

Democratic Services
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Minutes

Meeting of : Western Area Committee
Meeting held in : Dinton Village Hall, Dinton
Date : Thursday 6 March 2008
Commencing at : 4.30 pm

Present:

District Councillors:

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

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

Apologies: Councillor J A Cole-Morgan, J Holt, G E Jeans

Officers:

Andrew Bidwell and Oliver Marigold (Development Services) Laura James (Legal and Property Services) Nick Darbyshire (Environmental Services) Robin Townsend (Community Initiatives) Tom Bray (Democratic Services).

113. Public Questions/Statement Time:

The Chairman of Donhead St Mary Parish Council, Mrs J Barnes read out a previously submitted question regarding R2 monies. The matter was discussed at the meeting and the relevant officers were notified and advised to resolve the issue outside the meeting.

Mr Glover, of Dinton, read out a statement regarding recently built units of affordable housing in Dinton as he was concerned about comments as reported in the Valley News free newspaper.

114. Councillor Questions/Statement Time:

Councillor Fowler informed the Committee that he had visited Councillor Cole-Morgan in hospital and stated that his condition has vastly improved since his last visit. The Committee sent their best wishes to Councillor Cole-Morgan and his family.

Councillor Draper addressed the Committee regarding the deferred item on delegation to parish and town councils (minute 119). He expressed his dissatisfaction that Mr Richard Munro had been withdrawn. It was agreed that the Chairman write to the Leader of Wiltshire County Council, Cllr Jane Scott expressing the Committees disappointment.

Councillor Draper also addressed the Committee regarding the Local Development Framework. He requested information regarding specific areas of land that are being put up for potential development by landowners in all wards within the Western Area.



Awarded in:
Housing Services
Waste and Recycling Services



Councillor Parker stated that there was a need to carry out a transport study for the rural areas in the district with a view to putting together a rural transport plan. He requested that the Committee discuss this at a future meeting.

115. Minutes:

Resolved – That the minutes of the ordinary meeting held on 7th February 2008 be approved as a correct record and signed by the Chairman.

116. Declarations of Interest:

There were none.

117. Chairman's Announcements:

The Chairman expressed the Committee's disappointment that Broadchalke Post Office would move to an out reach service as set out in the proposals of Post Office Ltd. The Committee expressed their concern that although the proposals went out to public consultation the views of the public were not taken into consideration in this case.

The Chairman informed the Committee that Roy Frankland, the Chairman of the Tisbury and District Sport Centre Managing Body had stepped down. She expressed the Committee's gratitude for all his hard work and commitment over the years and would send him a letter on behalf of the Committee.

The Chairman also informed the Committee about the national publicity that resulted from a public question from Mrs Ferriman at the last meeting regarding the Ambulance Service. The Primary Care Trust and Great Western Ambulance Service subsequently investigated the issue and the correspondence is attached.

Furthermore, the Chairman expressed her pleasure that the envelopes in which councillors receive council correspondence seem to have reduced in size. Also she drew the attention of the Committee to the hard copies of the material brought to the meeting in February by Dr Robinson had been circulated before the meeting.

118. Update on the Recycling and Disposal of Household Waste in the Western Area:

The Committee received a verbal update from Nick Darbyshire, the Waste and Street Services Manager. He set out the Council's current plans and engaged in an intensive question and answer session involving the public, parish councillors and members of the Committee. He informed the Committee that full details of new waste and recycling disposal arrangements would be clearly presented in an 8-page pullout in the next edition of 'The Citizen' and information outlining the arrangements was also sent out with the council tax bill.

He also introduced Lucy Maidment, the Waste Management Technical Officer who will be on hand to respond to queries from members of the public related to the management of waste. Her contact details are as follows: lmaidment@salisbury.gov.uk and 01722 434783.

Resolved – that the above be noted.

119. Brief on the Potential for Parish Councils to Take on Delegated Services from Wiltshire Council:

This item was deferred, as Richard Munro was withdrawn from the agenda by Wiltshire County Council on the day of the meeting.

Resolved – that a letter be sent to the Leader of Wiltshire County Council stating the Committees severe dissatisfaction that Richard Munro was withdrawn on the day of the meeting without a sound explanation. The Committee request that the matter be brought before them as soon as it is deemed appropriate.

120. Tisbury and District Sports Centre Managing Body – Minutes of 8 January 2008 ordinary meeting and 19 February 2008 special meeting:

The Committee considered the attached minutes of the Tisbury and District Sport Centre Managing Body.

Resolved – That the minutes of Tisbury and District Managing Body ordinary meeting on the 8th January and the special meeting on the 19th February be noted.

At the request of Cabinet (Cabinet minute 142) the Western Area Committee considered the proposed works at Tisbury and District Sports Centre:

Recommended to Cabinet –

1. That the Committee endorse the proposed works, including the extra work, set out in the minutes from the special meeting of the Tisbury and District Sports Centre managing Body on the 19th February 2008 set out below:

The Managing body confirmed that their priorities for those funds already made available re:

- The gym be enlarged to create a separate meeting/viewing area. These changes should include air conditioning for the gym and a suitable means of accessing the first floor for people with disabilities.
- The existing reception desk is removed and for it to be relocated within the back office area.
- In relation to the further proposals put forward by Cllr Parker the committee confirmed its support of the idea to relocate the stairs and provide a conservatory type entrance area to replace the existing porch.

It was felt that the proposed changes would enhance the look of the building, particularly the entrance area and give a far more favourable first impression to visitors whilst also addressing DDA issues.

2. That the Business Plan for Tisbury and District Sport Centre should be revised to ensure that the sports centre is managed effectively in the medium to long-term.

121. Western Area Discretionary Fund Grant Allocations:

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/D01	Walter Allotment, Sutton Mandeville To provide a gate, posts, rabbit wire and weed treatment	That Walter Allotments be awarded £250 from the discretionary budget, and recommend that the applicant seeks additional funding from the Parish Council.
WAC/07-08/D02	Bishopstone Village Hall Roof and Cavity Wall insulation to the Village Hall	That Bishopstone Village Hall be awarded £880 from the discretionary budget. The Panel were in full support of the application, as the project would be of benefit to the whole community.
WAC/07-08/D03	Hindon Parish Council Funding for additional Playground Equipment	That Hindon Parish Council be awarded £1,900 from the discretionary budget. The Panel were in support of the application, as they felt the project would provide much needed recreation facilities for young people in Hindon.

WAC/07-08/D04	Tisbury Bowling Club To purchase a walkover sprayer for the grounds.	That Tisbury Bowling Club be awarded £270 from the discretionary budget. The Panel were in full support of the application, as they felt the Club provided essential recreation activity for a range of local people.
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122. Scoping opinion in relation to Environmental Impact Assessment for Wind Park on land at Silton, Gillingham:

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

Resolved – That the report be noted.

123. Planning Application S/2007/2495 – Erect New Dwelling And Form Vehicular Access at The Forge, Church Street, Bowerchalke, Salisbury SP5 5BE For Michael Lyons Architecture

Mr Bagnall spoke in objection to the above application.

Mr M Lyons, the agent, spoke in support of the above application.

Mr Weaver (Bowerchalke Parish Council) reported that the Parish Council supported to 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 – That the above application be approved for the following reasons:

The scale, design, siting and appearance of the proposed dwelling would preserve/enhance the character of the Conservation Area and would respect the setting of adjacent listed buildings. There would be no significant adverse impact in highways safety or amenity terms. Subject to the applicants entering into a legal agreement and making the required financial contribution in relation to policy R2 of the Local Plan, the development would therefore be generally in accordance with the aims and objective of the Development 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. As amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2) 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.

3) The finished floor level[s] of the proposed building[s] 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 of the building in the interests of amenity.

4) The position of the building shall be pegged out on site prior to any other development commencing, and the pegging out shall be agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt.

5) Before development is commenced, details of all new windows, including roof lights, and external doors shall be submitted to and approved in writing by the Local Planning Authority. Detailed sections and elevations of all new windows shall be submitted to at least 1:5 scale, and detailed sections and elevations of all new doors shall be submitted to at least 1:10 scale. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the development.

6) Before development is commenced, details of all new rainwater goods shall have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the development.

7) No development shall take place until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development hereby permitted.

Reason: In the interests of the visual amenity of the development.

8) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of new and existing trees and hedgerows that are to be retained, together with measures for their protection in the course of development. Such details shall show the retention, or replacement, of the boundary hedge to Church Street. All planting comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the dwelling or the completion of the development, whichever is the sooner; and any trees or hedges 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. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the development.

9) Before any works commence on site, a detailed Arboricultural Impact Assessment shall, by reference to site layout drawings of an appropriate scale, be carried out and submitted to the Local Planning Authority. Based on the Tree Survey, the assessment will identify and assess the impact of the proposed development on the existing yew tree as well as any appropriate measures to alleviate this impact. Any such assessment shall require approval to be obtained in writing from the Local Planning Authority.

Reason: In order to ensure that the yew tree is not harmed in the interests of the visual amenity of the area.

10) Before the development hereby approved first comes into use, the proposed bathroom window in the side (north-east) elevation of the dwelling hereby permitted shall be glazed with obscure glass, and shall be fixed apart from a top opening vent, details of which shall be submitted to and approved in writing by the Local Planning Authority. The glazing so agreed shall be maintained in this condition thereafter.

Reason: To prevent the undue overlooking of the neighbouring dwelling.

11) Other than those hereby agreed, there shall be no further windows inserted at first floor level into the dwelling hereby permitted.

Reason: To ensure adequate privacy for the occupants of neighbouring premises.

12) No development shall take place until details of the proposed means of enclosure for the boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details before the first occupation of the dwelling.

Reason: In the interests of the visual amenity of the area.

13) Before the first occupation of the dwelling hereby approved, the driveway area and access / parking area shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highways safety.

14) Before the first occupation of the dwelling hereby approved, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway.

Reason: In the interests of highways safety.

15) Any entrance gates erected shall be hung to open away from the highway only and shall be set back a minimum distance of 4.5m from the carriageway edge.

Reason: In the interests of highways safety.

16) The gradient of the access way shall not at any point be steeper than 1 in 15 for a distance of 4.5 metres from its junction with the public highway.

Reason: In the interests of highways safety.

17) No development shall take place until a scheme of energy and water efficiency measures to reduce the energy and water consumption of the dwelling hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall subsequently be implemented and brought into operation prior to the first occupation of the dwelling and shall thereafter be retained, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the conservation of energy and water resources.

18) Notwithstanding the provisions of Classes A to E 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 extensions to the dwelling 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: In the interests of visual and neighbouring amenity.

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

Policy G1 Sustainable development
Policy G2 General Development Guidance
Policy D2 Infill development
Policy H16 Application of Housing Policy Boundaries
Policy CN5 Setting of listed buildings
Policy CN8 Conservation Areas
Policy CN10 Conservation Areas
Policy CN11 Conservation Areas
Policy C4 AONB
Policy C5 AONB
Policy TR11 Off-street parking provision
Policy TR14 Bicycle parking
Policy R2 Provision for recreational open space

INFORMATIVE:

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.

INFORMATIVE:

If a new septic tank treatment plant is the only feasible option for the disposal of foul water or if there is an 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 before any development commences. This process can take up to four months to complete and no guarantee can be given regarding the eventual outcome of any application. The applicant should contact the Environment Agency on 08708 506506 for further details on applying for a Consent to Discharge.

124. Planning Application S/2007/2567 – Erection Of Two Storey Dwelling Including Rooflights And Chimney And Associated Works at Land Adjacent Willows Mill Orchard, Fovant, Salisbury, SP3 5JS For Damen Associates

Col. Pinder spoke in objection to the above application.

Mr Burrows, the agent, spoke in support of the above application.

Mr Knowles (Fovant Parish Council) reported that the Parish Council object to the application.

Following receipt of this statement, the Committee considered the previously circulated report of the Planning Officer.

Resolved – To delegated to HDS to approve, subject to additional consultation on amended plans to be submitted, re-locating the window positioning so that there is a rooflight on the SW elevation, instead of the 'loft door' on the NW elevation, and subject to the conditions below:

Subject to that change, the above application be approved for the following reasons:

The proposed dwelling would not harm the character or appearance of the area or AONB, the living conditions or nearby properties, highway safety, protected species or any other material planning consideration. It would therefore comply with the relevant saved policies of the Adopted Salisbury District Local Plan.

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 amended by section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension 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.

Reason: In the interests of the character and appearance of the area.

3. Any gates provided to close the proposed access shall be set a minimum distance of 4.5 metres from the carriageway edge and shall be made to open inwards only.

Reason: To ensure that a satisfactory form of access is provided in the interests of highway safety.

4. The gradient of the proposed access shall not exceed 1 in 15 for the first 4.5 metres as measured from the nearside edge of the carriageway.

Reason: To ensure that a satisfactory form of access is provided in the interests of highway safety.

5. The accessway area between the edge of the carriageway and a point measured 4.5m back from the carriageway edge shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details to be submitted to and approved, in writing, by the Local Planning Authority.

Reason: In the interests of highway safety.

6. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the public highway in accordance with details to be submitted to and approved, in writing, by the Local Planning Authority.

Reason: In the interests of highway safety.

7. Before the access hereby approved is first brought into use a property consolidated and surfaced turning space for vehicles shall be constructed in accordance with details to be submitted to and approved, in writing, by the Local Planning Authority. Such turning space shall be kept clear of obstruction at all times.

Reason: In the interests of highway safety.

8. The existing access shall be permanently stopped up when the new access is first brought into use.

Reason: In the interests of highway safety.

9. Notwithstanding the provisions of Classes A to H 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 extensions or external alterations to the dwelling (including the insertion of rooflights or windows into the external elevations) 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 ensure that the Local Planning Authority has control over any future alterations, in the interests of the character and appearance of the area and amenities of neighbouring properties.

10. Flood levels within the dwelling shall be set at 83.6m and the secure parking area set at 83.1m to the datum given on drawing number 10307/1 dated September 07.

Reason: To minimise flood risk.

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 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: 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: In the interests of sustainable development and the prudent use of natural resources.

13. The bathroom window on the rear elevation of the dwelling hereby approved shall be obscure glazed and top-opening only, and shall remain in this state in perpetuity.

Reason: In the interests of the amenities of the property to the north.

14. This decision has been made on the basis that the site layout plan is at 1:100 scale, not 1:200 as shown.

Reason: For the purposes of clarification.

15. Prior to the commencement of development, details of the 'secure parking area' and of the retaining wall to the rear of the site 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: In the interests of the character and appearance of the area.

16. Prior to the commencement of development, details of the landscaping scheme and its proposed implementation, maintenance and retention shall be submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in accordance with the approved details, and maintained as approved thereafter.

Reason: In the interests of the character and appearance of the area.

17. Prior to the commencement of development, details of a scheme for the washing of construction lorries' wheels on leaving the site, so as to prevent deposits of mud etc being left on the public highway, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the details as approved.

Reason: in the interests of amenity and highway safety

18. No construction works shall take place outside of the hours of 8.00am and 6.00pm on Mondays to Fridays, or 8.00am to 1.00pm on Saturdays. No construction work shall take place at all on Sundays or Public Holidays.

Reason: in the interests of amenity

POLICY

This permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

H16	Housing Policy Boundary
D2	Infill Development
C4	Development in AONBs
G2	General Development Criteria
C12	Protected Species
R2	Recreational Open Space
PPS7	Sustainable Development in Rural Areas
PPS25	Development and Flood Risk

INFORMATIVE:

1. The applicant is advised to note the informatives given by the Environment Agency in their letter of 22nd January 2008 in relation to water and energy efficiency measures and pollution prevention during construction, a copy of which was sent to the applicant's agent.
2. Members agreed that the glazed door on the first floor of the North/West elevation be altered under delegated powers by the Head of Development.

125. Community Issues/Update:

Councillor Parker requested that the Core Strategy be debated at the next Western Area Committee. He also requested that further information be brought before the Committee regarding Westfields Park.

126. Matters of Urgency:

The Chairman of Donhead St Mary, Mrs Barnes and Parish Councillor James Hedges spoke regarding Donhead St Mary's desire to create a play area with R2 money and that they requested the matter to be resolved urgently and were directed to liaise with the Head of Forward Planning after the meeting. Councillor Fowler requested that this matter comes before the next WAC for clarification.

*The meeting closed at 7.45 pm
Members of the public: 30*