plan:

G1, G2	General Development Criteria
D1	Design
H24	Housing for the Elderly
H16	Housing Policy Boundaries
CN3	Alterations to listed buildings and their settings
CN11	Development affecting views into and out of Conservation Areas
CN21	Archaeology

INFORMATIVE: - ENV. AGENCY - SURFACE WATER, DRAINAGE, AND POLLUTION PREVENTION

Surface Water Drainage - reference Condition 20

The applicant states surface water is proposed to drain to soakaways. We have no objection to this provided that they are in accordance with the findings of any investigation report.

Pollution Prevention

Safeguards need to be sought from the applicant to minimise detrimental effects to the water interests of the site and the risks of pollution during the construction phase.

Such safeguards should cover the use of plant and machinery, oils/chemicals.

INFORMATIVES

1. That the scheme put forward to comply with Condition 15 must be developed in conjunction with Wiltshire County Council Highway Authority and Mere Parish Council and is likely to require a financial contribution in the region of £6000, which must be paid before works commence.
2. In relation to condition 5 the applicant should note that the local authority will expect the south facing boundary treatment that fronts Union house to consist of a 2m high stone wall the details of which will need to be agreed with the local authority in line with condition 6.

48. Planning Application S/2007/1104 – Conversion Of Listed Building To Retirement Homes at Former Castle Hill Garage Castle Street Mere Warminster BA12 6JL for Hunter Page Planning Ltd:

Further to a site visit held earlier that day, the Committee considered the previously circulated report of the Planning Officer along with a schedule of late correspondence circulated at the meeting.

Resolved – that the application be delegated to the HDS to approve for the reasons set out below. Should the details of the internal floor not be resolved to the satisfaction of the Local Planning Authority on or before the 29th August 2007 the decision be delegated to the HDS to refuse for that reason.

The proposed development would not harm the character and appearance of the area or adjacent listed building, or the adjacent Conservation Area, or the setting of the listed building. It would not result in harm to the living conditions of nearby properties or 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.

Reason:

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. (1)

2. The finished floor levels of the proposed buildings shall be in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development is commenced.

Reason:

To ensure the exact position of the buildings within the site.

3. Before development is commenced, a schedule of external facing materials shall be submitted, 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. Development shall be carried out in accordance with the approved details.

Reason:

To secure a harmonious form of development.

4. Before development is commenced, large scale details (not less than 1:10 scale) of the: Chimney stacks, (to confirm height, corbel detailing and materials), Eaves, gables, doors dormers and window sections of the buildings hereby approved, shall be submitted to, and approved in writing by the Local Planning authority, and the development shall thereafter accord with the approved scheme.

Reason:

To secure a harmonious form of development in the interests of the listed building.

5. No development shall take place until details of the treatment of all the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Any tree screening, hedges, walls or fences thus approved shall be planted/erected prior to the occupation of the buildings.

Reason:

In the interests of the amenity and the environment of the development.

6. No development shall take place until details of the treatment to all hard surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall accord with the details as so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of the amenity and the environment of the development

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

CN3	Alterations to listed buildings and their settings
CN11	Development affecting views into and out of Conservation Areas
CN21	Archaeology

49. Planning Application S/2007/1309 – Conversion Of Loft, Enlargement Of Existing Rear Porch, Erection Of Conservatory And Installation Of Solar Panels at Aberfeldie Peckons Hill Ludwell Shaftesbury SP7 0PN for Mr J Meeker:

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

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

The proposed development accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D3 (Design) & C5 (Landscape Conservation) 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.

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. The materials to be used in the construction of the external surfaces of the single storey utility room extension and the dwarf walls of the conservatory hereby permitted shall match those used in the existing building.

Reason:

To ensure that the proposed extension and conservatory walls will satisfactorily harmonise with the external appearance of the existing building.

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

G2 (General Criteria for Development), D3 (Design) & C5 (Landscape Conservation)

50. Planning Application S/2007/1158 – Fell 6 X Horse Chestnut Trees at Land Adjacent To Broadchalke Primary School Knighton Road Broad Chalke Salisbury SP5 5HX for Mark Hinsley:

The Committee considered the previously circulated report of the Arboricultural Officer.

Resolved – that the permission to fell trees T1 to T3 be refused and permission to fell trees T4 to T6 be approved.

subject to the following conditions:

1. The approved works must be commenced within one year from the date of the decision notice. If works are not completed within that time, a new application must be made.

Reason:

To ensure that the works undertaken are appropriate to the current state of the trees in relation to their surroundings.

2. A replacement tree, of a similar genus/species shall be planted to replace each tree that is lost. The new tree/s should be a heavy standard and should be planted in the next planting season and maintained in accordance with good practice. The exact position of the new tree/s should be agreed in writing with the Local Planning Authority before planting.

Reason:

To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the existing tree or trees is maintained by the provision of adequate replacement.

3. The permitted works shall be carried out in accordance with BS3998:1989 Recommendations for Tree Work or as modified by subsequent research.

Reason:

To ensure that works are undertaken in an appropriate manner that ensures the long term health, vitality and preservation of the tree.

INFORMATIVES

1. It is recommended that eastern side of the crown of T3 is reduced following the removal of T4, T5 & T6, to minimise the possibility of wind damage. Please note, however, that these works will require permission.

*The meeting closed at 8.50 pm
Members of the public: 13*