

Minutes

Meeting of : Western Area Committee
Meeting held in : Nadder Hall, Tisbury
Date : Thursday 16 October 2008
Commencing at : 4.30 pm

Present:

District Councillors:

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

R A Beattie, M Fowler, J Holt, G E Jeans, D O Parker and C A Spencer

Apologies: Councillor J A Cole-Morgan, P D Edge

Officers:

N Styles and R Nash (Forward Planning), A Bidwell (Development Services) and T Bray (Democratic Services)

198. Public Questions/Statement Time:

There were none.

199. Councillor Questions/Statement Time:

Councillor Fowler updated the committee on developments regarding the enforcement action against the signs on the A303 and stated that he would be keeping Members informed on the matter.

200. Minutes:

Resolved: that the minutes of the ordinary meeting held on 18 September 2008 be approved as a correct record and signed by the Chairman.

201. Declarations of Interest:

Councillor Spencer declared a personal and prejudicial interest in the matter of housing in Zeals with relation to the agenda item 7 (Local Development Framework – ‘Our Place in the Future’ (Preferred Options Stage 2) Consultation). However, as the issue did not arise during the item she remained in the room and spoke on the matter.

202. Chairman’s Announcements:

The Chairman announced that the Members’ Christmas lunch would take place on the 11th December 2008 prior to the December meeting.

The Chairman also reiterated that Salisbury District Council does not have investments with any Icelandic banks and that the financial accounts are sound and robust as stated by the Chief Executive.



Awarded in:
Housing Services
Waste and Recycling Services



203. Local Development Framework – ‘Our Place in the Future’ (Preferred Options Stage 2) consultation

The Committee considered the previously circulated report of the Senior Planning Officer. Members’ comments from the meeting were noted and would be forwarded to Forward Planning as part of the consultation.

- Members felt that the projected 12,400 houses for the district was excessive and taking into consideration the current economic climate members felt that the figure was unrealistic for the forthcoming future.
- Members stated that they found the document more accessible and easy to use than the previous publication.
- Members felt strongly that the district’s infrastructure and services need to be greatly improved in order to accommodate increased housing numbers. There is need a for improved infrastructure and existing services (eg. post offices, pubs and shops) should be retained and developed in order to support the rural economy.
- Members expressed concern over the partial loss of the Central Car Park in Salisbury as residents from the rural areas frequently use it but recognised that it forms the part of the Vision for Salisbury.
- Given the poor quality of the existing roads and lack of employment opportunities members felt that securing decent employment sites and employment opportunities was crucial if more housing would be developed.
- Members identified Station Works in Tisbury as an employment site for potential development which should be made available.
- Members also considered that increased parking provision needs to be made in the larger rural settlements (eg. Mere and Tisbury) which would help to support the local economy. The restrictions on the number of parking spaces per development needs further consultation as a one-size fits all policy across the district is unfair on rural locations where car use is often essential. It was considered crucial that there should be further provision for car parking at the Tisbury train station so that more people are encouraged to make longer journeys by train.
- Members expressed the need for more affordable housing in rural areas and that it should be allocated to local people. The formula for affordable housing often means that the smaller rural developments do not yield any affordable units and this needs to be addressed.
- Members felt that the creation and retention of allotments should be encouraged, as they are an important part of the community.
- Members were pleased that the 40-foot rule would be endorsed.
- Members stated that there should be a commitment to ensure quality and sustainable developments in the district.
- It was stated that an integrated transport strategy for rural areas is needed. It should include refurbishing Tisbury Station using the old Parmiter site, building a new station at Wilton for both rail lines and integrating the park and ride site, and re opening Porton station.
- The Forward Planning officer assured members that if the planning application for 90 houses in Hindon Lane, Tisbury were to be approved it would count as a contribution towards meeting housing target for the Tisbury area.
- Single developments from private individuals, Registered Social Landlords, Housing Associations and self build were more likely to deliver than large building companies due to the economic climate. These should be encouraged particularly in the rural villages to create regeneration.
- The conversion of redundant farm buildings has been a great success in bringing employment into the villages and therefore should continue. In considering future conversions it should be

reiterated that such development does not lead to increased car travel indeed it works the opposite way as it means village residents no longer have to travel long distances to such as Salisbury etc and therefore such local conversions and the related development help in sustainability.

Resolved – that the above be forwarded to Forward Planning as the Western Area's official response to the consultation.

204. Planning Application S/2008/1075 – Erect agricultural storage barn and associated hard surfaced yard at Ford Oak Farm Limpers Hill Warminster BA12 6BD for Brimble Lea and Partners:

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

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

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

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

The proposed building, by reason of its size in relation to the size of the land holding, is not considered to be essential to meet the needs of agriculture and would therefore result in additional unjustified development in the countryside, contrary to saved policies C2 and C20 of the Adopted Salisbury District Local Plan and the advice contained within Planning Policy Statement 7.

205. Planning Application S/2008/1346 – Erection of New Four bed dwelling, erection of garage and associated works at Kings Orchard The Street Teffont Salisbury SP3 5QP for Mr Michael Lyons:

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

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

Mr Long-Fox, of Teffont Parish Council, stated that the parish council did not object to the application but requested that some further conditions be included.

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

Resolved: that the above application be approved, subject to the entering into a Section 106 Agreement, for the following reasons:

The proposed dwelling would be acceptable in principle and would not harm the character and appearance of the Conservation Area, Housing Restraint Area or Area of Outstanding Natural Beauty. It would not result in harm to highway safety, the living conditions of neighbouring properties or any other material planning consideration. It would therefore comply with the relevant saved policies of the Adopted Salisbury District Local Plan.

Subject to the applicant entering into a legal agreement under S106 of the Town and Country Planning Act 1990 to provide a financial contribution towards public recreational open space.

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. (A07B)

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. Prior to the commencement of development, the following details shall be submitted to and approved, in writing, by the Local Planning Authority:

- (a) samples of the stone and tiles to be used in the development;
- (b) details of the windows to at least 1:5 scale;
- (c) details of the eaves;
- (d) details (at a scale of 1:5 or 1:10) of the dormers;
- (e) details of the canopy over the front door;
- (f) the finish/staining of the weatherboarding

Development shall be undertaken in accordance with the details thereby approved.

Reason: in the interests of the character and appearance of the Conservation Area

3. Prior to the commencement of development, a sample panel of the Chilmark stone walling, and the roof tiles to be used shall be constructed on site, showing the method of construction, and the colour and type of joints, for the written approval of the Local Planning Authority. Development shall be undertaken in accordance with the approved sample panel.

Reason: in the interests of the character and appearance of the Conservation Area

4. Notwithstanding the provisions of Classes A to E of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995 as amended, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling(s) 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. (V15A)

Reason: in the interests of the character and appearance of the Conservation Area and the Area of Outstanding Natural Beauty.

5. Other than those windows hereby approved, no additional windows shall be inserted or created in the east elevation of the dwelling hereby approved without the prior written consent, through a planning application, of the Local Planning Authority. Those windows hereby approved shall be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: in the interests of the amenities of Kings Orchard

6. No development shall take place until a scheme for the removal of vegetation at the junction of the access with the highway (including subsequent maintenance) has been submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in accordance with the approved scheme.

Reason: in the interests of highway safety

7. Prior to the commencement of development, details of the means of landscaping of the site, including retention of the existing hedge, and the long-term retention and maintenance of the landscaping scheme, shall be submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason : in the interests of the character and appearance of the area

This decision has been taken in accordance with the following saved policies of the Adopted Salisbury District Local Plan:

| Policy | Purpose |
|---------------|--|
| C4, C5 | Development in the AONB |
| CN8, CN10 | Development in Conservation Areas |
| H19 | Development in Housing Restraint Areas |
| G1, G2 | General Development Criteria |

206. Planning Application S/2008/1455 – Construction of Swimming Pool at Manor Barn East hatch Tisbury Salisbury SP3 6PH for Classic Architecture Company:
Mr Borchert, the agent , spoke in support of the application.

West Tisbury Parish Council stated that the parish council object to the application.

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

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

The proposal would be acceptable in listed building and landscape terms, subject to conditions, and would not have a significant impact upon the amenity of neighbouring dwellings. The development would therefore accord with the aims and objectives of the Development 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. 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 terrace paving, copping stones and swimming pool walls shall be submitted to and approved in writing by the Local Planning Authority. The swimming pool shall be maintained in this condition thereafter unless otherwise agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious for of development.

- 3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. Any trees or planting 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. The landscaping shall be implemented in the first planting season following the completion of the swimming pool.

Reason: In the interests of the character of the countryside and AONB.

- 4. There shall be no lighting of the swimming pool hereby permitted unless otherwise agreed with the Local Planning Authority through the submission of a planning application.

Reason: In the interests of the character of the countryside and AONB.

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

| Policy | Purpose |
|---------------|--|
| G1 | Sustainable development |
| G2 | General Development Guidance |
| CN3 | Listed buildings |
| CN5 | Setting of listed buildings |
| C4 | Area of Outstanding Natural Beauty |
| C5 | Area of Outstanding Natural Beauty |
| R1C | Recreational facilities in the countryside |

207. Community Update:

Councillor Fowler updated the committee on a meeting that he attended with English Heritage regarding Stonehenge.

Councillor Parker raised his concerns over the allocation process for low cost housing in Dinton as he stated that local people were not given priority and therefore goes against the principle of rural sustainability. Member resolved to write to Andrew Reynolds to clarify this situation.