

Minutes

Meeting of : Western Area Committee
Meeting held in : Nadder Hall, Tisbury
Date : Thursday 3 April 2008
Commencing at : 4.30 pm

Present:

District Councillors:

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

Councillors J Holt, D O Parker, M G Fowler and Mrs C A Spencer

Apologies: Councillor J A Cole-Morgan, G E Jeans, R A Beattie and P D Edge

Officers:

Andrew Bidwell, Warren Simmonds (Development Services) Laura James (Legal and Property Services) Tom Bray (Democratic Services) Judith Cameron, Elizabeth Burt (Forward Planning).

127. Public Questions/Statement Time:

There were none.

128. Councillor Questions/Statement Time:

County Councillor Deane addressed the Committee regarding the Great Western Ambulance Service. He stated that the ambulance service in Wiltshire had one of the worst records of performance in the country. He informed the Committee that via the county's Health Scrutiny Board, they have the right to scrutinise the performance of the ambulance service but stated that an investigation would take some time. It was agreed that the Chairman would liaise with County Councillor Deane regarding future communications with the Wiltshire Primary Care Trust and Great Western Ambulance Service.

Further to this, County Councillor Deane informed the Committee that the county are carrying out some work on the potholes in the area. He stated that the C12, between Bishopstone and Broadchalke, would receive some improvements.

129. Minutes:

Resolved – That, subject to changing the stated venue to Dinton Village Hall, the minutes of the ordinary meeting held on 6 March 2008 be approved as a correct record and signed by the Chairman.



Awarded in:
Housing Services
Waste and Recycling Services



130. Declarations of Interest:

There were none.

131. Chairman's Announcements:

The Chairman commended the Parks Department on the display of daffodils on London Road.

The Chairman informed the Committee that she had written to County Councillor Jane Scott expressing the Committee's dissatisfaction that Richard Munro was withdrawn from the previous meeting. She informed the Committee that she had not yet received a reply

NB – A letter of acknowledgement from County Councillor Jane Scott was received by the Chairman on Tuesday 8th April.

The Chairman raised the issue of Community Area Boards and the proposed pilot schemes due to run in the District. With the support of the Committee, she requested that the Western Area is considered as one of the pilots in the District.

The Chairman drew the attention of the Committee to a statement from Forward Planning regarding the use of R2 funds by Donhead St Mary that was circulated at the meeting. Mr Pendrill, the Donhead St Mary Parish Clerk, spoke on the issue and agreed to liaise with the planning department after the meeting.

132. Consultation on the LDF Core Strategy Preferred Options:

The Committee received a presentation from the Forward Planning Officers and considered the previously circulated report. Members' comments from the meeting were noted and would be forwarded to Forward Planning as part of the consultation. It must be noted that these comments were individual comments and were not voted on and as such are not necessarily the view of the whole committee.

- Members requested that they be sent information on the projected housing numbers contained within the 3 different scenarios in the Core Strategy paper. **NB** – this was sent to Members via email on the 4th April.
- Members expressed that they found the document difficult to understand and felt that the exact numbers of possible developments in large villages should have been outlined.
- Members felt that there was a lack of specific information regarding individual parishes and therefore parishes have found it hard to respond to the consultation.
- Members referred to the document as having too much emphasis on Porton and the surrounding areas.
- Members felt strongly that the district's infrastructure and services need to be greatly improved in order to accommodate increased housing numbers and that, first and foremost, improved infrastructure and services (eg. post offices, pubs and shops), should be delivered to current occupants of the district as soon as possible.
- Rural regeneration should be made a clear priority in the Core Strategy so that the district can plan future development around existing infrastructure and support our rural villages.
- Members expressed that they would like to see details of all sites put forward by landowners in the Western Area.
- Members felt that there is little evidence that results from past consultations have been taken into account.
- Members felt that 12,400 houses for the district was excessive and unsustainable, especially given the poor quality of the existing roads and lack of employment opportunities in the district.
- Members felt that contributions from developers should be used for retaining and developing allotments and cemeteries.
- It was considered crucial that there should be further provision for car parking at the Tisbury train station.
- It was mentioned that new street type development would increase housing numbers without pronounced urban spread.
- Members raised the point that some smaller villages do not currently have a housing policy boundary or are within a housing restraint area. It was felt that some villages could take a minimal number of new developments to help regenerate rural areas of the district.

Resolved – that the above be noted.

133. Planning Application S/2008/0057 – Erect 6no Poles To Provide External Lighting And CCTV Surveillance Of The Site (Part Retrospective) at Westfields Business Park Ltd Westfield Park Dinton Salisbury SP3 5BT for Mrs S Mellow

Mr Capper, a local resident, spoke in objection to the application.
Mrs S Mellows, the agent, spoke in support of the application.

Mr Smith (Dinton Parish Council) reported that the Parish Council object 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 deferred to enable the applicant to provide an amended design for the proposed lighting to mitigate against light pollution and to provide a schedule of measures to detail how proposed CCTV cameras will be operated to ensure that neighbouring residential properties are not overlooked.

134. Planning Application S/2008/0316 – Conversion Of Single Dwelling Into 2 No Flats at 42 North Street Wilton Salisbury SP2 0HH for Egg Design Group

This application was withdrawn prior to the meeting and therefore was not considered.

135. Planning Application S/2007/0408 – Change Of Use Of Former Brickworks To B1- B8 Including Alterations To Existing Brick Buildings at The Old Brickyard Bratch Lane Dinton Salisbury SP3 5EB for Graham Savage Associates

Mr Capper, a local resident, spoke in objection to the application.
Mr Savage, the agent, spoke in support of the application.

Mr Kerley (Dinton 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 – That the above application be approved for the following reasons:

The proposal would be acceptable in principle, making appropriate use of existing developed land on the edge of a sustainable settlement, providing benefits to the rural economy whilst meeting sustainability objectives and, subject to conditions, would not significantly affect the environment or amenities of the area. Given the past and potential existing use of the site, it is not considered that the proposed use would be unacceptable in highway terms. The development would therefore be generally in accordance with the provisions of the Development Plan.

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. 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.

3. Before development is commenced, details of measures to improve the western visibility splay of the junction of Bratch Lane with the B3089 shall be submitted to and approved in

writing by the local planning authority. The agreed details shall be carried out prior to the first use of the development hereby permitted and thereafter maintained as such in perpetuity.

Reason: In the interests of highways safety.

4. No development shall take place until full details of both hard and soft landscape works, including new boundary treatment, 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.

5. A targeted Phase 2 site investigation is to be undertaken at the site as recommended by the Phase 1 desktop report completed by Alexander Associates. This will include soil surveys and a scheme to deal with any contamination of the site. The local planning authority may stipulate such depths and locations to be sampled as may be necessary. Details must be provided to the local planning authority of the extent of the contaminants and the suggested measures to be taken to avoid risk to the public when the site is developed/alterd. Any scheme for the remediation of the site must be submitted to and approved in writing by the local planning authority prior to the commencement of development.

Reason: In order to resolve potential contamination issues of the site related to previous uses.

6. The premises hereby permitted shall be used only for the purposes set out under Classes B1 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: In the interests of retaining planning control.

7. The height of any externally stored items shall not exceed 6 metres in height above unaltered ground levels.

Reason: In the interests of maintaining the character and appearance of the AONB.

8. No deliveries shall be taken at or despatched from the site before 07:00 on any day, after 18:00 Monday to Friday and 13:00 on a Saturday nor at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of residential amenity.

9. Details of any floodlighting or other external lighting of the site and buildings shall be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences. Development shall be carried out in accordance with the approved details and, thereafter, any further external lighting shall only be agreed through the submission of a planning application.

Reason: In the interests of maintaining the character and appearance of the AONB.

10. The development shall be carried out in accordance with the recommendations contained within the submitted Bat & Barn Owl Survey undertaken by Chalkhill Environmental Consultants and, before development commences, details of provisions for a barn owl roost shall be submitted to and agreed in writing by the local planning authority and implemented prior to development commencing.

Reason: In the interests of protected species.

11. No development shall take place until a waste audit (including recommendations) has been submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details and recommendations.

Reason: In the interest of sustainable development.

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

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| Policy G1 | Sustainable development |
| Policy G2 | General Development Guidance |
| Policy D3 | Design of extensions |
| Policy E17 | Employment development in or on the edge of settlements |
| Policy E19 | Employment development within the countryside |
| Policy C4 | AONB |
| Policy C5 | AONB |
| Policy C12 | Protected species |
| Policy C22 | Conversion and reuse of buildings in the countryside |
| Policy C24 | Extensions to buildings in the countryside |
| Policy TR11 | Car parking provision |
| Policy TR14 | Cycle parking provision |

INFORMATIVE 1: Protected species

The applicant/developer is informed that this planning consent does not absolve them from complying with the relevant law, including obtaining and complying with the terms and conditions of any license required as described in Part IV B of the *Circular 06/2005*.

INFORMATIVE 2: Environment Agency comments

The applicant/developer is informed of the information contained within the letter of 05/02/08 from the Environment Agency that is appended to this decision notice.

136. Community Issues/Update:

Councillor Green requested that councillors be given a presentation on Choice Based Letting, so that they are better equipped to deal with queries from residents in their respective wards.

Councillor Spencer informed the Committee that the Review of Rural Issues in Wiltshire had its official launch in Maiden Bradley on Friday 4th April 2008.

Councillor Parker raised the issue of enforcement action at Westfields Park and requested that the issue be brought before the Committee in due course.

*The meeting closed at 7.50 pm
Members of the public: 11*