

Democratic Services
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Minutes

Meeting of : Western Area Committee
Meeting held in : Bishopstone Village Hall, Bishopstone
Date : Thursday 1 May 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, G E Jeans, R A Beattie and P D Edge

Apologies: Councillor J A Cole-Morgan, Mrs C A Spencer

Officers:

Andrew Bidwell (Development Services) Tom Bray (Democratic Services)

137. Public Questions/Statement Time:

There were none.

138. Councillor Questions/Statement Time:

Councillor Fowler addressed the Committee to request further information as to when the Committee would be considering the Hindon Village Design Statement. Further to this, Councillor Green enquired about the design statements of Swallowcliffe and Donhead St Andrew. It was agreed that the Committee would write to Forward Planning to request this information.

Councillor Jeans requested clarification on the services provided by the Post Office. He was concerned that the Post Office plan to stop processing council tax, rent collection and business rate relief concessions.

Councillor Parker requested that a venue in Wilton be used for the Western Area Committee. The Democratic Services Officer confirmed future venues had now been booked leading up to March 2009 but if there were any special meetings that the venues in Wilton would be considered.

139. Minutes:

Resolved – That the minutes of the ordinary meeting held on 3 April 2008 be approved as a correct record and signed by the Chairman.



Awarded in:
Housing Services
Waste and Recycling Services



140. Declarations of Interest:

Councillor Jeans declared a personal interest relating to minute 138 (Councillor's Questions) due to his professional capacity as postmaster in his local Post Office.

141. Chairman's Announcements:

The Chairman drew the Committee's attention to a letter of thanks from Bishopstone Village Hall as they had recently completed refurbishment works to the village hall funded by a grant from South Wilts Area Grants scheme.

The Chairman confirmed the receipt of a letter from Dr Keith Robinson, Chief Executive of Wiltshire County Council, regarding the withdrawal of Richard Munro from the meeting in March, where the issue of delegation to parish councils was due to be discussed. In the letter, he stated that Councillor Jane Scott and himself would be prepared to attend a future meeting to discuss parish delegation issues.

The Chairman highlighted the recent opening of Frickers Paddock in Chilmark when The Princess Royal came to officially open the 16 affordable homes.

142. Feedback from Seminar in Devizes for Members on Spatial Planning and Development Control on April 23rd 2008:

The Committee considered the previously circulated feedback from the seminar in Devizes. Members who attended the meeting stated that it was a useful exercise and felt that they came away from it with a better understanding of the process in creating the new Development Control arrangements under the unitary council. Members stressed the importance of attending the various transition meetings and to be proactive in order to ensure that the high standards in development control in the Salisbury District are maintained into the unitary council.

Resolved – that the above be noted.

143. Rural Transport Issues:

Members outlined a number of concerns regarding transport issues in the Western Area. The main areas of concern are outlined below:

- The condition of some of the major roads in the area is very poor and improvements are deemed highly necessary. Following roads were singled out as areas of concern A303, A36, A30, A350, B3089.
- Members raised concern that although money is allocated to and spent on the transport infrastructure there appears to be no improvements to the condition of the roads in the area. Members noted that although the Wiltshire County Council Highways' budget has been increased, there has actually a decrease in the maintenance budget.
- Members raised the issue of car parking and considered it very important that car parking facilities are located close to local services.
- Members stated that the rail service in the area and across Wiltshire is poor and therefore does not encourage people to travel by train.
- It was considered that there is not enough being done to promote integrated and sustainable travel arrangements in the area and therefore improving the transport infrastructure should be a high priority.

Resolved – That

1. A letter be sent to the Wiltshire County Council Portfolio Holder for Transport, the Minister for Transport and the Member of Parliament for Salisbury to express the concerns of the Committee regarding the poor condition of the roads and the lack of integrated rural transport arrangements.

2. The Committee requests that Environment and Transport Overview and Scrutiny consider investigating rural transport issues in the District and across Wiltshire.

144. 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:

Mr Dowsett, a local resident, spoke in objection to the application.

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

Following receipt of these statements, 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 proposed dwelling would be of an appropriate scale and design to the locality, preserving the character of the Conservation Area. There would be no significant adverse impacts upon the amenities of neighbours and, subject to recommendations of the protected species survey, water voles and their habitat would not be unacceptably affected. Whilst the Local Highways Authority have objected to the proposed parking arrangements, given the existing layout and potential use of the site, it is considered there are insufficient highway grounds to refuse the application. Subject to a condition to secure flood mitigation measures the development would be safe from flooding, without increasing flood risk elsewhere. The development would therefore be generally in accordance with the aims and objectives 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.
2. Before development is commenced, a schedule of external facing materials, which shall be natural local stone, 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.
3. 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.
4. 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.
5. 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.
6. No development shall take place until full details of both hard and soft 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.
7. The development shall be carried out in strict accordance with the recommendations contained within the submitted Water Vole Assessment by Chalkhill Environmental 2nd January 2008.
8. 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 dwellings nor the erection of any structures within the curtilages unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.
9. The proposed roof lights in the south-east elevation shall be glazed with obscure glass to the satisfaction of the Local Planning Authority and shall be maintained in this condition thereafter.

10. Other than those hereby agreed, there shall be no further windows inserted at first floor level into the dwelling hereby permitted.
11. The development shall be carried out in accordance with the pollution prevention method statement submitted as part of this application.
12. The development shall be carried out in accordance with recommendations of the Flood Risk Assessment submitted as part of this application.
13. No construction or demolition work shall take place on Sundays or public holidays or outside the hours of 0800 to 1800 weekdays and 0800 to 1300 on Saturdays. This condition shall not apply to the internal fitting out of the building.
14. No development shall commence 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 dwellings and shall thereafter be retained, unless otherwise first agreed in writing by the Local Planning Authority.

The reasons for the above conditions are listed below:

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. To secure a harmonious form of development.
3. In the interests of the visual amenity of the development.
4. In the interests of the visual amenity of the development.
5. In the interests of the visual amenity of the development.
6. In the interests of the visual amenity of the development.
7. In the interests of protected species.
8. In the interests of visual and neighbouring amenity.
9. To ensure adequate privacy for the occupants of neighbouring premises.
10. To ensure adequate privacy for the occupants of neighbouring premises.
11. To avoid pollution of the river system.
12. To secure adequate flood proofing measures for the development and to prevent flooding elsewhere.
13. In the interests neighbouring amenity.
14. In the interests of the conservation of energy and water resources.

And in accordance with the following 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 CN8 Conservation Areas
- Policy CN10 Conservation Areas
- Policy CN11 Conservation Areas
- Policy C4 AONB
- Policy C5 AONB

Policy TR11 Off-street parking provision
Policy R2 Provision for recreational open space

INFORMATIVES:

- 1) Planning permission does not absolve the developer from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in Part IV B of *Circular 06/2005*.
- 2) The developer's attention is drawn to the information contained with the Environment Agency's attached letter of 18th October regarding the following: terms of the Water Resources Act 1999 and the Land Drainage Byelaws; information relating to the requirements of water efficiency measures; and pollution prevention during construction.

145. Community Issues/Update:

The Chairman notified the Committee that the issue of the secondary compactor vehicle would be discussed at the next meeting, as in order for the additional service to be provided discretionary funds would need to be released by the Committee.

Councillor Jeans raised the issue of the Local Development Framework and requested further information on the LDF process in light of the Full Council decision made on 23rd April 2008.

Resolved – That the Committee invites the Head of Forward Planning to the next meeting to inform the Committee on the updated LDF process.

NB. Since the meeting, Forward Planning have issued an update to members on the LDF (sent out via email on 8th May). They are also developing plans to consult the area committees under the new consultation arrangements agreed at the Extraordinary Full Council meeting on 23rd April 2008 and details of what they are proposing will be available shortly.

*The meeting closed at 6.55 pm
Members of the public: 3*