

Minutes

Meeting of : Western Area Committee
Meeting held in : Bishopstone Village Hall, Bishopstone
Date : Thursday 6 December 2007
Commencing at : 4.30 pm

Present:

District Councillors:

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

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

Apologies: Councillor J Holt

Officers:

Andrew Bidwell, Oliver Marigold (Development Services) Laura James (Legal and Property Services) Tom Bray (Democratic Services).

85. Public Questions/Statement Time:

There were none.

86. Councillor Questions/Statement Time:

Councillor Parker expressed his concern that the Committee has not yet received an updated report on the enforcement action at Westfield Park. The Chairman referred Members to the late correspondence, circulated at the meeting, which addressed various issues raised at the previous meeting relating to Westfield Park.

Councillor Parker also raised the issue of Tisbury Sports Centre, stressing the importance of marketing the facilities in order to improve usage. He stated that more marketing of the sports facilities should coincide with the refurbishments that are due to be carried out in the near future.

Councillor Fowler drew the attention of the Committee to the fact that despite handing the lengthy correspondence regarding dangerous parking on the corner of The Street in Chilmark to the Police at the meeting on 8th November, he confirmed that he is still awaiting a response. He also expressed concern that other Members were also still awaiting a response from the Police to questions raised at the last meeting. Furthermore, he stated that many dwellings in the rural areas have open fires, and questioned, that when the wheeled bins are introduced, in which bin are fire ashes to be placed. It was confirmed that waste from open fires should be cooled before disposing of it in the wheeled bin for household waste.



Awarded in:
Housing Services
Waste and Recycling Services



87. Minutes:

Resolved:

1. That the minutes, excluding minute 78, of the ordinary meeting held on 8 November 2007 be approved as a correct record and signed by the Chairman.
2. That minute 78 (of the ordinary meeting on 8th November 2007) be amended to include the comments of Sergeant Nick Cane of Wiltshire Police and brought back to the next meeting (attached).

88. Declarations of Interest:

Councillor Fowler declared a personal interest in planning application S/2007/1963 set out in minute 92 (below) due to his previous involvement in the Chilmark Trust. In accordance with the Code of Conduct, Councillor Fowler made a statement about application and then left the meeting while the matter was determined.

89. Chairman's Announcements:

The Chairman wished David Crook, the Interim Chief Executive, farewell as he was leaving at the end of December.

The Chairman drew the attention of the Committee to the additional correspondence circulated at the meeting, in particular the update from the Principal Planning Officer (Enforcement) on the Westfields site, Dinton, stating that the case had been adjourned by Salisbury Magistrates on the 26th November and will be heard on the 13th December 2007.

Also relating to the Westfields site, the Chairman announced that a response to the letter sent to Mr Tilley of 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 had been received. The letter stated that Wiltshire County Council Highways have already allocated their budget for traffic surveys and will not carry out a traffic survey as requested. The Chairman handed this response to Councillor Parker and suggested that County Councillor Deane be made aware of the response.

Furthermore, she announced that the Black Box scheme had been rolled out to cover all rural areas in the District and she also stated that members of the public should continue to use the mini-recycling sites within the villages to further bolster the effort to recycle more household waste. Members requested clearer information about the types of waste that can be recycled using the black box and the brown bags.

90. Community Update:

Councillor Cole-Morgan informed the Committee that as a result of local concerns regarding policing in his ward and the difficulties in communicating with them, he had set up a log system for his ward constituents to monitor any problems they have in contacting the police, by reporting either directly to himself or to their local parish council. He stressed the importance of this and asked other Councillors to coordinate similar logs in their respective wards. He stated that with recorded evidence of bad practice the problem would be looked into more seriously.

Councillor Fowler added to his previous point regarding policing (outlined in minute 86 above) by stating that it is unsatisfactory that the police have not responded to him regarding the matter outlined above. The Committee also expressed their concerns about police representation at the Western Area Committee in November, as they had requested the presence of a more senior officer.

Resolved – that a letter be sent to the Chief Inspector of Wiltshire Police to express the concerns of the Committee that a more senior police representation was not made at the Committee meeting in November, and to again outline the local concerns about policing in the Western Area.

Councillor Green raised the issue of nuisance and possible danger caused by security lights. In particular, concern was expressed about security lights situated near the roadside and within sheltered housing schemes, as they shine into the eyes of drivers and cause light pollution to other

nearby residents. She felt that if Members could identify specific sites they could approach the appropriate parish council, private landowner or SDC Housing Department respectively.

91. Enforcement Report - Freestanding directional sign on the south side of the A303, Charnage Down, Mere:

Mr Carpendale, the agent, and Mrs White, of Mere Parish Council, spoke in support of recommendation B of the officers report.

Following receipt of these statements, the Committee considered the previously circulated report of the Senior Planning Officer (Enforcement).

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 reasons set out in the report to the Western Area Committee on 19th July 2007 and in accordance with the timescales for the Notice coming into effect and compliance resolved by Members at that meeting (12 weeks).

NB. Councillor Draper requested his dissent to be recorded.

92. Planning Application S/2007/1963 – Change Of Use From MOD Offices and Workshops to B1 Light Industrial Use at Former Station HQ North, RAF Chilmark, Chilmark, Salisbury SP3 5BF for Chilmark Estates Ltd:

Mr Wardall, the applicant, spoke in support of the application. Mr Kerwood (Teffont Parish Council) and Mr Boyles (Chilmark Parish Council) reported that the two parishes object to the application.

Following receipt of these statements, 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 approved for the following reasons:

The proposed change of use would not be unacceptable in principle, or demonstrably harm highway safety, the amenities of nearby properties, the character and appearance of the countryside/AONB or any other material planning consideration

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) Prior to the commencement of development, the vehicular access shall be improved at its junction with the public highway to include visibility splays measured from 4.5m back along the centre line of the access to the extremities of the existing open frontage in both directions, 10m radius kerbs and an access width of 6.7m, in accordance with further details that shall have been submitted to and approved, in writing, by the Local Planning Authority. The improved access shall be constructed in accordance with the approved details before the first use of this development.

Reason: in the interests of highway safety

- (3) A revised Travel Plan shall be submitted to and approved, in writing, by the Local Planning Authority prior to the first use of the development hereby approved. The use shall thereafter be undertaken in full accordance with the approved Travel Plan.

Reason: in the interests of sustainability and highway safety

- (4) Prior to the commencement of development, details of a sign to be located in an approved position at the site exit shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall include suitable wording to discourage any large or heavy vehicles from turning right to

enter the village of Chilmark. The approved sign shall be installed before the first use of the development, and thereafter maintained.

Reason: in the interests of highway safety

- (5) The uses hereby approved are B1 (offices) in buildings 5 and 7, and B1 (light industrial) in building 1 (numbers as identified on the Chilmark Car Parking layout plan attached to the email from the applicants dated 29th October 2007. Notwithstanding the provisions of the Town and Country (Use Classes) Order 2007, only these uses shall take place within the respective buildings, and there shall be no other uses (including the light industrial use of buildings 5 and 7) without the prior written consent of the Local Planning Authority.

Reason: the light industrial use of all of the buildings would raise further highway safety considerations

- (6) The development hereby approved shall take place in full accordance with the recommendations of the Protected Species survey (dated December 2006) and the Flood Risk Assessment (dated September 2007).

Reason: in the interests of protected species and reduction in flood risk

- (7) No additional exterior lighting shall be installed on the site without the prior written consent of the Local Planning Authority.

Reason: in the interests of the character and appearance of the countryside

- (8) There shall be no retail use of the buildings approved to be converted.

Reason: in the interests of sustainability and amenity

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

Supplementary Planning Guidance 'Planning Brief RAF Chilmark'

G1, G2	General Development Criteria
C2	Development in the countryside
C4, C5	Development in the AONB
C22	Change of use of buildings in the countryside
C12	Protected Species

PPS25	Flood Risk
PPS7	Sustainable development in rural areas

INFORMATIVES

(1) Foul Drainage

If there is any increase in effluent volume into an existing system a Consent to Discharge may be required. This must be obtained from the Environment Agency before any discharge occurs and should be obtained before any development commences. For information this process can take up to four months to complete and no guarantee can be given regarding the eventual outcome of an application until all investigations associated with the determination have been completed and an evaluation of the proposal has been made. The applicant should contact the Environment Agency on 01258 483438 for further details on applying for a Consent to Discharge.

(2) Oil or Chemical storage

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.

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

(3) Flood Risk

The Environment Agency can confirm that the FRA is considered by the Environment Agency to meet the requirements of Planning Policy Statement 25 'Development and Flood Risk' and that the proposed development is in accordance with the guidance contained therein.

The Environment Agency does not accept any liability for the detailed considerations contained within the FRA. Their letter does not constitute approval of those considerations nor does it constitute the Environment Agency's consent or approval that may be required under any other statutory provision, byelaw, order or regulation

Flood risk cannot be eliminated and is expected to increase over time as a result of climate change and the EA's letter does not absolve the developer of their responsibility to ensure a safe development

93. Planning Application S/2007/1980 - Constructuon of Single Dwelling and Alterations to Access at Land Adjacent Bowerbrook High Street, Fovant, Salisbury, SP3 5JL for Damen Associates:

The Committee considered the schedule of late correspondence circulated at the meeting.

Resolved: that the above application be deferred until further ecological survey information is provided by the applicant following the comments made by Natural England in their objection to the application.

*The meeting closed at 7.10 pm
Members of the public: 11*

Please see amended minute 78 attached.

Amended Minute 78 from meeting of November 8th 2007

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 Acting Sergeant Mills 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 Neighbourhood Police Team priorities are determined. He referred to Wilton, explaining that the 3 community priorities set out by the Neighbourhood Tasking Group of the area do not always match the actual crime statistics for that area. He stated that he was interested in improving the consultation process used to create the local priorities of the Neighbourhood Tasking Group. 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 explore these 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. Sergeant Cane explained the parameters that were examined in that review, and supported the ACC's claims that Wiltshire is still a safe county to live in and are committed to providing a continuing quality service.

This minute has been forwarded to Acting Sergeant Mills and Sergeant Cane along with Councillor Fowler's comments under minute 86.