

## SOUTHERN AREA PLANNING COMMITTEE

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### MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 18 DECEMBER 2014 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

#### **Present:**

Cllr Fred Westmoreland (Chairman), Cllr Christopher Devine (Vice Chairman), Cllr Richard Britton, Cllr Richard Clewer, Cllr Brian Dalton, Cllr Jose Green, Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan and Cllr Ian Tomes

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#### 128 **Apologies for Absence**

No apologies were received.

#### 129 **Minutes**

The minutes of the meeting held on 27 November 2014 were presented.

#### **Resolved:**

**To approve as a correct record and sign the minutes on behalf of the Committee.**

#### 130 **Declarations of Interest**

There were no declarations.

#### 131 **Chairman's Announcements**

The Chairman explained the meeting procedure to the members of the public.

#### 132 **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

#### 133 **Hampton Drains Update**

Members were updated on the resolution of issues, which have arisen from use of land to the north by the developers of Hampton Park, to haul construction spoil to a temporary location.

Cllr McLennan raised concerns in regards to fencing and access points on the site.

**Resolved:**  
**To note the update within the report.**

134 **Planning Appeals**

The committee received details of the appeal decisions as detailed in the agenda.

135 **Planning Applications**

136 **14/09204/FUL - 15-17 Middleton Road, Salisbury, Wiltshire, SP2 7AY**

Public Participation

Mr Martin Quigley spoke in support to the application.  
Cllr Matthew Deane (Salisbury City Council) spoke in support of the application.

The Planning Officer presented his report to the Committee which recommended that permission be **GRANTED** subject to conditions.

Members of the Committee then had the opportunity to ask technical questions of the officer. Members asked about restrictions to parking permits on the site. Concern was raised in regards to the potential for flooding and it was confirmed that this development would be built with this in mind.

An item of late correspondence was circulated at the meeting.

Members debated the application and the merits of the new design scheme in comparison to the previously approved scheme. Concern in regards to flooding was discussed by Members and it was heard that the Environment Agency were happy with the application. The consultation of Wessex Water was raised in regards to sewer drainage and surface water; the Planning Officer then clarified the water drainage arrangements.

**Resolved:**  
**To APPROVE planning permission 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 the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be first occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

Reason: In the interests of highway safety.

3. No part of the development hereby permitted shall be first occupied until the access, turning area, parking spaces and covered cycle parking have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

Reason: In the interests of highway safety.

4. No development shall commence on site until a surface water management scheme for the site (including surface water from the access/driveway), based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall clarify the intended future ownership and maintenance provision for all drainage works serving the site. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

Reason: To ensure that the development can be adequately drained, to prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system.

5. The proposed new access and frontage parking are directly affected by a residents parking scheme in Middleton Road (Zone D). The construction of the new access and frontage parking shall not take place until the relevant traffic regulation order has been amended to omit the site frontage.

Reason: In order to provide a safe access to the development.

6. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs 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 visual amenity and the character and appearance of the area.

7. No development shall commence on site until details of the proposed finished floor levels have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason: To ensure that the development is subject to minimum risk of flooding.

8. No development shall commence on site until a scheme to ensure minimum 3m wide unobstructed access to and alongside the Main River to allow for

inspection and maintenance has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure access to the Main River for inspection and maintenance.

9. No development shall commence on site until a working method statement to cover all permanent and temporary works within 8m of the Main River shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority.

Reason: To minimise the risk of damage to the main river banks and ensure no materials or plant are stored close to the watercourse or could enter the watercourse.

10. No development shall commence on site until a Construction Environmental Management Plan, has been submitted and approved by the Local Planning Authority. This should cover the following:

- site layouts during construction
- bunded areas
- pollution prevention plans
- management responsibilities and maintenance schedules
- timing of works
- machinery (location and storage of plant, materials and fuel, access routes, access to banks etc.)
- protection of areas of ecological sensitivity and importance
- site supervision

Reason: The protection of controlled waters.

11. No development shall commence on site until a scheme for the discharge of foul water from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul has been constructed in accordance with the approved scheme.

Reason: To ensure that the development can be adequately drained.

12. No development shall commence on site until a scheme of soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include a detailed planting specification showing all plant species, supply and planting sizes and planting densities. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall

be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory landscaped setting for the development.

13. No construction work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Reason: To minimise the disturbance which noise during the construction of the development could otherwise have upon the amenities of nearby dwellings.

14. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No jw625-201 Rev E Proposed Elevations, dated 22/09/2014, received by this office 29/09/2014

Drawing No jw625-200 Rev M Proposed site and floor plans, dated 22/09/2014, received by this office 29/09/2014

Reason: For the avoidance of doubt and in the interests of proper planning.

#### **INFORMATIVE: Environment Agency**

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the Summerlock Stream designated a 'main river'. The need for Flood Defence Consent is over and above the need for planning permission. To discuss the scope of our controls and to obtain an application form please contact Daniel Griffin on 01258 483 341.

#### **INFORMATIVE: Highways**

In order to comply with condition 5, it will be necessary for the applicant to request that the necessary changes to the existing traffic regulation order are undertaken by Wiltshire Council, including the necessary changes to road markings. The total cost of the order and works will be in the order of £2,000 and the applicant shall deposit the sum with the Council at the appropriate time in order to ensure the order and works are implemented to meet the programme of works. It will not be permitted that the new access is constructed until the order is made and the full cost of the order and works have been paid in advance.

Any application for a residents parking permit by future occupants of the proposed flats will not be successful.

## **INFORMATIVE: Wessex Water**

### Water Supply and Waste Connections

New water supply and waste water connections will be required from Wessex Water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at our website [www.wessexwater.co.uk](http://www.wessexwater.co.uk)

Please note that DEFRA intend to implement new regulations that will require the adoption of all new private sewers. All connections subject to these new regulations will require a signed adoption agreement with Wessex Water before any drainage works commence.

Further information can be obtained from our New Connections Team by telephoning 01225 526 222 for Water Supply and 01225 526 333 for Waste Water.

### Separate Sewers Systems

Separate systems of drainage will be required to serve the proposed development.

No surface water connections will be permitted to the foul sewer system.

## **INFORMATIVE: Material samples**

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

## **INFORMATIVE: Burning of Waste**

The council's public protection team have advised that no burning of waste should take place during the construction phase of the development hereby permitted, due to Environmental Protection Legislation.

## **137 Urgent Items**

There were no urgent items

(Duration of meeting: 6.00 - 6.45 pm)

The Officer who has produced these minutes is David Parkes, of Democratic Services, direct line (01225) 718220, e-mail [david.parkes@wiltshire.gov.uk](mailto:david.parkes@wiltshire.gov.uk)

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