

# Minutes

**Meeting of** : Western Area Committee  
**Meeting held in** : Dinton Village Hall, Dinton  
**Date** : Thursday 24 July 2008  
**Commencing at** : 4.30 pm

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## Present:

### District Councillors:

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

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

**Apologies:** Councillors R A Beattie and J A Cole-Morgan

### Officers:

Tim Pizzey and Charlie Bruce-White (Development Services) Steve Milton and Catherine Dew (Wiltshire County Council – Area Board Development Phase) Tom Bray (Democratic Services)

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## 165. Public Questions/Statement Time:

Mrs White of Mere Parish Council read out a statement regarding the enforcement action at the advertisement sign on the A303 just east of Mere (currently advertising Wookie Hole), supporting the continuation of the sign. The Chairman read out a position statement from the Planning Enforcement Officer stating the following:

” In the opinion of the Head of Development Services there is no material planning reason for this matter to be reconsidered by the Western Area Committee at this time. The original notice was withdrawn as it did not reflect Committee’s express instructions over when the notice took effect and the period for compliance. No further authority was needed as all that was being done was serving the Notice in accordance with Members’ instructions and there had been no change in the circumstances in the interim. Further, whilst Counsel may have advised Wookie Hole that they have a good chance of winning an appeal, Officers would not have recommended the course of action adopted unless it was considered that an appeal could be defended, although this does not of course represent a guarantee of a favourable outcome; it will be up to the Inspector to weigh up all the evidence.”

The Chairman also read out a statement submitted by Donhead St Mary Parish Council on their progress regarding the construction of a new play area in the Parish.



Awarded in:  
Housing Services  
Waste and Recycling Services



**166. Councillor Questions/Statement Time:**

Councillor Jeans submitted four statements prior to the meeting. Firstly regarding the issue raised by Mere Parish Council outlined above. Secondly, he addressed the Committee regarding Council-owned garages at Clements Lane, Mere. Thirdly he read out a statement regarding Old Hollow at Mere and finally a statement was made regarding the capacity of Salisbury District Council leading up to vesting day of the new unitary authority. At the discretion of the Chairman, she agreed that due to the urgency of the matter, the Clements Lane issue be discussed under urgent business at agenda item 13.

**167. Minutes:**

**Resolved** – That the minutes of the special meeting held on 19 May 2008 and the ordinary meeting held on 29 May 2008 be approved as a correct record and signed by the Chairman.

**168. Declarations of Interest:**

Councillor Jeans declared a personal and prejudicial interest in agenda item 9 (SWAG Application - WAC/08-09/T1/07 Mere Social Club) due to his involvement with the Club. Councillor Jeans also declared a personal and prejudicial interest in agenda item 10 (planning application S/2008/0814), as he was the applicant. For each of the above items he made a statement and subsequently left the meeting for the duration of the item and did not vote.

Councillor Edge declared a personal and prejudicial interest in agenda item 9 (SWAG application - WAC/08-09/T1/06 1<sup>st</sup> Wilton Scout Group) due to his involvement with the group. When the Committee discussed this application Councillor Edge had left the meeting therefore did not speak or vote on this item.

**169. Chairman's Announcements:**

The Chairman announced that Tisbus was awarded £5,000 in the first tranche of the Community Grant scheme, which was subject to huge demand for from local community groups and she reiterated that drivers were needed for the Tisbus service.

**170. Update from the Primary Care Trust (PCT) regarding local healthcare arrangements:**

The Chairman welcomed Jo Howes, the Community Engagement Manager of the Wiltshire Primary Care Trust (PCT) who gave a verbal update to the Committee regarding the arrangements for doctor's surgeries in the area.

She stated that recent press coverage had led to general public fearing that they could lose their local GP surgeries and she categorically stated that the PCT has no plans to change GP arrangements in the Western Area as both the GP's and service users are happy with the current level of service. She explained that 3 GP surgeries in Salisbury City Area had shown interest in a possible amalgamation due to their current premises being limited in view of demand. The proposals for Primary Care Centre (PCC), as it is being termed, are still being developed. All existing patients would be transferred to the PCC. The PCT is also in the process of commissioning extended GP services in Wiltshire following the outcome of Lord Darzi's review of the NHS. This is a requirement for all PCTs and will offer people a chance to access certain primary care services without being registered with a GP. However, the location of these extended services has not been decided yet and this development does not affect the current pattern of GP services in Wiltshire, nor will it prevent people from accessing their own GP in the future.

Mr Matthews of the Local Involvement Network spoke in support of the PCT. Further to this statement, Members of Mere Parish Council also addressed the Committee.

The Committee discussed the issues relating to the GP service in the area and main issues raised included:

- Following up on Parish Councillor Coward's comment regarding the possible losses of dispensary units in the area, Councillor Spencer sought further clarification that this was not a programme of closures planned by the PCT. Jo Howes, although stating that she did not

know of any such proposals, informed the Committee that she would investigate this issue further outside of the meeting.

- Members stressed that amalgamating surgeries in the Western Area would not be accepted as patients are happy with the current service that they receive. They raised concern that the Salisbury proposals could be a starting point for more amalgamations across the District. Jo Howes clearly stated however that the PCT cannot force GP's to merge and once again stressed that it is not the PCT's intention to impose such amalgamations.
- Jo Howes informed the Committee that she would be on hand to respond to any queries regarding the PCT and would attend further meetings if requested.

**Resolved** – That the above be noted.

#### **171. Community Area Boards Development Phase:**

The Committee received a verbal presentation from the Team Leader of the Community Area Board Development Phase, Steve Milton and the Community Area Manager for Tisbury, Catherine Dew.

Steve Milton explained that 3 pilots would be taking place in the District, in the City Area, Amesbury Community Area and Tisbury Community Area. The aim of the project is to test out different arrangements using real local issues. He asked for nominations from the Western Area to sit on the new pilot board.

The Committee, along with contributions from members of the public, discussed various issues regarding area boards. The main issues that were raised included:

- The Committee discussed the role of bodies such as the PCT, Police and fire service at Area Boards. Jo Howes of the Wiltshire PCT confirmed that the PCT support the proposals and will take part in the meetings with regular, meaningful input. Steve Milton stated that he hoped that area boards would encourage the Council and other public service providers to respond immediately to local issues.
- The area boards should use a short, simple and accessible constitution.
- Some existing community areas might be too small, therefore they will be amalgamated with neighbouring areas.
- It was noted that a discretionary budget equivalent to £50k for each area had been proposed. Members expressed concern that this amount would not be sufficient.
- The Committee enquired about voting rights and membership of the boards. Steve Milton explained that it was proposed that each parish in the area would be entitled to one seat (although attendance would be discretionary depending on the matters on the agenda). In terms of voting, he explained that for statutory functions of the unitary council only elected unitary councillors would have voting rights. However, on some local issues, which are not related to the statutory functions of the unitary council, the Chairman might be able to exercise discretion and allow all board members to vote.
- The Chairman asked if the Tenants Panel would be represented on the Area Board. Steve Milton stated that it could be possible that they would be able to refer areas of concern to the board.
- When asked if there would be a secretariat for the area boards, Steve Milton explained that in each area there would be a dedicated officer working with members and the local community as well as dedicated administrative support for the Area Boards.
- Members felt that the Tisbury area could be too small and in order for the pilot to be more realistic they should look at making it bigger. Steve Milton stated that the project plan was drawn up to test area of differing sizes therefore Tisbury would start as the pilot and perhaps amalgamate with other areas once the new Council is set up. The Committee requested regular updates on the area board pilot in Tisbury.
- Members highlighted that they would have liked to view maps of the proposed area board boundaries.
- The Committee noted its pleasure to see Steve Milton as the Area Board Development Phase Team Leader.

**Resolved** – That

1. Taking into consideration the potential size of the future area board for the area currently

known as the Western Area, 3 Members and 2 deputies were named to sit on the Tisbury Area Board Steering Group. These were as follows: Councillors Jeans, Fowler and Parker, with Councillors Green and Spencer as deputies.

2. Regular updates from the Tisbury Area Board Steering Group be brought before the Western Area Committee.

**172. South Wiltshire Area Grant applications – 2008/9 Tranche 1:**

The Committee considered the previously circulated schedule of SWAG recommendations.

**Resolved** – That the recommendations of the South Wiltshire Area Grants Review Panel as set out below be approved:

Ref. no.	Application	Panel Recommendations
WAC/0 8- 09/T1/0 1	<p><b>Teffont Parish Council</b> Refurbishment/replacement of bus shelter</p>	<p>That Teffont Parish Council be awarded £400 towards their project with the following condition:</p> <ul style="list-style-type: none"> <li>• That the applicant contacts the SDC conservation officer to confirm that the thatch quoted for is the correct type.</li> </ul> <p>The Panel felt that as specific conservation requirements meant that the roof on bus shelter had to remain a thatched one, the Parish were therefore liable for additional costs above the norm for maintaining this style of roof. The Panel were therefore in favour of part funding the project as they felt that the Parish should fund the balance, as any other Parish would have to with a regular bus shelter.</p>
WAC/0 8- 09/T1/0 2	<p><b>Bowerchalke Village Hall</b> Improvement to catering and dish washing facilities at the Village Hall</p>	<p>That Bowerchalke Village Hall be awarded £2,000 towards their project: with the following recommendation:</p> <ul style="list-style-type: none"> <li>• That the applicant approach WALC or Community First's Village Hall Advisor to seek advice on the possibility of involving their Parish Council in the project, to establish whether VAT could be reclaimed by running the finances from the project through them.</li> </ul> <p>The Panel were in favour of supporting the project as they felt that the improvements to the Village Hall would benefit a wide range of local people.</p>

<p><b>WAC/0 8- 09/T1/0 3</b></p>	<p><b>Mere Croquet Club</b> Payment to Legal co. to produce a lease and for start-up equipment and storage facilities.</p>	<p>That Mere Croquet Club be awarded £2,000 with the following conditions:</p> <ul style="list-style-type: none"> <li>• That the applicant provides a copy of the signed lease before the grant is released.</li> </ul> <p>The Panel also recommended:</p> <ul style="list-style-type: none"> <li>• That the applicant explores the possibility of applying for R2 funding.</li> <li>• That the applicant explores the option of buying second hand equipment as opposed to new.</li> </ul> <p>The Panel were in favour of supporting the project to allow the club to expand its facilities and equipment, thus enabling further participation by a wide spectrum of the community.</p>
<p><b>WAC/0 8- 09/T1/0 4</b></p>	<p><b>The Tollard Community Project</b> To run a series of Community development workshops supporting disadvantaged and hard to reach people across the Western area.</p>	<p>Application withdrawn until a later date.</p>
<p><b>WAC/0 8- 09/T1/0 5</b></p>	<p><b>Maiden Bradley Village Hall</b> To install a new kitchen c/w appliances.</p>	<p>That Maiden Bradley Village Hall be awarded £2,500 towards their project.</p> <ul style="list-style-type: none"> <li>• That the applicant approach WALC or Community First's Village Hall Advisor to seek advice on the possibility of involving their Parish Council in the project, to establish whether VAT could be reclaimed by running the finances from the project through them.</li> </ul> <p>The Panel were in favour of supporting the project as they felt the kitchen refurbishment was much needed and improvements to the Village Hall would benefit a wide range of local people.</p>
<p><b>WAC/0 8- 09/T1/0 6</b></p>	<p><b>1<sup>st</sup> Wilton Scout Group</b> To install shower facilities at the scout hut</p>	<p>That 1<sup>st</sup> Wilton Scout Group be awarded £2,240 towards their project.</p> <p>The Panel were in favour of supporting the project as they felt that the current level of work by the volunteers to run the facility was commendable and that installation of showers to the building would only increase the opportunities for the buildings use by all involved.</p>
<p><b>WAC/0 8- 09/T1/0 7</b></p>	<p><b>Mere Social Club</b> To install a new ceiling c/w sound proofing and lighting.</p>	<p>That Mere Social Club be awarded £1,500 towards their project.</p> <p>The Panel were in support of awarding some funding towards the project. Once completed, the improved facilities would benefit many people in the community.</p> <p>NB: Cllr Jeans declared an interest in this application and therefore refrained from voting on the recommendation.</p>
<p><b>Total</b></p>		<p><b>Total of Recommendations: £10,640</b></p>

**173. Planning Application S/2008/0750 – Creation of a new hard surfaced play area and erection of playground equipment at Horsehill Place, Coronation Drive, Donhead St Mary for Donhead St Mary Parish Council:**

This application was withdrawn prior to the meeting.

**174. Planning Application S/2008/0709 - Erect Single Storey Extension To Form Garage And Garden Room at Holly Cottage, The Quarry, Tisbury, Salisbury, SP3 6HR For Mr Simon Rutter:**

Mrs Pitton, a local resident, spoke in objection to the application.

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

**Resolved** – That the above application be approved for the following reasons;

The extension and solar panel would integrate appropriately with the existing dwelling and would preserve the character of the Conservation Area and AONB, whilst providing sustainability benefits in terms renewable energy and the green roof. There would be no adverse impact upon the amenity of neighbours, and highways safety would not be affected. The proposal would therefore generally accord 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.

**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 ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

3. Before development is commenced, detailed sections and elevations of the eaves of the recessed garden room shall be submitted to at least 1:25 scale 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 visual amenity and the character of the Conservation Area.

4. Before development is commenced, further details of the proposed solar panels have been submitted to and agreed in writing by the Local Planning Authority. Details shall include dimensions, means of attachment, protrusion from the roof slope and any other associated external equipment. Development shall be carried out in accordance with the approved details.

**Reason:** In the interests of visual amenity and the character of the Conservation Area.

5. Before development is commenced, details of the new windows and doors have been 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 large scale 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 visual amenity and the character of the Conservation Area.

6. Before development is commenced, a site layout plan to at least 1:500 scale indicating two off street car parking spaces shall be submitted to an agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and the parking spaces shall be maintained as such thereafter.

**Reason:** To ensure appropriate parking provision.

7. All window frames in the extension hereby permitted shall be of timber finish which shall thereafter be retained unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** In the interests of visual amenity and the character of the Conservation Area.

8. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Holly Cottage.

**Reason:** To retain planning control over the use of the premises.

9. 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 buildings.

**Reason:** In the interests of amenity.

10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. Such details shall show the retention and reinforcement, or replacement, of the front boundary hedge to The Quarry. All planting comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the extension or the completion of the development, whichever is the sooner; and any hedge plants 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.

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

<b>Policy</b>	<b>Purpose</b>
G1	Sustainable Development
G2	General Development Guidance
D3	Design of extensions and outbuildings
C4	AONB
C5	AONB
CN8	Conservation Areas
CN10	Conservation Areas
CN11	Conservation Areas
PS8	Renewable energy

**175. Planning Application S/2008/0941 - Erect Replacement Chalet Bungalow at Springfield Hindon Salisbury SP3 6EG for A E Chubb Ltd:**

Mr A Chubb, the agent, spoke in support of the application.

Mr C Maycock of Hindon Parish Council stated that the Parish Council objected to the application.

Following receipt of these statements, the Committee considered the previously circulated report of the Planning Officer.

Members requested that it be noted that the height of the proposed development is the same height as contained in the extant planning permission.

**Resolved** – That the above application be deferred for the following reasons;

1. That a site visit be arranged prior to the application coming back before the Committee.
2. That Officers clarify the height of the proposed dwelling and the position regarding the extant planning permission.

**176. Planning Application S/2008/0814 - Insert Rooflight Windows Into North And East Roof Planes at 3 Boar Street, Mere, Warminster, BA12 6DD For Mr George Jeans:**

Councillor Jeans, the applicant, spoke in support of the application and subsequently left the meeting and did not vote thereon.

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

**Resolved** – That the above application be approved for the following reasons;

The proposed development accords with the provisions of the Development Plan, and in particular Policies G2 (G2 (General Criteria for Development)), D3 (Design) & CN8 (Conservation Areas) of the saved policies of the adopted Salisbury District Local Plan insofar as the proposed development is considered compatible in terms of the scale, design, materials and character of the existing property, and would not adversely affect the amenity of neighbours or the existing character of the surrounding Conservation Area.

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. No development shall take place until details of the type and specification of the proposed rooflight windows 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:** To secure a harmonious form of development.

And in accordance with the following policies of the Adopted Salisbury District Local Plan.

G2 (G2 (General Criteria for Development)), D3 (Design) & CN8 (Conservation Areas)

**177. Tisbury and District Sports Centre Managing Body Minutes:**

The Committee considered the previously circulated minutes of the Tisbury and District Sports Centre Managing Body.

**Resolved** – That the minutes be noted.

**178. Community Issues/Update:**

Councillor Parker raised concern over a recent development in Teffont at Reeds Close which he felt was not in accordance with the planning permission.

**Resolved:** That a progress report from the Enforcement Officer be brought before the committee at the next meeting.

**179. Urgent Item:**

The Chairman agreed to take the following item as urgent business.

**Numbers 2,3 4 and 6. Clements Lane, Mere:**

Councillor Jeans submitted a written statement, which he read out at the meeting regarding the above location. The Committee unanimously supported the concerns of Councillor Jeans.

**Resolved** – that the Committee delegates to the Chairman to contact the Head of Housing Management on behalf of the Committee to investigate means of resolving the matter as set out above.

**NB** – On Monday 28 July, after the meeting, the Head of Housing Management offered the following response to the Chairman's enquiry:



"Thank you for your e-mail highlighting the concerns of WAC regarding these garages.

Our intention is to tie these garages to our 4 tenanted properties as far as possible. However there is a clause in both the agreement between us and the Duchy of Cornwall and our own garage tenancy agreement that the garages should only be used for the purpose of parking a car. An initial indication from our 4 tenants was that only 1 wished to use it for this purpose and was prepared to pay rent for it. 2 of them, as we understand it, don't even have a car. The other we believe does not wish to use it, as a rent will be charged and they were under the misapprehension that the garages would be rent free. We do of course have to charge a rent as whilst the garages were provided to us at no cost, we do have on-going responsibility for their maintenance.

Rather than leaving the garages empty and lose income, we are intending to offer the garages to other local residents, which in fact, should help alleviate one of the concerns of WAC. I would have thought that the people most likely to rent them are people on the Duchy estate wanting second garages, so this should alleviate the 3<sup>rd</sup> party concern.

As a compromise we are prepared to add an additional clause to the garage agreement to anyone that we rent to privately, that we can end the tenancy, at any time, for any reason, so that if one of our 3 tenants changes their minds or there is a change of tenancy we can rent them the garage. "

*The meeting closed at 8:40 pm  
Members of the public: 15*