

# Minutes

**Meeting of** : Western Area Committee  
**Meeting held in** : Dinton Village Hall, Dinton  
**Date** : Thursday 8 November 2007  
**Commencing at** : 4.30 pm

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**Present:**

**District Councillors:**

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

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

Councillor P Clegg was also in attendance.

**Officers:**

Andrew Bidwell, Oliver Marigold (Development Services) Amber Skyring (Community Initiatives)  
Laura James (Legal and Property Services) Steve Milton and Tom Bray (Democratic Services).

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

There were none.

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

Councillor Parker sought clarification as to when the Committee will be receiving a new report on the enforcement action at Westfield Park. The Chairman confirmed that a report would be brought back to the Committee after the Magistrates had determined the matter (scheduled for November 26<sup>th</sup> 2007). She also referred Members to the late correspondence, circulated at the meeting, which addressed various issues raised at the previous meeting relating to Westfield Park.

**75. Minutes:**

**Resolved:** that the minutes of the ordinary meeting held on 11 October 2007 be approved as a correct record and signed by the Chairman.

**76. Declarations of Interest:**

Councillor Jeans declared a personal and prejudicial interest in planning application S/2007/1942 set out in minute 84 (below) as he is owner of the property that was considered. In accordance with the Code of Conduct, Councillor Jeans made a public statement in support of the application and then left the meeting while the matter was determined.



Awarded in:  
Housing Services  
Waste and Recycling Services



**77. Chairman's Announcements:**

The Chairman announced that a letter had been sent to Wiltshire County Council Highways requesting a traffic survey (with axle count, origin and destination) of all Heavy Goods Vehicles on Catherine Ford Road and B3089.

She also announced that Councillor Spencer and herself attended the opening of the Kilmington Affordable Housing Scheme, and commended the scheme.

Furthermore, she confirmed that TisBus has now received a new bus therefore improving the service that it provides and she urged councillors and parishes to promote and support this important local service.

Also, the chairman announced that a Judicial Review of the Government's proposals for the reorganisation of local government, supported by the Council, had failed. However, the Council would be supporting an appeal against the ruling.

She also informed Members that the Wiltshire Primary Care Trust would be attending the Western Area Committee meeting on 10<sup>th</sup> January and invited Members to submit questions and/or statements to the Area Coordinator prior to the meeting.

**78. Western Area Police Update – Sergeant Nick Cane:**

The Committee welcomed Sergeant Nick Cane and Acting Sergeant Dave Mills of Wiltshire Police, who addressed the Committee regarding Members' previously submitted questions and statements. A number of points were raised including the following:

- Sergeant Cane was unable to comment on a number of issues raised by Councillors as he covered Wilton and Alderbury, but he stated that he would be taking all issues raised back to his senior officers for them to respond accordingly.
- Contacting the police was considered to be a problem by the Members. Using the non-urgent number had often left them waiting on the line, unable to reach the intended officer. Furthermore they were concerned that call centre staff often lacked adequate local knowledge and this could delay the fast response that was often needed. Sergeant Cane stated that, although he accepted that there were problems, it was a new system and the Constabulary was looking at ways of improving its efficiency. He advised that in the case of any urgent matter people should continue to use the emergency 999 number. Acting Sergeant Mills added that although there was a perceived lack of local knowledge by call centre officers they were in close contact with the local beat officers who could provide a good level of local knowledge.
- Rural communities have a less visible police presence, as rural stations have been closed. Acting Sergeant Mills stated that Wiltshire Police are trying to raise the profile of the Police Community Support Officers who were now present in most rural communities across the area.
- Sergeant Cane addressed the issue of how local police priorities are determined. He referred to Wilton, explaining that the 3 community priorities set out by the Beat Team Manager of the area do not always match the actual crime priorities for that area. He stated that he was interested in improving the consultation process used to create the local priorities of the Beat Team Managers. Members added that central government targets should be considered with local priorities in mind, therefore highlighting the need for local priorities to be carefully considered.
- Members also pointed out the need for better police budget control stating possible instances where savings could have been made. Sergeant Cane thanked members for their suggestions and agreed to take them up outside of the meeting.
- Members also drew their attention to the former Bi-monthly Neighbourhood Police Bulletin, they requested that this publication be restarted. Sergeant Cane stated that this publication was put on hold as the new Neighbourhood Policing Teams were being rolled out and he supported calls for it to be restarted.
- Members expressed their concern over the low performance rating of Wiltshire Police in the recent Government performance statistics.

**79. Community Leadership and Governance:**

The Committee received a presentation from the Portfolio Holder for Planning. The main purpose of the presentation was to update the Committee on the transition process to a unitary authority and to consult the Committee as to how they would like to be kept informed. Members stressed the importance of policy development prior to vesting day to coincide with the work carried out on the administrative structure.

Members also requested more general information about transition via the fortnightly link-up bulletin. They also sought information as to how they can serve on transition boards and working groups.

**Resolved** - that the Portfolio Holder's presentation be noted and the Chief Executive of Wiltshire County Council be invited to attend the next Western Area Committee answer members' questions.

**80. Tisbury Parish Plan:**

The Committee considered the previously circulated report of the Principal Community Development Officer.

**Resolved:** that the Tisbury Parish Plan be approved and endorsed.

**81. Village Hall Grants Scheme Applications 08/09:**

The Committee considered the previously circulated report of the Principal Community Development Officer.

**Resolved:**

1. that the application in respect of the Michael Herbert Hall be approved in principle; and
2. that It is agreed, in principle, to allocate £1,429 from the 2008/09 budget to ensure that the projects can be put forward to the March 2008 Village Hall Grants Panel for potential approval.

The Committee also wished Amber Skyring (Principal Community Development Officer) good luck in her new career as she is leaving the Council.

**82. Community Update:**

Councillor Green stated that Fovant Parish Council and its residents were very concerned about pedestrian safety on the A30 at Brook Street, Fovant.

Councillor Spencer raised the issue of the Link Scheme in the Mere area. The Chairman confirmed that this issue would be considered as an agenda item on the next Western Area Committee agenda.

**83. Planning Application S/2007/1270 – Business Units and Rapid Fit Auto Centre at The Avenue, Wilton, Salisbury SP2 0BX For Robin Ashley Architects LLP:**

Mr Uhlar, the agent, spoke in support of the application.

Following receipt of this statement, 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 delegated to Head of Development Services to approve subject to the additional conditions set out in the late correspondence (including the 'no retail condition advised orally), and subject to no objection (or representation raising a new material consideration to the officer's report) being expressed by South West Regional Development Agency within 21 days of the date of the committee for the following reason:

The development will result in an appropriately designed development for which there is an identified need in the locality, on a parcel of land, the development of which would not be prejudicial to the well being of protected species, the SAC, the safety of the surrounding highway network and to the implementation of / the aims and objectives and policies of the adopted Salisbury District Local Plan and current government guidance and statements. 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. (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) 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. (G23A)

**Reason:** In the interests of the amenity and the environment of the development.

- (3) Before the development hereby approved is commenced full details of cycle parking and associated shower / amenity facilities shall have been provided to and agreed in writing by the Local Planning Authority. The agreed details shall have been fully implemented to the satisfaction of the LPA before first use of any of the development.

**Reason:** In the interest of the sustainability of the development.

- (4) Before development is commenced, 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 shall be submitted to 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.

- (5) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority. (G03A)

**Reason:** To enable the Local Planning Authority to secure the satisfactory implementation of all approved landscaping works, in the interests of visual amenity.

- (6) Visibility splay of 2.4m x 33m shall be provided in the easterly direction (with no obstruction above 1 metre above adjacent road level) at the access point with the Park and Ride access road in accordance with further details which shall be submitted for approval by the LPA; and the visibility splay shall be set out in accordance with the approved details before first use of the development.

**Reason:** In the interest of highway safety

- (7) The access junction with the Park and Ride access road shall be constructed in accordance with full details which shall be submitted for the further approval of the LPA and shall include the use of give way markings; and the access junction shall be constructed in accordance with the approved details before first use of the development.

**Reason:** In the interest of highway safety

- (8) A shared use footpath and cycle link shall be provided between the site and The Avenue to include any necessary barriers in accordance with further details which shall be submitted for the approval of the LPA; and the footpath and cycle link shall be provided in accordance with the approved details before first use of the development.

**Reason:** In the interest of highway safety

- (9) No development approved by this permission shall be commenced until a scheme for the disposal surface waters has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans within the time scale agreed with the Local Planning Authority.

**Reason:** To prevent pollution of the water environment

- (10) There shall be no discharge of foul or contaminated drainage or trade effluent from the site into either groundwater or any surface waters whether direct or via soakaways.

**Reason:** To prevent pollution of the water environment.

- (11) Prior to being discharged into any watercourse surface water sewer or soakaway system all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor details compatible with the site being drained. Roof water shall not pass through the interceptor.

**Reason:** To prevent pollution of the water environment.

- (12) No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

**Reason:** To prevent pollution of the water environment.

- (13) Prior to the commencement of the development hereby approved, details of all external lighting (including details of fittings) shall be submitted to and approved in writing by the LPA. The approved details shall thereafter be retained and maintained in that fashion.

**Reason:** In the interest of avoiding unnecessary light spillage and visual amenity.

- (14) There shall be no retail use in any of the units hereby approved without the express grant of a further planning permission in that behalf

**Reason:** In the interest of the amenity of the local environment and highway safety.

#### **INFORMATIVES**

- (1) The development should include water efficient appliances fittings and systems in order to contribute to reduced water demand in the area. These should include as a minimum dual flush toilets water butts spray taps low flow showers no power showers and white goods where installed with the maximum water efficiency rating. Greywater recycling and rainwater harvesting should be considered. The submitted scheme should consist of a detailed list and description including capacities water consumption rates etc where applicable of water saving measures to be employed within the development. Applicants should visit <http://www.environment-agency.gov.uk> for detailed information on water saving measures. A scheme of water efficiency should be submitted in accordance with the information supplied on the website. The following may also be helpful [www.savewatersavemoney.co.uk](http://www.savewatersavemoney.co.uk)
- (2) The applicants should be informed that planning permission if granted does not absolve them from complying with the relevant law including obtaining and complying with the terms and conditions of any licences required as described in Part IV B of the Circular 06 2005.
- (3) Any vehicle wash area must have a dedicated drainage system that collects run off. The run off must be directed to the foul sewer with the local water companies consent or collected in a suitable sized storage tank for collection by a registered waste carrier.
- (4) Surface water run off should be controlled as near to its source as possible with sustainable drainage systems SuDS. This reduces flood risk through the use of soakaways infiltration trenches permeable pavements grassed swales ponds etc. SuDS can also increase groundwater recharge improve water quality and provide amenity opportunities. A SuDS approach is encouraged by Approved Document Part H of the Building Regulations 2000. Further information on SuDS can be found in PPS25 Annex F Managing Surface Water CIR1A C522 document Sustainable Urban Drainage Systems design manual for England and Wales Interim Code of Practice for Sustainable Drainage Systems advice on design adoption and maintenance issues available at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) and [www.ciria.org/suds](http://www.ciria.org/suds)
- (5) Oil or chemical storage facilities should be sited in bunded areas. The capacity of the bund should be at least 10 greater than the capacity of the storage tank or if more than one tank is involved the capacity of the largest tank within the bunded area. Hydraulically inter linked tanks should be regarded as a single tank. There should be no working connections outside the bunded area. NOTE Any oil storage facility of 200 litres or more must include a bund and comply with the Oil Storage Regulations. The Control of Pollution Oil Storage England Regulations 2001 a copy of which has been forwarded to the Applicant Agent.

**84. Planning Application S/2007/1942 - Change Of Use From Furniture Depository To Pre-School Use (Retrospective) at The Chapel Boar Street Mere Warminster BA12 6DD for Victoria Oram:**

Councillor Jeans, the landowner, spoke in support of the application and subsequently left the meeting for the duration of the item.

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

The change of use, as has taken place, is not unacceptable in principle and does not harm the character and appearance of the Conservation Area, the amenities of nearby properties, highway safety, or any other material planning consideration. It would therefore comply with the relevant policies of the Adopted Salisbury District Local Plan

**INFORMATIVE:**

The applicant is advised to contact Environmental Services Food and Commercial Team for advice on compliance with food and Health & Safety legislation. The can be contacted on 01722 434319 or 434320

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

PS1	Community facilities in settlements
G2	General Development Criteria
CN8	Development in Conservation Areas

*The meeting closed at 8.10 pm  
Members of the public: 4*