

Minutes

Meeting of : Western Area Committee
Meeting held in : The Lecture Hall, Mere
Date : Thursday 13 September 2007
Commencing at : 4.30 pm

Present:

District Councillors

Councillor Mrs J A Green – Chairman
Councillor ER Draper - Vice-Chairman

Councillors RA Beattie, JA Cole-Morgan, J Holt, GE Jeans, MG Fowler, DO Parker, PD Edge, and Mrs CA Spencer

Officers

Andrew Bidwell (Development Services) and Steve Milton (Democratic Services).

51. **Public Questions/Statement Time:**
There were none.

52. **Councillor Questions/Statement Time:**
Councillor Fowler stated that historic but unlisted buildings sited outside designated conservation areas, were afforded very little protection by the planning system. Thatched roofs and wooden windows could be removed and replaced without any form of planning consent. The Chairman invited all members to identify any properties they felt worthy of additional protection, so that the Committee could consider applying for listing. Andrew Bidwell informed the Committee that conservation areas were being reviewed to ensure historic buildings in local villages and towns were protected. The Chairman agreed to ask the Conservation Officer to circulate details of the listing procedure to members.

Councillor Draper asked if the police could be invited to a future meeting. The Area Coordinator agreed to extend an invitation to the Community Beat Team.

Councillor Parker raised the issue of heavy goods vehicle traffic generated by the container storage warehouses at Westfields in Dinton. The councillor referred to many complaints he had received from villagers in the Nadder Valley. The Chairman informed the meeting that she had called for a report on this matter to be brought before the next meeting.



INVESTOR IN PEOPLE



CUSTOMER SERVICE EXCELLENCE

Awarded in:
Housing Services
Waste and Recycling Services



53. Minutes:

Resolved: that the minutes of the ordinary meeting held on 16th August 2007 be approved as a correct record and signed by the Chairman.

54. Declarations of Interest:

Councillor Holt declared a personal interest in the matter set out under minute 58 below in that he knew the applicant.

55. Chairman's Announcements:

The Chairman referred to a meeting she had attended to consider Wiltshire County Council's proposals to replace the existing area committee system in south Wiltshire with a structure of six area boards and six community area partnerships. From what she had seen of the proposals there would be no delegation of executive or regulatory decisions to these boards and this would see the end of local community involvement in such decisions, including planning. She drew attention to the current remit of the area committee that included oversight of local facilities and buildings - such as the leisure centre, grants and R2 funding, housing, community planning, parish planning, tree preservation orders, planning applications and enforcement, conservation areas and listed buildings and recycling centres. The Committee expressed their concerns about the County Council's proposals and requested that a report be presented to the next meeting setting out the proposals in more detail.

Arising from this matter the Area Coordinator informed members that the Chief Executive and Leader of the County Council had invited all members to a briefing at the City Hall on 25th September and that this may be an opportunity to ask questions about the area governance arrangements. He also informed members that the Northern Area Committee had adopted measures to further enhance its role in the community. Members asked for the paper considered by the Northern Area Committee to be submitted to the next meeting.

Further to minute 53 above, the Chairman informed the Committee that she had asked the Enforcement Officer to report to the next meeting on an apparent breach of the planning permission relating to the container storage depot at Westfields, Dinton.

The Chairman reminded members that the 'Our Place in the Future' consultation process would be running for a further three weeks and urged members to respond as soon as possible and encourage the local community to get involved. The questionnaire could be filled in online at the councils website and additional copies of the documents could be obtained from the council's planning department.

56. Tisbury and District Sports Centre Managing Body:

Members noted that only 25 customers had attended the Sports Centre on August Bank Holiday Monday, of which only 6 had paid for entry, the others being members. Members questioned whether it was worth opening the centre on bank holidays in view of the limited numbers attending and the cost of opening. Councillor Edge agreed to take this matter up with his Cabinet colleagues, although he confirmed that use of the facilities at Durrington and Salisbury had justified the decision to open on the bank holiday.

Resolved: that the minutes be noted.

57. Release of R2 Financial Contributions in Dinton for new safety barrier fence on the Recreation Ground:

Mrs Taylor of Dinton Parish Council confirmed that the parish council did not support the scheme. Following receipt of this statement, the Committee considered the report of the Development Services Support Supervisor.

Resolved: that the application be refused for the following reason:

The Committee can see no demonstrable need to construct a barrier to prevent vehicle access to the playing field as the access gate could be closed off or locked with a padlock.

58. Tree Preservation Order (TPO) on Land at Cross Cottage, Duck Lane Barford St Martin:

The Committee considered the previously circulated report of the Arboricultural Officer. Members considered that the tree made an important contribution to the street scene, although it was agreed

that it could be reduced in size without significant detriment.

Resolved:

- (1) that the Tree Preservation Order be confirmed because of the contribution it makes to the visual amenity and character of the area; and
- (2) that the Arboricultural Officer be requested to visit the applicant to discuss measures that will reduce the size of the tree and better manage its future growth.

59. South Wiltshire Area Grants Scheme (SWAG) 2007/08 (Tranche 2):

The Committee considered the previously circulated report of the Members' Support Officer.

Resolved: that the recommendations of the SWAG Review Panel as set out below be approved.

Ref. no.	Applicant	Panel Recommendations
WAC/07-08/T2/01	Zeals Youth Trust	<p>The Review Panel recommended that a total of £6,000 (£2,425 from SWAG Funds and £3,575 from Discretionary Funds) be awarded to Zeals Youth Trust.</p> <p>The Review Panel wished to emphasise that work should be commenced within a year of receipt of funds.</p>
WAC.07-08/T2/02	Semley Village Hall	<p>The Review Panel recommended that a total of £3000 be awarded from its SWAG funds to Semley Village Hall.</p> <p>The Review Panel wished to emphasise that work should be commenced within a year of receipt of funds.</p>

60. Planning Application S/2007/1583 - Side and Rear Extensions to Replace Existing Garage, Conservatory and Utility. Raise Ridge Line and Rear Roof Slopes to Provide Additional Bedrooms at Springfield Chalke Lane Hindon Salisbury SP3 6EG For A E Chubb Ltd:

Mr Chubb spoke in support of the application. Mr Robinson of Hindon Parish Council reported that the parish council objected to 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.

Following a question from the members, Mr Bidwell confirmed that the difference in height of the proposal and the extant permission on the site was approximately 10cm when scaled from the plans, although he cautioned that measurements taken from plans should not be taken as an exact statement of fact.

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

The extensions would be acceptable in principle, and would not have a significant impact in design or amenity terms, and would not have an unacceptable impact upon views from the Conservation Area;

and subject to the following conditions:

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

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

- (2) The materials to be used in the construction of the external surfaces of the extension(s) hereby permitted shall be as specified within the submitted plans and drawings, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

The above decision is taken in accordance with the following policies of the adopted Salisbury District Local Plan:

Policy	Purpose
G2	General Development Guidance
D3	Design of extensions and outbuildings
C5	AONB
CN8	Conservation Areas
CN11	Conservation Areas

*The meeting closed at 7.20 pm
Members of the public: 12*