

**Democratic Services**  
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# Minutes

**Meeting of** : Western Area Committee  
**Meeting held in** : Mere Lecture Hall, Mere  
**Date** : Thursday 22 January 2009  
**Commencing at** : 4.30 pm

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**Present:**

**District Councillors:**

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

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

**Apologies:** Councillor J A Cole-Morgan

**Officers:** A Bidwell, O Marigold (Development Services), L James (Legal & Property Services), A Reynolds (Strategic Housing), T Bray (Democratic Services)

**228. Public Questions/Statement Time:**

There were none.

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

Councillor Draper informed the committee that the Post Office at Broadchalke would remain open but expressed his disappointment that a series of other closures took place in the surrounding area.

**230. Minutes:**

**Resolved:** that the minutes of the ordinary meeting held on 11 December 2008 be approved as a correct record and signed by the Chairman subject to the inclusion of the following word under minute 224 at condition 32:

- The word 'vehicular' to be inserted in the second sentence immediately after 'Details of this'.

**231. Declarations of Interest:**

Councillor Edge declared a personal and prejudicial interest in planning application S/2008/1841 (minute 235) due to his business relationship with the owner of the property. He spoke on the item and subsequently left the meeting for the duration of the item.

**232. Chairman's Announcements:**

Councillor Green:



Awarded in:  
Housing Services  
Waste and Recycling Services



- Wished Stephen Thorne the best of luck in his new post at Poole District Council commending him for his service to Salisbury District Council and recognising his contribution to the HRM Reserves in his position as Commodore.
- Confirmed that Tisbury Parish Council had responded positively to the committee's letter regarding parking at Station Road in Tisbury stating that they are fully behind the initiative being progressed by TAPCAP and it was proposed that a joint working committee be formed with West Tisbury Parish Council to discuss the options.
- Informed the committee that a Parish and Town Council Liaison meeting for planning issues, specifically relating to transition to the unitary authority, was taking place on 30<sup>th</sup> January 2009 at the City Hall and urged them to attend.
- Announced that planning application S/2008/2019 and the committee's response to the proposals for wind turbines at Silton, North Dorset would be considered under urgent business due to the short timescale given to submit this response.

**233. Dalwood Close, Dinton – Affordable Housing Allocation Process:**

The committee considered the previously circulated report of the Head of Strategic Housing. Members discussed the allocation process and asked Andrew Reynolds to clarify the following points:

- Members stated that the weekly list of vacancies does not contain Housing Association properties. Members felt that this information should be available to them in order to improve communication between the Council, elected members and parish councils. Andrew Reynolds confirmed that he would investigate this issue.
- Members called for improved liaison with Parish and Town Councils on the development and allocation of exception sites. Members urged that consultation, respecting the Data Protection Act, should be held with parish councils on the allocation to ensure that housing allocations are based on locality and need. Andrew Reynolds confirmed that in most cases parishes are involved in the process but in the case of Dalwood Close he would confirm if liaison with Dinton Parish Council and Barford St Martin Parish Council took place.
- Choice based lettings would not impact on the allocation of exception sites.

**Resolved:** that:

- (1) Andrew Reynolds reports the above findings back to the committee;
- (2) Members be informed of development of exception sites and the allocation process to ensure that local need is met;
- (3) The update be noted.

**234. External Storage in Local Needs Affordable Housing in rural areas 'Exceptions' sites:**

The committee considered the previously circulated report of the Head of Strategic Housing and Area Team Leader (Planning). Members were concerned that the provision of external storage at the site at Dalwood Close, Dinton was significantly smaller than the storage set out in the original planning application.

**Resolved:** that the committee writes to Raglan Housing Association to express its dissatisfaction that insufficient external storage had been provided and that the details as set out in the approved planning permission regarding the storage have not been adhered to.

**235. Planning Application S/2008/1841 Creation Of New Dwelling And Access For Nigel Lilley At Land At Junction Of Shaftesbury Road And Victoria Road, Wilton, Salisbury:**

The committee considered a presentation from the Planning Officer in conjunction with the previously circulated report, information contained in the schedule of additional correspondence circulated at the meeting and a site visit.

Mr Lovelock, a local resident, spoke in objection to the application. Mr Hewlett, the agent, spoke in support of the application.

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

- (1) The proposed dwelling, by reason of its excessive size, height and scale in relation to the site, would have an over-bearing impact on neighbouring properties and would result in over-development of the site, harming the character and appearance of the area and the

- amenities of neighbouring properties. In these respects it would be contrary to saved policies D1, H16 and G2 of the Adopted Salisbury District Local Plan.
- (2) The proposed development, in that it does not make adequate provision for public recreational open space facilities, would be contrary to saved policy R2 of the Adopted Salisbury District Local Plan.

**INFORMATIVE:**

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

|      |  |
|------|--|
| G1   | General Development Criteria             |
| G2   | General Development Criteria             |
| H16  | Development in Housing Policy Boundaries |
| D1   | Design policy                            |
| CN21 | Archaeology                              |

**236. Planning Application S/2008/1753 Demolition Of The Existing House And Outbuildings And The Construction Of Eight Dwellings With Associated Car Barns, Bin And Cycle Stores For Gerald Steer At Fairfield House, King Street, Wilton, Salisbury:**

The committee considered a presentation from the Planning Officer in conjunction with the previously circulated report, information contained in the schedule of additional correspondence circulated at the meeting and a site visit.

Mr Hankin, a local resident, spoke in objection to the application. Mr Martin, the agent, spoke in support of the application.

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

- (1) The proposed development, by reason of the siting, orientation, form and height of the chalet bungalow (dwelling C), would harm the character and appearance of the Wilton Conservation Area. In these respects it would be contrary to saved policies D1, H16 and CN8 of the Adopted Salisbury District Local Plan.
- (2) The proposed development, in that it does not make adequate provision for public recreational open space facilities, would be contrary to saved policy R2 of the Adopted Salisbury District Local Plan.

**INFORMATIVE:**

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

|            |  |
|------------|--|
| G1, G2     | General Development Criteria             |
| D1         | Design policy                            |
| H16        | Development in Housing Policy Boundaries |
| CN3, CN5   | Setting of listed buildings              |
| CN8, CN11  | Conservation Areas                       |
| C12        | Protected species                        |
| TR11       | Maximum parking and cycle spaces         |
| R2         | Public Recreational Open Space           |
| CN21, CN22 | Archaeology                              |

**237. For Consultation: Planning application no. 2/2008/1138, Erect 141 dwellings, business and retail development and the formation of a vehicular and pedestrian access (Reserved matters against outline planning permission 2/2002/0880 for appearance, landscaping, layout and scale) at Land adjacent to Greenacres, Salisbury Road, Shaftesbury:**

The committee considered the previously circulated report along with the Planning Officer's presentation. The Chairman of Donhead St Mary addressed the committee raising some concerns about the development and endorsed the previous comments made by the committee. The committee also raised a number of points many of which had been included in the previous consultation response. The committee's response is attached to these minutes at appendix 1.

**Resolved:** that the Principal Planning Officer forwards the committee's comments (see appendix 1) to the case officer at North Dorset District Council making reference to the comments made in previous submissions regarding this development.

**238. Community Update:**

Councillor Green updated the committee on the development of the Tisbury Community Area Partnership stating that it had a successful launch.

Councillor Spencer referred to the fact that the Head of Development Control, Stephen Thorne was leaving next week and she asked that the committee writes to him to thank him for the high quality service he had provided to the Council and its Members.

Councillor Spencer also registered her concern of the likelihood that the Coroner's Office could be moved away from Salisbury. Councillor Edge confirmed that the issue would be discussed at the next Cabinet meeting.

**Resolved:** that the Chairman writes to Stephen Thorne as outlined above.

**239. Urgent Item: Planning Application S/2008/2019 The application proposes the erection of a lean-to front porch at Number 15 Dennis Lane, Ludwell for Salisbury District Council:**

The committee considered the previously circulated report along with the Planning Officer's presentation.

**Resolved:** That the application be approved for the following reason:

The proposed development accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D3 (Design) & C5 (Landscape Conservation) 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 dwelling, and would not adversely affect the amenity of neighbours or the natural beauty of the surrounding AONB.

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) The materials to be used in the construction of the external surface of the roof of the extension hereby permitted shall match those used in the existing building. (D01A)

Reason: To ensure that the external appearance of the proposed extension will relate appropriately to that of the existing building.

- (3) The proposed windows in the south east (side) elevation of the porch shall be glazed with obscure glass to the satisfaction of the Local Planning Authority and shall be maintained in this condition thereafter.

Reason: To ensure adequate privacy for the occupants of neighbouring premises.

**240. Urgent Item: Planning Application to Install 6 Wind Turbines at Silston, near Gillingham:**

The committee considered the verbal update of the Senior Planning Officer and the information contained within late correspondence. The committee made various comments, which would be forwarded, to North Dorset District Council.

**Resolved:** That the Senior Planning Officer forwards the committee's comments to North Dorset District Council (see letter attached at appendix 2).

**Stephen Thorne, RD ADC BTP, MRTPI,**  
**Head of Development Services,**  
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**DT11 7LL**

**DATE:** 23/01/09      **OUR REF:** WAC/22/01/09      **YOUR REF:** 2/2008/1138

Dear, John

**PROPOSAL: Planning application no. 2/2008/1138, Erect 141 dwellings, business and retail development and the formation of vehicular and pedestrian access (Reserved matters against Outline planning permission 2/2002/0880, for appearance, landscaping, layout and scale).**

**LOCATION: Land adjacent to Greenacres, Salisbury Road, Shaftsbury.**

Thank you for your consultation regarding the above proposal. The contents of the consultation including plans, design and access statement etc were presented to the Western Area Committee at their meeting of 22<sup>nd</sup> January 2009. Members considered the application and resolved to present the following as their comments on this application.

Drainage:

Members considered that a sustainable drainage system was welcome as part of this proposal. However, very careful consideration should be given to the location of any balancing ponds particularly if they are to be open. Members of both the District council and the adjacent parish council felt that such ponds have in the past been the subject of damage and neglect. It was felt that in order to avoid this the ponds should be located where they are easily surveyed / overlooked, or away from pedestrian paths and links. It was unclear in the application how these matters would be dealt with.

Street Lighting:

Members had previously commented on this issue but, felt that further emphasis should be placed on the importance of avoiding unnecessary lighting. This should be particularly important at the edges of the site where lighting will be highly visible and potentially harmful when viewed from the surrounding countryside and AONB. Members also considered that lighting for the public spaces within the development and any lighting attached to the dwellings themselves should also be minimal. This extended to for example, lamp post heights and shrouding to avoid light spillage.  
Employment Site / Pedestrian links

Members wished to reiterate their previous comments regarding this matter and in particular that the employment sites should be very well linked for pedestrians. Whilst the docs submitted with the application in particular the "Planning House Types" document provides an illustration of the

“important pedestrian movement routes” through the site, members felt it was unclear as to why the pedestrian access exited on to Salisbury Street then appeared to offer no clear linkage to other paths and destination other than the pavement beside the main Salisbury Road. Members felt that these routes should be concentrated away from the main roads thus avoiding any pedestrian and vehicular conflict and that where main roads / routes are crossed, proper pedestrian crossings should be provided.

#### Design / Layout:

Members were shown the plans submitted including a range of house types and designs. Generally it was considered that the plans were indicative of the range of house and design types that were prevalent in this part of Shaftsbury. It was felt that a significant amount of effort had been put in to the detailing of the dwellings which was a welcome feature. However, members were concerned that the illustration showing the street scene facing Salisbury Road “Key space A” Salisbury Road Boulevard, showed a very dense urban scene that was thought to be inappropriate. The main reason for this is that members felt that these edges of Shaftsbury are loosely knit and in effect peter- out in to the countryside gradually. The design proposed would have the affect of creating a very sudden transition from the sparsely developed countryside / urban fringe to a very dense urban inner- town like environment. In addition the range of buildings including some very prominent “landmark buildings” ranging from 3 and 4 stories in height are considered to be excessive and out of keeping with this urban fringe location. Thus members considered that this element of the design and layout was objectionable.

#### Parking:

Members wished to impress the view that parking standards should be as high as possible in order to avoid on street parking. Whilst members are aware that this location ‘generally speaking’ is sustainable from a planning point of view and as such only minimal standards should apply, it was felt that the standard should be at least one space per dwelling throughout the site.

#### Conclusion:

Members wished to impress upon the case officer that the plans do not appear to have address many of the concerns regarding this development, made earlier. The earlier comments were provided following the WAC meeting of 13<sup>th</sup> June 2002, Minute 766 (a) (b) and (c), and following the WAC meeting of 10<sup>th</sup> November 2005, Minute 513, 11 bullet points. The Western Area Committee in consultation with the Donhead St Mary Parish Council request that the comments set out above, in combination with those submitted earlier as indicated, be given due consideration prior to the determination of this highly significant major planning application.

I trust you will find these comments helpful and should you require any further clarification of the issues raised please do not hesitate to contact me at this office

Yours

**Andrew Bidwell**

Principal Planning Officer (Western Area)

## Appendix 2

**Head of Development Services,**  
Salisbury District Council, Planning Office,  
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**DATE:** 27<sup>th</sup> January 2009    **OUR REF:** S/2009/42/CNS    **YOUR REF:** 2/2008/0661

Dear Mr Lytton-Trevers,

**RE: PLANNING APPLICATION 2/2008/0661 AT LAND BETWEEN WEST BOURTON AND WHISTLEY FARM, B3081, SILTON/GILLINGHAM**

I refer to your letter of 12<sup>th</sup> January 2009 enclosing additional information provided for the above application. The additional information was considered at Salisbury District Council's Western Area Committee on 22<sup>nd</sup> January 2009.

They resolved that Salisbury District Council **maintains its objection** to the proposed development 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, and the subsequent impact on tourism, that would result from the erection of six tall, alien, intrusive and animated structures. Indeed, in the Council's view, the Lighting Appraisal submitted with the additional information only goes to demonstrate that the turbines would be visible at night, as well as during the day, and that the 'blinking' of the lights would only add to their visual impact.

I would be grateful for confirmation of receipt of this letter, and that our concerns will be given careful consideration when your Council is in a position to make a decision in relation to this application.

Yours sincerely,

**Oliver Marigold**  
Senior Planning Officer

(also sent by email to JLytton-Trevers@north-dorset.gov.uk)