

Minutes

Meeting of : Western Area Committee
Meeting held in : Nadder Hall, Tisbury
Date : Thursday 21 August 2008
Commencing at : 4.30 pm

Present:

District Councillors:

Councillor J A Green – Chairman
Councillor E R Draper – Vice-Chairman

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

County Councillors: B Wayman (Mere and Tisbury)

Parish Councillors: C Maycock (Hindon)

Apologies: Councillor J A Cole-Morgan

Officers:

C Bruce-White, J Howles, O Marigold (Development Services) and P Trenell (Democratic Services)

180. Public Questions/Statement Time:

There were none.

181. Councillor Questions/Statement Time:

There were none.

182. Minutes:

Resolved: that the minutes of the ordinary meeting held on 24 July 2008 be approved as a correct record and signed by the Chairman.

183. Declarations of Interest:

Councillor Green declared a personal and non-prejudicial interest in the matter set out under minute 185 below (Community Bus for Tisbury and the Western Area) as she was a Tisbus Trustee at the time of the meeting. She remained in the meeting and spoke on the matter.



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184. Chairman's Announcements:

The Chairman read out the following update from Jo Howes (Wiltshire Primary Care Trust Communications Manager):

"The Government commissioned a review of the NHS pharmaceutical contractual regulations by a committee chaired by Anne Galbraith. The Government White paper 'Pharmacy in England' published in April 2008 is a response to that review, amounting to a comprehensive overview of pharmacy services as we know them now and how they might develop.

There has been controversy for some time about the regulation of pharmacy and one of the key pressure points is the issue of market entry as the number of pharmacies and their distribution is quite tightly regulated.

There is the promise of a formal consultation later this year on proposals for structural change. The timing of this is unclear at present, but the PCT will ensure that communities are aware of any opportunity to engage in this debate when more is known."

The Chairman notified members that the Enforcement Officer had agreed to bring an update on Reeds Close, Teffont to the next meeting of the Western Area Committee should members deem it necessary.

The Chairman asked whether the committee were to have a tour of inspection of recent developments in the Western Area. The Planning Officer confirmed that this was scheduled for October.

The committee expressed their sincere thanks to Stewart Agland for his years of service to Salisbury District Council and wished him luck in his new role with Portsmouth City Council.

185. Community Bus for Tisbury and the Western Area:

The Committee received a presentation from David Medd, Chairman of the Tisbus Trustees. He outlined the history of Tisbus and its progress from beginning with a single bus in 2000 to having a fleet of three in 2008. Following the success of the venture in recent years it was hoped that funds could be raised to purchase a fourth vehicle. Mr Medd thanked the committee for their recent award of funds from the Western Area discretionary budget.

Trish Carol continued the presentation and outlined the hopes for the future of Tisbus. A large promotion and advertising campaign was planned and she asked councillors to spread the word about Tisbus as widely as possible.

The Chairman on behalf of the committee thanked Mr Medd and Mrs Carol for their presentation.

186. Consultation from North Dorset District Council:

The Committee considered the previously circulated report regarding a consultation by North Dorset District Council on two planning applications on land between West Bourton and Whistley Farm B3081, Gillingham in conjunction with a presentation from the Planning Officer.

Mr C Langham of the campaign group Save Our Silton and Mrs D Allard, the nearest resident to the proposed development, spoke in objection to the application.

Resolved:

- 1) That the committee objects to planning application 2/2008/0661 (wind turbines) on the basis of the adverse visual impact to the rural landscape within its District, including land within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, as well as at other locations, that would result from the erection of six tall, alien, intrusive and animated structures;
- 2) In respect of application 2/2008/0671 (meteorological mast) the committee raises no objection, although members asked that it should be a requirement that the results/measurements from the mast are independently assessed.

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

The committee considered a presentation from the Planning Officer in conjunction with the previously circulated report of the Head of Development Services, information contained in the schedule of additional correspondence and a Site Visit held earlier in the day.

Mr M Smith, spoke in support of the application on behalf of the applicant.

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

Resolved: that the above application be approved for the following reasons:

The replacement dwelling would be acceptable in principle, and would not have a significant impact in design or amenity terms, and would not have an unacceptable impact upon views from the 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.
- (2) This development shall be in accordance with the submitted drawing[s] deposited with the Local Planning Authority on 20/05/08, as amended by the drawing received on 08/08/08 (which clarified discrepancies within the figured dimensions), unless otherwise agreed in writing by the Local Planning Authority.
- (3) 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 (to include the colour of the render) 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 and the render shall remain the approved colour thereafter unless the Local Planning Authority grant express written consent to any variation.
- (4) The finished floor level of the proposed dwelling shall be in accordance with the details contained within the applicant's letter and plan received on 10/07/08.
- (5) Notwithstanding the provisions of Classes A to C 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 unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.
- (6) 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 dwelling and shall thereafter be retained, unless otherwise first agreed in writing by the Local Planning Authority.
- (7) 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 any new planting and existing trees and hedgerows that are to be retained. 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.

The reason 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. For the avoidance of doubt.
3. To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.
4. For the avoidance of doubt.
5. In the interests of visual and neighbouring amenity.
6. In the interests of sustainability.
7. In the interests of visual amenity.

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

Policy Purpose

G2 General Development Guidance

D2	Design of infill development
H16	Application of Housing Policy Boundaries
C4	AONB
C5	AONB
CN8	Conservation Areas
CN11	Conservation Areas

INFORMATIVE: Condition 3 – Materials

It will be expected that the render will be of a stone colour, similar to local natural stone. Any proposed change to this will require the submission of a formal planning application to vary it.

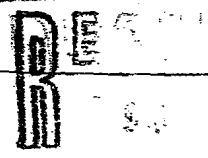
188. Community Update:

Councillor Fowler distributed correspondence relating to signs on the A303 (attached as appendix 1) and expressed his contempt for the contention of the Highways Agency that roadside signs advertising public houses should be removed due to a the fact that they may encourage drink driving. He intended to encourage Wadworth brewery to appeal against a decision to refuse retrospective planning permission for their sign on the A303. Members agreed that signs were vital to the viability of rural businesses.

Resolved: that the committee write to the Highways Agency expressing dissatisfaction with their stance on the matter and questioning their policy on roadside signs (letter attached as appendix 2).

Councillor Draper questioned the utility of wheeled bins given that when his bin was emptied refuse collectors lifted his rubbish sack out of his bin by hand as this was quicker than using the automated tipping system to empty the wheeled bins. Councillor Edge advised that this issue had been raised with the Environmental Health Unit and that refuse collectors were not supposed to empty bins by hand due to health and safety regulations. Councillor Green mentioned that she had received a number of calls from residents wishing to have smaller bins rather than the 180 litre bins. Cllr Edge informed members that that blue lidded bins for recycling of plastic and cardboard were being wheeled out ahead of schedule and advised that residents should speak to Bob Chequer, the council's Waste Management Officer, who would attempt to resolve any matters relating to refuse collection.

*The meeting closed at 6:56 pm
Members of the public: 8*



Our ref: HA 004/001/004014
Your ref: 08/01494/ADV

West Wiltshire District Council
Bradley Road
Trowbridge
Wiltshire
BA14 0RD

Mrs Jacqui Ashman
Network Planning Manager
2/08K
Temple Quay House
2 The Square, Temple Quay
Bristol BS1 6HA

Direct Line: 0117 372 8756

Fax: 0117 372 8100

For the attention of Mr Matthew Perks

4 June 2008

Dear Mr Perks

**TOWN AND COUNTRY PLANNING ACT 1990
LAND NORTH EAST OF A303, CHILMARK JUNCTION, STOCKTON, WILTSHIRE**

Thank you for consulting the Highways Agency on the above planning application.

We do have concerns about this application on the grounds of highway safety.

The sign contains several lines of text and is therefore distracting to motorists. It is also advertising the use of a public house to motorists and potentially providing the temptation to drink and drive whilst using a long distance trunk road route. No alcohol is allowed to be served or consumed in service stations on motorways as a matter of principle on road safety grounds and we would wish to continue this principle by not encouraging drivers to break their journey in a public house. The Department of Transport has just launched a Summer Drink Drive Campaign to dissuade drivers from drinking and driving and we consider that allowing this type of advertising would be contrary to the principle of that campaign.

We would therefore advise that this application should be refused on the grounds of highway safety.

Yours sincerely

Mrs Jacqui Ashman
Development Control
Network Operations South West Planning
Email: Jacqui.ashman@highways.gsi.gov.uk



Ian Ward

From: Ashman, Jacqui [Jacqui.Ashman@highways.gsi.gov.uk]
Sent: 27 June 2008 10:53
To: Ian Ward
Subject: RE: Land North East of A303, Chilmark Junction, Stockton, Wiltshire

Dear Ian

Thank you for your email. We would have the same concerns about each of these signs. In my letter to your authority dated 19 Oct 07 I identified signs I was concerned about and they included those for all four businesses you have listed.

I believe that the Farmer Giles Farmstead has brown tourist signs and if that is the case part of the agreement is that they have no private signing.

Please let me know if you need anything more.

Regards

Jacqui

From: Ian Ward [mailto:IWard@westwiltshire.gov.uk]
Sent: 23 June 2008 17:11
To: Ashman, Jacqui
Cc: David Hubbard
Subject: Land North East of A303, Chilmark Junction, Stockton, Wiltshire

Dear Mrs Ashman

You recently sent comments back to Mr Perks concerning an Advertisement Consent application reference 08/01494/ADV. Your reference was HA 004/001/004014.

I am the Enforcement Officer dealing with this case and 4 similar signs adjacent to and along this stretch of the A303. The question is would you have the same concerns if the authority were to receive applications for the rest of the signs. This Council is currently considering formal enforcement action concerning these signs. I have attached photographs of the signs for:-

- 1) Howards House, Teffont Evias
- 2) The Bell Inn, Wylde
- 3) Carriers Arms, Stockton
- 4) Farmer Giles Farmstead, Teffont

I would be grateful for your help in this matter.

Yours sincerely

Ian Ward.

Ian Ward
Planning Enforcement Officer
Development Control
West Wiltshire District Council
01225 776655 Ext. 229

27/06/2008

Appendix 2
Cllr Josephine Green c/o
Democratic Services
Salisbury District Council
P0 Box 2117
Salisbury, Wiltshire SP2 2DS

direct line: 01722 434250
email: ptrenell@salisbury.gov.uk
web: www.salisbury.gov.uk

Graham Bowskill
Head of Network Operations South West
Temple Quay House
2 The Square, Temple Quay
Bristol
BS1 6HA

Date: 27th August 2008

Regarding: Road Side Signs Policy

Dear Mr Bowskill,

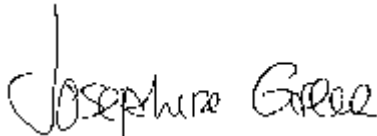
I write in response to a letter sent from your Network Planning Manager to West Wiltshire District Council on 4 June 2008 regarding road signs on the A303 in Wiltshire (copy attached for reference).

This letter has recently come to the attention of Salisbury District Council's Western Area Committee and members are concerned over its contents. We would like confirmation that it is genuinely your policy to object to signs for public houses on the grounds that they encourage drink driving. If so, is it your intention to pursue this policy nationally?

If this truly is the case we would strongly object. Removing a road sign advertising a public house on the grounds that it encourages drink driving seems to be an overly simplistic approach which could set a worrying precedent. Public houses offer a range of services to the public, including the opportunity to take on food and use the toilet. Many public houses also offer overnight accommodation. All of these services are valuable to the long-distance driver. Anyone wishing to use these services is not forced to drink alcohol as soft drinks are also available. The presence of a road sign does not force anyone to drink and drive, that decision is a personal one, and the issue here is one of personal responsibility. By taking away the signs you would be penalising the public house for a violation which is not their fault, and depriving many drivers of the opportunity to use the public house in a perfectly responsible fashion because they may never come to be aware of its existence.

Furthermore, to purge the countryside of signs could have dire consequences when one considers that roadside signs are crucial to the viability of many rural businesses. With public houses already closing at a rate of four per day, to deprive them of the trade generated by road side signs through no offence of their own would be unjust and extremely damaging.

Yours sincerely,



Cllr Josephine Green
Chair – Western Area Committee



Awarded in:
Housing Services
Waste and Recycling Services

