

Democratic Services
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Minutes

Meeting of : Western Area Committee
Meeting held in : Bishopstone Village Hall, Bishopstone
Date : Thursday 7 February 2008
Commencing at : 4.30 pm

Present:

District Councillors:

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

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

Apologies: Councillor J A Cole-Morgan

Officers:

Andrew Bidwell (Development Services) John Crawford (Legal and Property Services) Tom Bray (Democratic Services).

102. Public Questions/Statement Time:

There were none.

103. Councillor Questions/Statement Time:

There were none.

104. Minutes:

Resolved – That the minutes of the ordinary meeting held on 10 January 2008 be approved as a correct record and signed by the Chairman.

105. Declarations of Interest:

There were none.

106. Chairman's Announcements:

The Committee sent their best wishes to Councillor John Cole-Morgan.

The Chairman stated that she attended the recent Community Governance and Leadership Seminar in Devizes which was a useful and insightful seminar that was open to all District and County Councillors in Wiltshire.



Awarded in:
Housing Services
Waste and Recycling Services



The Chairman referred back to minute 95 (Councillors questions and statements) of the previous meeting, whereby Councillor Fowler stated his concern that some shops in Tisbury are seeking to stop issuing plastic bags. The Chairman stated that this was a gesture by a majority of shopkeepers in Tisbury to improve the towns recycling effort.

107. Primary Care Trust (PCT) in the Western Area:

The Committee received a presentation from Alison Knowles of the Wiltshire PCT. Members of the Committee and members of the public raised issues that were responded to accordingly by Alison Knowles, some of the issues raised included:

- Various concerns were raised regarding the Ambulance service. Alison Knowles confirmed that this was an area that the PCT was trying to improve. She also confirmed that the case raised in a previously submitted public question read out by the Chairman, regarding Ambulance response times, would be investigated.
- Members highlighted the health service's reliance on volunteers to carry out some functions, such as transport provisions, was not adequate. However, Link schemes do receive some PCT funding.
- Alison Knowles confirmed that the PCT were striving to improve out of hours health care in Wiltshire and providing extra facilities in surgeries.
- Joined up working between the emergency services was suggested as a way to reduce costs and improve efficiency regarding road accidents which in Wiltshire are higher than in any other county.

Resolved – that the above be noted.

108. Donhead St Mary Parish Plan Endorsement:

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

Resolved: that the Donhead St Mary Parish Plan be approved and endorsed.

109. Local Government Reorganisation - Dr. Keith Robinson and Niki Lewis in attendance:

The Chief Executive of Wiltshire County Council addressed the Committee regarding Local Government Reorganisation. He set out a schedule of key dates for the Boundary Review and other important events for Members. These dates and a copy of all handouts brought to the meeting by Dr. Robinson have been circulated via email to all members.

At the meeting a number of issues were discussed and some of the following points were raised:

- Under the unitary council, the number of elected members is likely to be reduced and therefore some concerns were raised that rural communities and villages would have a lessened voice and bigger villages and towns could potentially dominate. Dr. Robinson confirmed that Wiltshire Council intends to strengthen the role and therefore the voice of parish councils, without burdening them, in order to address these concerns. He went on to confirm the appointment of Richard Munroe, the project manager for the delegation to town and parish councils, who will be working with district and parish councils to establish the services that will be provided by parish councils.
- John Hinnis, Chairman of the Tenants Panel raised the issue of the Salisbury District Council's Housing Stock and questioned Dr. Robinson over the security of tenants under a unitary council. Dr. Robinson confirmed that he would be available to attend a meeting with the Tenants Panel to discuss the issue and he suggested that there would be no imminent changes in service or landlord and that the present HRA rule will be followed.
- Dr. Robinson set out the plans for Wiltshire Council to make savings in back office arrangements therefore freeing up more resources for frontline services.
- The issue of affordable housing was raised and Dr. Robinson stated that it was always a concern for residents and presents certain problems due to the economic situation in the region whereby house prices are high relative to earnings.
- Members addressed some of democratic governance issues stating concerns over the boundary review and the number of elected members available to sit on the proposed area boards as decision-making powers will be limited with few elected representatives. Niki Lewis

confirmed that the aim is to allow more local decision making powers and welcomed any further input that would contribute to improving local democratic representation.

- Members also stated that local determination of planning applications offers greater levels of local decision making powers and representation. Dr Robinson confirmed that a number of discussions still need to be had regarding Development Control issues.
- The Chairman outlined some key local facts about the Western Area that make it a unique part of the County; she outlined the size of the Western Area stating that it comprises of 38 Parish Councils, that 70% of it lies within an Area of Outstanding Natural Beauty (AONB) and highlighted the success of the Western Area Committee in delivering local decision making powers.
- With regard to the costs and savings that Wiltshire County Council has proposed, Dr Robinson stated that he envisaged an £18 million saving per annum from year three. And when asked he stated that the transitional costs are expected to be £20 million.
- The Chairman expressed the committee's gratitude to Dr. Robinson and Niki Lewis for attending the meeting.

Resolved: that the above be noted.

110. South Wiltshire Area Grants Scheme, 2007-2008 (Tranche 3):

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/T3/01	Mere Parish Council Replacement of bark chipping with safety flooring in the children's play area.	That Mere Parish Council be awarded £2,983.20 with the following conditions: <ul style="list-style-type: none"> • The Technical officer confirms the correct depth of safety flooring required to suit the height of the play equipment. • Playtop be asked to confirm that the substructure currently in place conforms to their requirements, and that a warranty would be provided. Mere Parish Council pay for any additional costs which may arise.
WAC.07-08/T3/02	Kilmington & Stourton Cricket Club Purchase of an essential new Gang Mower	That Kilmington & Stourton Cricket Club be awarded £1,900 towards the cost of a new Gang Mower. The panel were in full support of the application as they felt that the Cricket club provided a valuable opportunity for many people in a widespread area to take part in outdoor sports activities.

WAC.07-08/T3/03

Sarum Sequence Dance Club
Advertising and funding for beginners classes to promote the club

That Sarum Sequence Dance Club be awarded £85 with the following conditions:

- The money be used towards the design and printing of advertising flyers.
- Two quotes are provided for the design and print of the flyers.
- A proof of the proposed flyer be provided to ensure the appropriateness of its content, before any printing takes place.

The review panel advised the applicant to seek alternative advertising. The panel felt that the Salisbury Journal was not an appropriate use of such a large sum of money. It was suggested that the applicant may wish to contact Nadder News to place an advert seeking additional interest in the dance classes.

111. Planning Application S/2007/2384 – Replace Clubhouse Including Two Storey Extensions & Creation Of Caretakers Flat & Associated Works at Pythouse Club, Tisbury, Salisbury SP3 6PD for Joshua Berry

Mrs J Montgomery, the agent, and Mr J Hooper, a local resident, spoke in support of the application.

Mr J Ryan (West Tisbury Parish Council) reported that the Parish Council supported the application.

Following receipt of this statement, 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 – to approve for the following reason, subject to the conditions and S106 below:

It is considered that the proposed development, including the provision of 'tourist/holiday' accommodation, and the provision of ancillary residential accommodation for a caretaker, would provide a positive benefit in providing a community facility that would contribute to the social and economic vibrancy of this rural community, that would not harm the character and appearance of the countryside or of the Cranborne Chase and West Wiltshire Downs AONB. Although the proposal would not entirely accord with the saved policies of the Adopted Salisbury District Local Plan, it is considered that in this exceptional case, the benefits are a sufficient material consideration that justifies approval in this instance.

Subject to the applicants entering into a legal agreement under S106 of the Town and Country Planning Act to ensure that:

- All units are tied into one ownership, and that the residential unit or the units of visitors'/tourists accommodation will not be let/sold/occupied other than in association with the sports club
- No other part of the premises will be occupied before the cricket ground and its new facilities are fully completed
- Priority will be given to local people in the use of the facilities and membership (based on the terms of the Pythouse Club Business Plan submitted with the application)

Conditions (Delegated to HDS to decide):

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

Reason (1): 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 details (and where so required by the Local Planning Authority) samples of the materials to be used in the construction of the external surfaces of the building 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 (2): in the interests of the character and appearance of the area

(3) Before the commencement of the development or any works on site, details of the landscaping of the site, including retention of trees and other natural features, shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out as approved

Reason (3): In the interests of the character and appearance of the area

(4) No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (BS.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 5 years of the completion of the development, another tree, shrub or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree 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 (4): In the interests of the character and appearance of the area

(5) Before the commencement of development, the 2.4m x 90m visibility splay indicated on the submitted site plan numbered 044-PO5B shall be provided with nothing over 1.0m in height above the adjacent carriageway level being planted, erected or maintained in front of (highway side) the splay line.

Reason (5): in the interests of highway safety

(6) The first 5.0m of the site access measured back from the highway carriageway edge shall be properly surfaced and consolidated (not loose stone or gravel) 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 (6): in the interests of highway safety

(7) Any gates to close the site access shall be set back a minimum distance of 4.5m and shall be made to open inwards (away from the highway) only.

Reason (7): in the interests of highway safety

(8) The development hereby approved shall be undertaken in full accordance with the revised mitigation protected species survey (including the clarified timings associated with construction).

Reason (8): in the interests of protected species

(9) Prior to the commencement of development, details of the proposed re-sited cricket pavilion shall be submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in accordance with the details thereby approved.

Reason (9): in the interests of clarity

(10) Prior to the commencement of development, details of the surfacing of the tennis courts and of the proposed car parking area shall be submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in accordance with the details thereby approved.

Reason (10): in the interests of the character and appearance of the area

(11) No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.

Reason (11): to prevent the increased risk of flooding.

(12) 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 (12): In the interests of sustainable development.

(13) Full details of the non-mains foul drainage system to be used to serve the development must be submitted to and approved in writing by the Local Planning Authority in accordance with circular 3/99 (Planning Requirements in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development).

Reason (13): To prevent pollution of the local water environment

(14) The development hereby approved shall be used only as a sports/community clubhouse and associated accommodation, and for no other use within Class D2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason (14): planning permission has only been granted for the scheme as submitted. Other D2 uses would raise considerably different planning issues, which would merit further consideration

(15) Prior to the commencement of development, details of the means of lighting the site (including number, position, timing, hours and shielding of lighting) shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be lit in accordance with the approved lighting scheme, and no changes to the lighting scheme shall be made without the prior written consent of the Local Planning Authority.

Reason (15): in the interests of reducing light pollution and the impact of lighting on the Area of Outstanding Natural Beauty

(16) Between March and August inclusive of any and every year, no work shall take place within areas of the site known or potentially used by nesting birds, unless a thorough assessment for the presence of nesting birds has been undertaken by a competent ecologist of the part of the site to be worked on. If any nests are found as a result of this assessment no work shall take place in the area until the nest has been permanently vacated by the birds.

Reason (16): in the interests of ensuring bird habitats are not disturbed

INFORMATIVES:

1. Any signage needs to be sensitively designed and placed, and may need separate consent under the Advertisement Regulations.
2. The applicant is referred to the advice of the Environment Agency in their letter of 11th December 2006 regarding water efficiency measures, foul drainage and swimming pool filter backwash, sustainable drainage systems, pollution prevention and sustainable construction

112. Community Issues/Update:

Councillor Spencer addressed the Committee regarding the Black Box scheme and requested that the Committee invite a representative from the Council's Environmental Services to update Members on the recycling arrangements in the district and answer questions on the matter.

Councillor Draper requested that an Officer from Strategic Housing gives a presentation to the Committee on Choice Based Letting to inform and update Members so that relevant information can be passed to Parish Councils and constituents when requested.

*The meeting closed at 8.10 pm
Members of the public: 65*