

Democratic Services
Salisbury District Council
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Minutes

Meeting of : Western Area Committee
Meeting held in : Bishopstone Village Hall
Date : Thursday 19 March 2009
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 (Part), M Fowler, J Holt, G E Jeans, D O Parker and C A Spencer

Apologies: Councillor J A Cole-Morgan

Officers: J Howles, O Marigold (Development Services) Ann Beard (Legal Services) Helen Taylor (Strategic Housing) T Bray (Democratic Services)

256. Public Questions/Statement Time:

There were none.

257. Councillor Questions/Statement Time:

Councillor Beattie asked that the recently circulated letter written on behalf of the Leader of the Council regarding the dualling of the A303 be edited to include a strong response to the Highways Authority's letter on the same subject.

258. Minutes:

Resolved: that the minutes of the ordinary meeting held on 19 February 2009 be approved as a correct record and signed by the Chairman.

259. Declarations of Interest:

There were none.



Awarded in:
Housing Services
Waste and Recycling Services



260. Chairman's Announcements:
Councillor Green:

- informed the committee that she had received a response from Highways Agency regarding the dualling of the A303. She stated her disappointment about the fact that the 'Region' had recently submitted to Ministers its latest advice on transport priorities for the period up to 2019, but dualling of the A303 has not been prioritised. **NB.** Attached at A1 is a letter from Wiltshire County Council regarding this issue.
- informed the committee that she had attended the Parish and Town Liaison meeting whereby Steve Milton gave an informative presentation on Community Area Boards. At this meeting, the possibility of future liaison arrangements was discussed however work would be ongoing to decide the necessity and scope of this potential meeting.
- announced that the issue of the refuse compactor grants for parishes of less than 1000 would be discussed at item 11 as an urgent item.
- thanked Members and officers for their contribution to the Western Area Committee over the years. Members of the committee also thanked the Chairman for her contribution.

NB. Attached at A2 is a response to a previous letter from Raglan Housing Association regarding the external storage at Dalwood Close.

261. Planning application S/2008/1744 at 24 North Street, Wilton for conversion of store area at rear into a one bedroom flat, with a single storey extension:

The committee considered the previously circulated report of the Senior Planning Officer in conjunction with information contained in the schedule of additional correspondence circulated at the meeting.

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

The proposed development would not harm the character or appearance of the Conservation Area, highway safety, the amenities of nearby properties or any other material planning consideration, or result in flood risk. It would therefore comply with the relevant saved policies of the Adopted Salisbury District Local Plan.

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) 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 external walls and roofs of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D04A)

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

- (3) Development shall be undertaken in accordance with the Flood Risk Assessment dated 23rd January 2008.

Reason: in the interests of preventing flood risk

- (4) Prior to the commencement of development, details of the means of encouraging energy and water efficiency in the proposed development shall be submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in accordance with the details thereby approved.

Reason: in the interests of sustainable development.

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
R2	Recreational Open Space
H16	Housing Policy Boundaries
CN8	Development in Conservation Areas
D3	Extensions

262. Planning application no. S/2006/1599 at Downside Close, Mere BA12 6AS for the erection of 26 Dwellings and formation of Vehicular and Pedestrian access thereto:

The committee considered the previously circulated report of the Principal Planning Officer in conjunction with information contained in the schedule of additional correspondence circulated at the meeting. The Chairman adjourned the meeting for 5 minutes to allow the members to read the late correspondence.

Resolved: that the Section 106 agreement is varied to take account (a) to (e) below:

- (a) A revised method of calculating the property values in line with a percentage of market value be approved.
- (b) It is delegated to officers to agree the detailed percentages for each property in the light of ongoing negotiations.
- (c) A mortgagee in possession clause is accepted including the possibility of a sale to an RSL.
- (d) The cascade be amended so that purchasers from Parishes adjoining Mere be offered the chance to purchase before residents of the rest of the district.
- (e) Revision of the agreement to be completed within 3 months, failing that it would return to the relevant committee.

263. Planning Application S/2008/2011 – Redevelopment Of Munday's Cottage To Comprise 4 Single Flats And A New 3-Bed Accommodation Unit; And The Erection Of A Single 3-Bed Dwellinghouse Within The Walled Garden At Sandroyd School Rushmore Park Tollard Royal Salisbury SP5 5QD For Pegasus Planning Group:

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

Mr Harris, the Headteacher of the school, spoke in support of the application.

Resolved: Following completion of a S106 obligation for recreational open space in accordance with policy R2, that the application be approved for the following reasons:

There is a need for additional staff of this boarding school to reside on site in the interests of the economic viability of the school, child welfare, health and safety and reducing the need to travel, particularly bearing in mind the remote location of the school in accordance with PPS7 and PPG13.

The new dwelling would not be detrimental to the character of the listed walled garden nor the listed park, due to the site being substantially screened by hedging and bunding, which will be required to be retained by condition, and that it provides a beneficial use for the walled garden in accordance with PPG15.

The new dwelling is of a sustainable design, in keeping with its surroundings and will maintain the sustainability of a rural business.

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 materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to 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 the character and appearance of the area.

- 3) The occupation of the residential accommodation hereby permitted shall be limited to persons solely or mainly employed at Sandroyd School or a dependant of such persons residing with that member of staff.

Reason: In order to maintain the sustainability benefits of the proposal.

- 4) The development shall be carried out in accordance with the recommendations contained within the submitted Biodiversity survey undertaken by Fieldwork Ecological Services Ltd. on 28/10/2008.

Reason: In the interest of protected species.

- 5) Notwithstanding the provisions of Classes A to H 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, including hard surfaces, within the curtilages unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: In the interests of the character and appearance of the area.

- 6) The hedges and bunding surrounding the site of the new dwelling in the north-west corner of the walled garden shall be maintained at a height, width and length not less than their height, width and length at the time of the receipt of the application.

Reason: In the interests of the character and appearance of the area.

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
D3	Design of extensions
H23	Housing for rural workers
CN3	Listed buildings
CN5	Setting of listed buildings
CN18	Historic parks and gardens
CN20	Ancient monuments and archaeology
CN22	Archaeology

E19	Employment sites
C2	Countryside
C4, C5	AONB
C12	Protected species
C24	Extensions to buildings in the countryside
R2	Open space provision

264. Planning Application S/2009/0115 – Demolition Of Existing Storage Building And Erection Of Detached Dwelling And Double Garage At Land Adjacent To Drove Cottage The Drove, Bishopstone, Salisbury SP5 4BP for Mr Diccon Carpendale:

The committee considered the previously circulated report of the Senior Planning Officer in conjunction with information contained in the schedule of additional correspondence circulated at the meeting.

Mr Bailey, a local resident, spoke in objection and Mr Carpendale, the agent, spoke in support of the application. Mr Long spoke on behalf of Bishopstone Parish Council.

Resolved: that the application be approved for following reasons:

The proposed development, in that it would result in the removal of an existing commercial use, and would have an acceptable scale, design, appearance and layout, would enhance the character and appearance of the Housing Restraint Area and this part of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. It would not result in harm to the amenities of nearby properties, or increased risk from flooding or any other material planning consideration. The development would therefore comply with the relevant saved policies of the Adopted Salisbury District Local Plan.

And subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of three years from that date of this permission.

Reason: To comply with the provisions of section 91 of the Town and Country Planning Act 1990 (as amended).

- (2) No development shall commence until samples of the materials to be used in the construction of the external surfaces of the development, and details of boundary treatments, 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: In the interests of the character and appearance of the area and AONB.

- (3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or replacing that Order), there shall be no extensions or alterations to the external appearance of the dwelling hereby permitted (including the insertion of windows other than those hereby approved), nor the erection or structures within its curtilage unless otherwise agreed in writing by the Local Planning Authority.

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

- (4) No development shall commence until a scheme of energy and water efficiency measures to reduce the energy and water consumption of the dwellings 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.

Reason: In the interests of the conservation of energy and water resources.

- (5) No development shall take place until details of the provision of foul and ground/surface water drainage, and of the finished floor level of the dwelling, have been submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the details thereby approved.

Reason: to ensure adequate foul and surface water drainage facilities in the interests of the living conditions of nearby properties.

- (6) Prior to the commencement of development, details of the landscaping of the site and the long term maintenance of the landscaping scheme approved, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the details thereby approved.

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

- (7) No delivery of plant, equipment, materials, demolition or construction work or other building activity shall take place on Sundays or public holidays or outside the hours of 08:00 & 18:00, weekdays and 08.00 & 13.00 Saturdays.

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

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

C4, C5	Development in the AONB
H19	Development in Housing Restraint Areas
G1, G2	General Development Criteria
G5	Drainage
D2	Infill Development
C12	Protected species
R2	Recreational Open Space

265. Community Updates:

There were none

266. Urgent Item: Western Area Compactor Grant:

The Chairman authorized the committee to consider the issue of the parish compactor grants as a late item. Due to information, as requested, not being forthcoming on this issue Councillor Spencer requested that a formal letter be written to the Head of Environmental Services and the relevant senior officer at Wiltshire County Council to request confirmation that the compactor grants would be continuing in their current format under the new authority.

Resolved: That a letter be written to the Head of Environmental Services and the relevant senior officer at Wiltshire County Council requesting the information as set out above.

*The meeting closed at 7:15 pm
Members of the public: 12*

George Batten BSc (Hons) C.Eng FICE FIHT
 Director of Environmental Services



Wiltshire
 COUNTY COUNCIL

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Please ask for : Alan Feist

Our ref : AF/JS/009028

Your ref :

20th March 2009

Dear Cllr Green

A303 Wylve to Mere

Further to my acknowledgement of your letter of 25th March 2009, I have looked into the points raised by your Committee and would say that the County Council is very keen to see the A303 dualled throughout Wiltshire for the reasons set out in your letter.

The first link in the Highways Agency's strategy in this regard is dualling of the single carriageway section between Stonehenge and Berwick Down which the County Council has consistently supported for many years, unfortunately without success despite the positive outcome of the public inquiry into the Highways Agency's proposals.

The Agency regard this section as being their first priority and future proposals for the single carriageway sections further west depend on finding a deliverable solution at Stonehenge. While the A303 between Wylve and Mere clearly needs to be improved, the County Council will continue to press for not only this section but the whole of the trunk road to be upgraded to dual-carriageway standard throughout Wiltshire and beyond.

I trust this is helpful.

Yours sincerely

Alan Feist

Service Director -- Sustainable Transport

c.c. Cabinet, Salisbury District Council, Council, Salisbury District Council
 Robert Key, MP
 Andrew Murrison, MP
 MEPs
 Jane Scott, WCC
 Keith Robinson, WCC
 Chief Executive, North Dorset District Council
 Chief Executive, West Wiltshire District Council



Our Ref: Nac/Mr/RG86

Your Ref:

19 March 2009

Councillor Josephine Green
Western Area Committee
Salisbury District Council
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Dear Councillor Green

EXTERNAL STORAGE AT DALWOOD CLOSE, DINTON

Thank you for your letter regarding the above, the contents of which have been noted. The Association complies with national guidance on design with regard to storage on all our developments.

It is our policy to constantly review and improve the design of our developments. Any comments such as these, received from stakeholders and tenants are taken into consideration and informs future policy.

Thank you for taking the time to write to us in this regard.

Yours sincerely

 Nathan Cronk
Regional Development Manager
Email: nathan.cronk@raglan.org
DD: 01202 645982

