

SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 14 FEBRUARY 2013 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Richard Britton, Cllr Brian Dalton, Cllr Christopher Devine, Cllr Jose Green (Vice Chairman), Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr John Smale, Cllr Fred Westmoreland (Chairman), Cllr Ian West and Cllr Graham Wright

Also Present:

Cllr Richard Clewer, Cllr Christopher Cochrane, Cllr Bill Moss and Cllr Ricky Rogers

12 Apologies for Absence

There were no apologies or substitutions.

13 Minutes

The minutes of the meeting held on **24 January 2013** were presented for consideration.

It was,

Resolved:

To APPROVE as a correct record and sign the minutes.

14 Declarations of Interest

Councillor Brian Dalton declared a non-pecuniary interest in Minute 19c – *S/2012/0815/Full* – by virtue of being a member of the city council. He declared he had had no prior involvement with the application and would consider it on its merits.

Councillor Jose Green declared a non-pecuniary interest in Minutes 19b and 19c - *S/2012/0814/Full and S/2012/0815/Full* – by virtue of past employment with the Wilton Estate. She stated this was as a tourist guide, not in connection with any form of development, and would therefore contribute to the debate.

Councillor Graham Wright declared a non-pecuniary interest in Minute 19d - *S/2012/1751/Full* - by virtue of the extent of his involvement with the application. He stated he would abstain from voting on the application as a result.

15 **Chairman's Announcements**

The Chairman announced four Stonehenge campsite applications would be appearing before the Committee at its next meeting. It was agreed that a site visit be held for the four Stonehenge campsite applications, numbered as follows:

S/2012/1555
S/2012/1603
S/2012/0132
S/2013/0056

16 **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

There were no questions or statements submitted.

17 **Planning Appeals**

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

18 **Village Design Statements**

The Planning Officer introduced the report which requested that members endorse the village design statements so that they can be used as material planning considerations in future.

The Committee welcomed the design statements, and praised their high quality and professionalism. The significance of the design statements as material considerations was also discussed.

It was,

Resolved:

That the Village Design Statements for:

- (i) Durrington**
- (ii) Winterslow**
- (iii) Swallowcliffe**

be approved as a material planning consideration for the purposes of development management.

19 Planning Applications

The Committee determined the following applications.

19 a) S/2012/1282/Full - Former Highbury and Fisherton Manor School Sites, Highbury Avenue, Salisbury. SP2 7EX

Public Participation

Sandra Jenkins, spoke in objection to the application.

Duncan Briggs spoke in objection to the application.

Michael Walker spoke in objection to the application.

Andy Barron spoke in support of the application.

John Drewitt spoke in support of the application.

Cllr Joe Rooney, Salisbury City Council, spoke in objection to the application.

The Planning Officer presented a report which recommended approval. Key issues were detailed as contained in the agenda. Attention was drawn to the late list of observations provided at the meeting, and which are attached to these minutes.

The Committee then had the opportunity to ask technical questions of the officers. Details were sought regarding the gate access at the north end of the site, along with information regarding the footpath to the nearby school, the materials to be used on the site, fence lines and play area.

Members of the public then had the opportunity to address the Committee with their views, as detailed above.

The Local Member, Councillor Richard Clewer, then stated he supported the principle of the development, but that various details of the scheme still required additional work for it to be suitable for approval.

A debate followed, where access to the neighbouring school was discussed, along with problems with parking in Highbury road to the north, and whether the northern gate could be removed to prevent further congestion in that area. The route of the path to the south of the site was debated, and the distance from the path to the houses, and from the proposed houses to existing properties, was raised.

At the conclusion of debate, it was,

Resolved:

To delegate for officers to approve pending negotiation to secure amendments as follows with agreement of the Chair and the two ward councillors. Those amendments being –

- 1) A safe and secure access to the primary school/nursery**

- 2) A ramp to be provided at the southern end of the site in addition to/instead of the steps
- 3) A separate pedestrian route from the development to Highbury Avenue at the Southern end of the site.
- 4) Bricking/blocking up the Northern pedestrian entrance

And subject to the following reasons and conditions subject to the applicant entering into a legal agreement in respect of the following matters:

- 1) Education: a contribution towards additional primary school places that will be required as a result of the development;
- 2) Affordable Housing: provision of 40% on-site affordable housing through a registered provider (amounting to 24 units);
- 3) Open space/play space:
Youth and adult off site open space contribution;
Public open space maintenance sum;
LAP and Trim Trail Maintenance Sum;
- 4) Bins/Waste Storage: contribution;
- 5) Wessex Stone Curlew Project: contribution;
- 6) Public art: contribution;
- 7) Highways: core strategy contribution:

For the following reasons:

The redevelopment of this 'brownfield', former school site which has been unused for a number of years will result in 60 residential units including 24 affordable units which will contribute to both the private and affordable housing stock in Salisbury and help to meet the Council's key housing targets as set out in core policies 3 and 6 of the South Wiltshire Core strategy.

The development provides for both on and off site open space, play areas, public art and highways contributions in line with policies R2, D8 and G9 of the Salisbury District Local Plan which are saved policies of the South Wiltshire Core Strategy. The development is not considered to have a significant adverse effect on the amenities of surrounding residents and as such is considered to be a complimentary development to the existing housing stock in the area.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

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) No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:
- Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site.
 - Step (ii) If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.
 - Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

Policy G2 (vii)

- 3) The construction of the development hereby permitted (including deliveries to and from the site) shall only take place between the hours of 7.30 in the morning and 18.00 hours in the evening from Mondays to Fridays and between 8.00 in the morning and 13.00 hours in the afternoon on Saturdays. Construction shall not take place at any time on Sundays and Bank or Public Holidays.

REASON: To ensure the retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 4) No development shall commence on site until a scheme for the amelioration of the effects of road traffic noise on the future occupants of the proposed development has been submitted to and approved in writing by the local planning authority. Such scheme as approved shall be implemented prior to the habitation of any part of the development.

REASON: In order to ensure that houses facing Highbury Avenue are properly insulated against noise.

Policy G2 (vi)

- 5) No development shall commence within the area indicated (proposed development site) until:

A written programme of phased archaeological investigation and mitigation as outlined in paragraphs 6.4 and 6.5 of the desk based assessment produced by CGMS and dated November 2011, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority;

The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

Policy CN21

- 6) No development shall commence until a surface water management scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development as set out in the FRA prepared by Hydrock Final Report dated May 2012, has been submitted to and approved in writing by the local planning authority. The scheme shall include pollution prevention measures. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The details shall also include specification of how the scheme shall be maintained and managed after completion.

REASON: To prevent the increased risk of flooding, ensure future maintenance of the surface water drainage system, and prevent pollution of controlled waters.

Policy: NPPF and the NPPF Technical guidance

- 7) **Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality.**

REASON: To ensure the protection of controlled waters, in particular groundwater beneath the site, given the site's proximity to a potable ground water abstraction.

Policy: NPPF and the NPPF Technical guidance.

- 8) **No development approved by this permission shall be occupied or brought into use until a scheme for the future responsibility and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority. The approved drainage works shall be completed and maintained in accordance with the details and timetable agreed.**

REASON: To ensure adequate adoption and maintenance and therefore better working and longer lifetime of surface water drainage schemes.

Policy: NPPF and the NPPF Technical guidance

- 9) **If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.**

REASON: To ensure that any previously unidentified contamination which is subsequently found on site is dealt with appropriately to ensure the protection of controlled waters.

Policy G2 (viii)

- 10) **No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.**

REASON: In the interests of sustainable development and prudent use of natural resources.

Policy G3

- 11) **No development approved by this permission shall be commenced until a Construction Environmental Management Plan, incorporating pollution prevention measures, has been submitted to and approved by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.**

REASON: To prevent pollution of the water environment

Policy G2 (Viii)
Policy- G2 General Policies

- 12) The details of all lighting proposed including street lighting, lighting for footpaths, communal parking areas and the employment land including the intensity of the lighting and design for light column shall be submitted to and approved in writing by the Local Planning Authority prior to the development of each phase of development, and the works shall subsequently accord with the approved scheme.

REASON: To ensure that the lighting scheme respects the overall design qualities from the development.

Policy G2 (Viii)

- 13) No development within each subsequent reserved matters submission shall take place until full details of the requirements of that reserved matters submission site in terms of both hard and soft landscape works, to include the phasing of implementation, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development hereby permitted. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle or pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units signs, lighting etc); proposed and existing functional services above and below ground (eg. Drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc) retained historic landscape features and proposals for restoration where relevant).

REASON: To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

Policy G2 (iv)

- 14) No development within each subsequent reserved matters submission shall take place until details of the requirements of that reserved matters submission site in terms of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

REASON: To enable the Local Planning Authority to ensure that the proposed earthworks will relate satisfactorily to existing features within the site and its surroundings in the interests of visual amenity.

Policy G2 (iv)

- 15) No works or development within each subsequent reserved matters submission shall take place until full details of the requirements of that reserved matters submission in terms of all proposed tree planting and the proposed times of planting, have been approved in writing by the

Local Planning Authority and all tree planting shall be carried out in accordance with those details and at those times.

REASON: To ensure the satisfactory establishment of the approved scheme for the landscaping of the site.

Policy G2 (iv)

- 16) Before any development commences on site including site works of any description, all the existing trees to be retained shall be protected by a fence of a type and in a position to be approved by the Local Planning Authority, erected around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (60mm) or more shall be left unsevered.**

REASON: In the interest of the amenity and the environment of the development.

Policy G2 (iv)

- 17) No development shall commence until full construction details of the internal road layout, including footways, drainage, visibility splays, parking, carriageway and driveway gradients have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details within 12 months of the occupation of the last dwelling.**

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner.

Policy G2 (ii)

- 18) The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.**

REASON: To ensure that the development is served by an adequate means of access.

Policy G2 (ii)

- 19) Notwithstanding the provisions of Classes A-C inclusive 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 within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.**

REASON: To enable the Local Planning Authority to ensure that sufficient space is retained around the dwellings in the interests of neighbourliness and amenity.

Policy D3

- 20) Prior to the first occupation of the dwellings hereby permitted details of the key pad gate into the development from the school footpath shall be provided to the local planning authority to show how access will be restricted to those who only live on the development. Such details as have been approved shall be implemented prior to the completion of the 50th dwelling.

REASON: To ensure the safety of children travelling to and from school to Highbury Avenue

- 21) The development hereby approved shall be carried out in accordance with the following plans and documents:

Site Location Plan

600-02 Site Layout rev AA

600-03 Materials Distribution Layout rev A

600-04 Affordable Housing Distribution Plan revC

600-05 Storey Heights Plan rev C

600-06 Street Scenes (Sheets 1 to 4) rev C

600-07 Boundaries & Enclosures Plan rev C

600-08 Boundaries & Enclosures Details

600-09 Section across POS between proposed & existing flats rev A

600-10 Proposed Site Location Plan rev A

600-11 Sections through site

650-01 Dwelling Design Pack rev B

698-01 Flats 33-38 Elevations rev A

698-02 Flats 33-38 Floor Plans rev A

699-01 Flats 39-47 Elevations rev A

699-02 Flats 39-47 Floor Plans

Supporting Planning Statement prepared by Woolf Bond Planning dated June 2012

Dwelling Design Pack design proposals August 2012 rev B

RPS Ecology report May 2012

Phase 1 Habitat survey 22nd December 2011

Hydrock Flood Risk Assessment May 2012

Energy Statement Energist UK May 2012

DCA Salisbury Housing Mix Core Policy 6

ACD Arboricultural Implications Assessment 20/6/12

ACD Landscape Specification May 2012

ACD Landscape Management and Maintenance Plan May 2012

ACD Tree report 3rd October 2011

RPS Highbury Avenue Design and Access statement June 2012

Transport statement prepared by Odyssey consulting engineers. May 2012

Archaeological Desk Based Assessment prepared by CGMS and dated November 2011

Reconomy Site Waste Management Plan Dated 25th July 2012

Statement of community involvement by Woolf Bond Planning dated May 2012

REASON: For the avoidance of doubt and in accordance with national guidance in the interests of proper planning.

- 22) Prior to the first occupation of the dwellings hereby permitted details of the key pad gate into the development from the school footpath shall be provided to the council to show how access will be restricted to those who only live on the development. Such details as have been approved shall be implemented prior to the completion of the 50th dwelling.

REASON: To ensure the safety of children travelling to and from school to Highbury Avenue

Informative

Retention of native trees on site is strongly advised particularly for the higher value specimens. Where removal of trees and scrub is necessary the replanting of replacement native species in appropriate places should be included in the plans. This will maintain, and potentially increase (if additional trees are planted) the biodiversity of the site.

Informative

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered.

An appropriate submitted scheme to discharge the condition will include a water usage calculator showing how the development will not exceed a usage level of 105 litres per person per day.

Informative

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- the use of plant and machinery
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at:<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>.

19 b) S/2012/0814/Full - Land to the North West of Fugglestone Red and Bermerton Heath, Salisbury

Public Participation

Nicola Lipscombe, Salisbury Civic Society, spoke in objection to the application.

Glen Godwin, agent, spoke in support of the application.

The Planning Officer introduced the report which recommended approval. The key issues were detailed as contained in the agenda, and the creation of a new roundabout and other access arrangements were highlighted, along with outline details of the school, employment and open space aspects of the development. It was noted that the permission was for outline permission regarding the principle of development, and that specific details on designs and other aspects would follow at a later date.

The Committee then had the opportunity to ask technical questions of the officers. Details on footpath and cycle routes, open space and access were sought.

Members of the public then had the opportunity to present their views to the public, as detailed above.

The Local Member, Councillor Ricky Rogers, then spoke in support of the application.

A discussion followed, where the level of affordable housing was raised, along with the need to ensure all necessary contributions from the developer are delivered. The level of landscaping that would be required was also debated, in addition to details of matters to be covered by a legal agreement.

At the conclusion of discussion, it was,

Resolved:

That Planning Permission be GRANTED subject to the completion of a legal agreement in respect of the following matters:

- 1) Education: a contribution towards secondary school places and the funding of a primary school that will be required as a result of this development;**
- 2) Affordable housing: a 40% on-site affordable housing provision through a registered provider;**
- 3) Open space: a contribution towards maintenance of open space on site;**
- 4) Bins/waste storage: a contribution towards bins/waste storage;**
- 5) Ecology: Wessex stone curlew project contribution**
- 6) Public art: a contribution to public art, including towards gates and walls at the new cemetery**
- 7) Highways: a core strategy contribution**
- 8) Pedestrian link to UKLF**

- 9) **Provision of a cemetery**
- 10) **The provision of a vehicular link to Westwood Road, Salisbury**
- 11) **Submission of a travel plan for the residential and employment aspects of the development for a period of 10 years**

For the following reason:

It is considered that the comprehensive redevelopment of this site and the provision of 1250 dwellings and 8 hectares of employment along with other services and ancillary development will contribute to the economic prosperity of Salisbury by providing much needed housing and long term employment facilities for the local population. The provision of 40% affordable housing achieves the councils target as set out in core policy six of the South Wiltshire Core Strategy to bring affordable housing to those in need in the South Wiltshire area. It is further considered that the proposed development with it's accesses to both Bemerton Heath, the existing Fugglestone Red development and via pedestrian footpath to the former UKLF site. will provide greater permeability and integration between existing developments and those proposed in the future.

It is further considered that the development provides a comprehensive approach to redevelopment of the site providing as it does for a new primary school. Contributions to secondary school education, a new neighbourhood centre with shops as well as various play areas, areas of open space and allotments. The development will by link to a further application also provide for a cemetery for the City of Salisbury.

In view of this it is considered that the application complies with the development template for Fugglestone Red as contained within the South Wiltshire Core Strategy and with policies G1, G2, G9, D8, CN21, C13, and C12 of the South Wiltshire Core Strategy which are saved policies of the Salisbury District Local Plan

In reaching its decision the local planning authority has taken into account the Environmental Statement submitted under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011. The Environmental Statement meets the requirements of these regulations, and sufficient information has been provided to enable the authority to assess the environmental impact of the development.

Subject to the following conditions:

- 1) **Details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the**

local planning authority before any development begins and the development shall be carried out as approved.

REASON: This is an outline application submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995

2) Application for the approval of the reserved matters shall be made to the local planning authority not later than twelve years from the date of this permission.

REASON: This is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

3) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

REASON: This is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

4) The development hereby approved shall accord with the design principles set out within the Design and Access Statement submitted with the application.

REASON: To ensure that a development of this scale appropriately reflects the traditional scale, design and appearance of it's landscape context in the interests of landscape and visual amenity.

Policy D1 Design of extensive development

INFORMATIVE:

It should be noted that the local planning authority considers that the lack of chimneys shown on properties located within residential areas A,C and D within the Design and access statement is not appropriate and will seek to include more chimneys on any detailed design agreed for this area

5).Prior to the submission of the first reserved matters applications the applicant shall submit to and have approved in writing by the Local Planning authority a phasing plan for the overall development approved in principle by this planning permission which shall include details of the number of dwellings in each phase and the phasing shall subsequently accord with the approved scheme unless subsequently agreed in writing by the Local Planning Authority.

REASON: To ensure that a comprehensive approach is taken to the co ordination of the overall development.

Policy G2 (ii) General policies

6) Each subsequent reserved matters application shall be accompanied by a

statement that addresses how the reserved matters application reflects the design qualities established by the Design and Access Statement or if at variance with the design and access statement principles how the application improves upon the Design and Access Statement.

REASON: To ensure that the development is capable of meeting the design standards established as being necessary to protect the built environment.

Policy D1 extensive development

7) The details of all lighting proposed including street lighting, lighting for footpaths, communal parking areas and the employment land including the intensity of the lighting and design for light column shall be submitted to and approved in writing by the Local Planning Authority prior to the development of each phase of development, and the works shall subsequently accord with the approved scheme.

REASON: To ensure that the lighting scheme respects the overall design qualities from the development and to minimise impact of the lighting scheme upon both Old Sarum and residential units where they adjoin the employment land, school playing fields and the Local centre.

Policy G2 (viii) General detrimental effects

8) Prior to the commencement of development in each phase, a schedule of external facing materials relating to that reserved matters application shall be submitted and where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To secure a harmonious form of development.

Policy D1 extensive development

9) No development shall take place in any particular phase of the development until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected for the phase (as referred to in the programme of phasing (condition 5)). The approved boundary treatments for each phase shall be completed in accordance with the plan prior to the first occupation of the first building in that phase.

REASON: To ensure proper planning of the development in the interests of amenity.

Policy D1 design extensive development

10) No development shall commence within the area indicated (proposed development site) until:

- A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

- The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To inform any further planning applications for this site and to ensure the protection or enable the recording of any matters of archaeological interest.

Policy CN21 Archaeology

INFORMATIVE

The work should be conducted by a professional recognised archaeological contractor and there will be a financial implication for the applicant.

11) No development within each subsequent reserved matters submission shall take place until full details of the requirements of that reserved matters submission site in terms of both hard and soft landscape works, to include the phasing of implementation, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development hereby permitted. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle or pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units signs, lighting etc); proposed and existing functional services above and below ground (eg. Drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc) retained historic landscape features and proposals for restoration where relevant).

REASON: To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

Policy G2

12) No development within each subsequent reserved matters submission shall take place until details of the requirements of that reserved matters submission site in terms of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

REASON: To enable the Local Planning Authority to ensure that the proposed earthworks will relate satisfactorily to existing features within the site and its surroundings in the interests of visual amenity.

Policy G2

13) No works or development within each subsequent reserved matters submission shall take place until full details of the requirements of that reserved matters submission in terms of all proposed tree planting and the proposed times of planting, have been approved in writing by the Local Planning Authority and all tree planting shall be carried out in accordance

with those details and at those times.

REASON: To ensure the satisfactory establishment of the approved scheme for the landscaping of the site.

Policy G2 (v)

14) Before any development commences on site including site works of any description, all the existing trees to be retained shall be protected by a fence of a type and in a position to be approved by the Local Planning Authority, erected around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (60mm) or more shall be left unsevered.

REASON: In the interest of the amenity and the environment of the development.

Policy G2 (V)

INFORMATIVE

Retention of native trees on site is strongly advised particularly for the higher value specimens. Where removal of trees and scrub is necessary the replanting of replacement native species in appropriate places should be included in the plans. This will maintain, and potentially increase (if additional trees are planted) the biodiversity of the site.

Removal of the invasive Japanese knotweed would be beneficial and avoidance of spreading this during the development should be ensured. Japanese Knotweed is renowned for causing structural damage to buildings from the root system.

15) The development shall strictly accord with the Approved Code of Construction management. Additional details will be submitted to and approved in writing prior to the commencement of each reserved matter application setting out the provision for staff car parking away from adopted roads, together with precise location of stored materials, the provision of noise attenuation measures, dust management and wheel washing facilities where necessary and the construction process shall subsequently accord with the approved working practices.

REASON: In order to protect the residential amenity of future and adjoining residents.

Policy G2 (Viii)

16) No construction work (excluding the internal fitting out of dwellings) nor the movement of spoil from the site shall take place outside the hours of 0700 – 2000 Monday to Thursday, 0700 – 1800 on Friday, 0800 – 1300 on Saturday and at no time on Sundays and Bank holidays.

REASON: In order to protect the residential amenity of future and adjoining

residents.

Policy G2 (Viii)

17) Prior to the commencement of development in each phase approved under Condition 5, a scheme shall be submitted to and approved by the LPA setting out how each public open space within that phase will be purposely designed to be attractive to dog walkers. Such a scheme as is approved shall be implemented prior to first occupation of the dwellings.

REASON: The development has the potential to have an effect on Camp Down SSSI, Bemerton Heath Local Nature Reserve, and Camp down County Wildlife Site from dog walkers from the new development. As such it is considered important to make open space within this development attractive to dog walkers in order to minimise this effect.

Policy C10 ecology

18) Prior to the commencement of development of any of the dwellings in any one of the proposed phases hereby approved a scheme to demonstrate how biodiversity loss from the site will be offset by specific biodiversity gains shall be submitted to and approved by the Local Planning Authority. Such a scheme as is approved shall be implemented prior to first occupation of the dwellings.

Reason: The development is likely to result in the loss of some biodiversity from the site such as Brown Hares and farmland birds and such biodiversity loss needs to be compensated for through biodiversity gains.

INFORMATIVE

With respect to specific measures for biodiversity gains, these may include but should not be limited to measures such as –

- All casual open space to be seeded with a low maintenance species rich grass mix that is suited to the chalk geology. In suitable locations this should also be rich in wildflowers to encourage a diversity of pollinating species.
- Eastern boundary of the site is currently a hedgerow. This should be enhanced as necessary and incorporated into the GI for the scheme (Not currently shown on the GI plan for the site).
- Design of lights to avoid light spill on to areas of value for bats
- Bat roosting and bird nesting features incorporated into the built environment (integral to the buildings).
- A proportion of the semi-natural grassland to be managed for reptiles and enhanced for hibernation etc

Policy C10

19) No development shall commence until full details of the main access junction as shown in outline on drawing number 10152HL02A have been submitted and approved in writing by the Local Planning Authority; and the junction shall be constructed in accordance with the approved details before any further development (other than that required in order to construct the junction) takes place within the development.

REASON: to ensure that the development is served by a safe and adequate road, footway and cycle network in the interests of highway safety.

Policy G2 (ii)

20) No development shall commence until full details of the northerly access junction as shown in outline on drawing number 10152HL01A have been submitted and approved in writing by the Local Planning Authority; and the junction shall be constructed in accordance with the approved details before the occupation of 100 dwellings within the development.

REASON: to ensure that the development is served by a safe and adequate road, footway and cycle network in the interests of highway safety.

Policy G2(ii)

21) No development shall commence on any phase of the development until full detailed engineering drawings for the internal road layout and construction specification have been submitted and approved in writing by the LPA; and the internal road layout shall be constructed in accordance with the approved details within one year of completion of housing within each phase of the development.

REASON: to ensure that the development is served by a safe and adequate road, footway and cycle network in the interests of highway safety.

Policy G2 (ii)

22) The internal road layout shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footway and carriageway to at least binder course level between the dwelling and the existing public highway.

REASON: to ensure that the development is served by a safe and adequate road, footway and cycle network in the interests of highway safety.

Policy G2 (ii)

23) No building hereby permitted shall be first occupied until the access, turning area and parking spaces serving that building have been completed in accordance with the details shown on the approved plans. The access turning area and parking spaces shall be retained for those purposes thereafter.

REASON: In the interests of highway safety

Policy TR11

24) The development hereby permitted shall not be commenced until such time as a full water feature survey and a detailed scheme to protect identified water features has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

REASON: To protect controlled waters by ensuring that all present water

features, such as wells, boreholes etc, are identified and considered.

25) If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

REASON: To protect controlled waters from pollution by the mobilisation of unidentified ground contaminants.

Policy G2 (viii)

26) No development approved by this permission shall be commenced until a Construction Environmental Management Plan for proposed development, incorporating pollution prevention measures, has been submitted to and approved by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

REASON: To prevent pollution of the water environment.

Policy G2 (viii)

INFORMATIVE

Safeguards should be implemented during the construction phase to minimise the risks

of pollution from the development. Such safeguards should cover:

- the use of plant and machinery
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines

at:

<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>.

INFORMATIVE

In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that a SWMP should contain depends on the estimated build cost, excluding VAT. The duty of care for waste must also be complied with. Because all waste movements need to be recorded in one document, having a SWMP will help to ensure compliance with the duty of care. Further information can be found at <http://www.netregs.co.uk>

27) No development approved by this permission shall be occupied or brought into use until a scheme for the future responsibility and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority. The approved drainage works shall be completed and maintained in accordance with the details and timetable

agreed.

REASON: To ensure adequate adoption and maintenance and therefore better working and longer lifetime of surface water drainage schemes.

28) Prior to any reserved matters approval, details of a surface water drainage strategy shall be submitted to, and agreed in writing by, the Local Planning Authority. The strategy shall be in accordance with the Flood Risk Assessment (prepared by Brookbanks Consulting, Ref: 10152/FRA/01, dated 27/04/12, Appendix 13.1 of the Environmental Statement) and include details of the phasing of surface water drainage infrastructure including source control measures. The development shall be implemented in accordance with the approved scheme.

REASON: To prevent the increased risk of flooding as a result of the development, in accordance with NPPF.

29) No development shall take place on land to which reserved matters relate until the detailed drainage design for each plot, phase or parcel of land, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the plot or parcel is completed.

REASON: To prevent the increased risk of flooding as a result of the development in accordance with NPPF and to protect and improve the quality of controlled waters.

30) No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

REASON: In the interests of sustainable development and prudent use of natural resources.

INFORMATIVE

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered. Any submitted scheme should include detailed information (capacities, consumption rates etc) on proposed water saving measures. Manufacturer's specifications should not be submitted. Applicants are advised to refer to the following for further guidance

<http://www.environment-agency.gov.uk/homeandleisure/drought/31755.aspx>
<http://www.savewatersavemoney.co.uk/>

31) The development shall not be commenced until; a foul water drainage strategy is submitted and approved in writing by the local Planning Authority and Wessex Water. The drainage scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning

authority.

Reason: To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream property.

32) The development hereby approved shall make provision for the following:

- 1. At least 8.1 ha of Employment Land (Class B1 and B2 uses);**
- 2. A Local Centre supporting:**
 - (i) a convenience/food shop (Class A1 use) of up to 550 sq m;**
 - (ii) further shops and services (Class A1-A5 uses) totalling 600 sq m;**
 - (iii) a public house (Class A4 use);**
 - (iv) a doctor's surgery or similar (Class D1 use); and**
 - (v) A proportion of residential units amounting to no more than 40% of the overall floor space of the other District Centre uses approved in this condition;**

At least 21.7 ha of open space as set out in the table on page 59 of the design and access statement (comprising at least 1 NEAP, 3 LEAPs, 1LLAP and 1 LAP), and to include Natural and semi-natural open space, including amenity open space and structural planting of 16.62 Hectares and 0.5 Hectares of allotment space.

- 3. Up to 1250 residential units.**

REASON: To clarify the terms of the planning permission.

33) The employment area hereby approved shall consist only of B1 and B2 uses. Where the employment area abuts neighbouring residential properties, the uses shall only be those falling within the B1 use class order.

Reason: In the interests of the amenity of neighbouring residential properties.

Policy G2 (viii)

34) The development hereby approved shall be carried out in accordance with the following plans and documents

**Dwg P0747_01-1H Site location Plan @ scale 1:2500
Dwg P0747_15-1D Land Use Parameters Plan
Dwg P0747_17-1D Building Heights Parameters Plan
Dwg P0747_18-1F Green Infrastructure Parameters Plan
P0747_38-1B Access & Movement Parameters Plan
Dwg 10152HL02A Highway Proposals Site Access (South)
Dwg 10152HL01A Highway Proposals Site Access (North)**

Supporting Documentation As submitted to the Local Planning Authority on the 8th June 2012

**Dwg P0747_11-1J Indicative Master Plan
Design & Access Statement
Environmental Statement as required by the 2011 Town & Country Planning
(Environmental Impact Assessment) Regulations 2011, comprising:
Volume 1 – main text
Volume 2 – Technical appendices
Volume 3 – Non-technical summary
Transport Assessment
Statement of Pre-Application Consultation
Planning Statement, including Affordable housing and planning obligations
Waste Management Statement
Arboricultural Impact Assessment**

REASON: For the avoidance of doubt and in accordance with national guidance in the interests of proper planning.

35) The open market dwellings hereby approved shall achieve an overall mix across the development site of the following bedroom numbers in each unit 5% 1 bedroom, 20% 2 bedroom, 40% 3 bedroom and 35% 4 bedroom and larger.

REASON: In order to ensure that the mix of house sizes across the site meets the identified demand within the South Wiltshire area.

Policy: Core policy 6

36) No development shall commence on site in any particular phase of the development as referred to in the approved programme of phasing of the development until details of the proposed ground floor slab levels of all buildings within that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON: In the interests of visual amenity.

37) No development shall take place until full details of how on-site renewable energy will be provided for the development to reduce CO2 emissions from energy use by owners/occupiers of the buildings by 10% 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 order to ensure that the development complies with the principles of sustainable development.

38) Prior to commencement of development on any part of any phase of the development hereby approved in which the overground 132kv electricity cables and pylons situated towards the north of the site are located, those electricity cables shall be placed underground and the pylons removed from the site.

Reason: The existing electricity pylons and cables have a negative impact on the surrounding landscape and therefore in the interests of visual amenity should be removed.

39) Prior to first occupation of the development hereby approved a

programme for the phasing of the development shall be submitted to the local planning authority for approval in writing. In particular, the programme shall state that the Employment Land will be fully serviced, fully accessible and fully available prior to the occupation of the 300th dwelling on the site; and the District Centre shall be completed and ready for occupation prior to the occupation of the 400th dwelling on the site. The development shall be carried out strictly in accordance with the approved programme for the phasing of the development.

REASON: To ensure the proper planning and phasing of the development in accordance with an appropriate scheme.

40) The submission of details relating to that phase of development adjacent the new pedestrian entrance way between Ramleaze Drive and this development shall include details of that pedestrian link which shall be approved in writing by the local planning authority prior to commencement of development of that phase. The pedestrian link shall be developed in accordance with the details approved and prior to first occupation of the 50th dwelling in that phase.

Reason: In order to ensure that permeability of the site is achieved and a link is created between the existing development and the old.

41) Prior to the submission of the reserved matters applications relating to the Northern and Southern Villages. The applicants shall submit to and have approved in writing from the local planning authority a noise assessment report which assess the impact of the traffic on the Devizes road upon those properties closest to that road. Any recommendations or mitigation measures proposed in the submitted assessment shall be incorporated in the design of the details of the proposed new dwellings.

REASON: In order to ensure that residents of those properties closest to the busy Devizes road do not suffer undue noise and disturbance from vehicular traffic on Devizes road

Policy G2(viii)

19 c) S/2012/0815/Full - Land North West of the Avenue, Salisbury. SP2 9PS

Public Participation

Cllr Phil Matthews, Wilton Town Council, spoke in objection to the application.

The Planning Officer introduced the report which recommended approval, and gave details of the key issues as contained in the agenda.

The Committee then had the opportunity to ask technical questions of the officers. Details were sought about footpath access to the proposed site, and which parish the site was contained within.

Members of the public then had the opportunity to address the Committee

with their views, as detailed above.

A debate followed, where the location of the proposed cemetery away from the centre was raised, and issues of public transport discussed. The siting away from the proposed major development to the south, into the countryside, was also raised.

At the end of discussion,

Resolved:

That planning permission be REFUSED for the following reasons:

- 1) The proposed cemetery, by reason of its prominent siting in open countryside and the inevitable high visibility of associated development (such as gravestones, the car park and associated storage), would detract from the amenities of the countryside contrary to saved policy C2 of the South Wiltshire Core strategy.**
- 2) The proposed cemetery by reason of its siting outside of the Fugglestone Red development template area and outside the development limits of Salisbury is considered to be too remote from the city and limited primarily to servicing by private motor vehicles. It would therefore be an unsustainable form of development contrary to saved policy G1 of the south Wiltshire Core strategy**

(Councillor Jose Green asked that her abstention be recorded)

19 d) S/2012/1751/Full - Avon Valley College, Recreation Road, Durrington, Salisbury. SP4 8HH

Public Participation

David Maytun spoke in objection to the application.

Graham Amos spoke in objection to the application.

Naomi Defriend, applicant (Wiltshire Council) spoke in support of the application.

Arthur Williams spoke in support of the application.

The Planning Officer presented a report which recommended approval. It was noted that the application had previously come to Committee in October 2012, and additional details in the report regarding signage were noted.

The Committee then had the opportunity to ask technical questions of the officer. Details were sought about the entrance to the site and drop off locations, as well as the enforceability of restricting the drop off sites through signs. In response to queries regarding the felling of trees on the site, it was stated that none of the trees on the site had Tree Protection Orders.

Members of the public then had the opportunity to address the committee with their views, as detailed above.

The Local Member, Councillor Graham Wright, then detailed the positives and negatives of the application, but stated that he felt he had been heavily involved with the application as it progressed, and so would abstain from voting given his closeness to the issues.

A debate followed, where the need for a nursery was raised, along with the effectiveness of the proposed changes to the reservations that led to refusal of the Committee previously. The enforceability of a travel plan or contract with parents at the nursery was discussed, and the suitability of drop off points was also raised.

At the conclusion of debate, it was,

Resolved:

That Planning Permission be REFUSED for the following reason:

The proposed nursery would be sited in a location which would encourage excessive vehicular movements on inappropriate roads, and it has not been satisfactorily demonstrated that there would be adequate parking and dropping-off facilities, to the detriment of highways safety. The proposal would therefore be contrary to Local Plan policies G2(i&ii) and PS6 (i&ii) as saved within the adopted South Wiltshire Core Strategy.

20 **Urgent Items**

There were no urgent items.

(Duration of meeting: 6.00 - 10.15 pm)

The Officer who has produced these minutes is Kieran Elliott of Democratic Services, direct line (01225) 718504, e-mail kieran.elliott@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115

SOUTHERN AREA PLANNING COMMITTEE 14TH FEBRUARY 2013 SCHEDULE OF ADDITIONAL CORRESPONDENCE

Agenda Item 8

**Plan List Item 1 S/2012/1282 /Full – Erection of 60 dwellings together with public open space provision and new vehicle and pedestrian access from Highbury Avenue
At Former Highbury and Fisherton Manor School Sites,
Highbury Avenue, Salisbury. SP2 7EX**

Amendments to officer report

Reference at paragraphs 9.3 and 9.6 to the Oak tree should be to the Monterey Cypress tree.

Conditions

Officers recommend an amendment to the proposed conditions in the officers report to remove reference to reserved matters.

12) The details of all lighting proposed including street lighting, lighting for footpaths, communal parking areas including the intensity of the lighting and design for light column shall be submitted to and approved in writing by the Local Planning Authority prior to the development of each phase of development, and the works shall subsequently accord with the approved scheme.

REASON: To ensure that the lighting scheme respects the overall design qualities from the development.

Policy G2 (Viii)

13) No development shall take place until full details in terms of both hard and soft landscape works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development hereby permitted. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle or pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units signs, lighting etc); proposed and existing functional services above and below ground (eg. Drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc) retained historic landscape features and proposals for restoration where relevant).

REASON: To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

Policy G2 (iv)

14) No development shall take place until details in terms of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

REASON: To enable the Local Planning Authority to ensure that the proposed earthworks will relate satisfactorily to existing features within the site and its surroundings in the interests of visual amenity.

Policy G2 (iv)

15) No works or development shall take place until full details in terms of all proposed tree planting and the proposed times of planting, have been approved in writing by the Local Planning Authority and all tree planting shall be carried out in accordance with those details and at those times.

REASON: To ensure the satisfactory establishment of the approved scheme for the landscaping of the site.

Policy G2 (iv)

Officer Comments and further representation

Since the officer report was written objections have been received from the householder at 34 Highfield Road which sides on to the application site. In response to this the applicants have reviewed the effect on this property of the proposed new properties and removed a Juliet balcony from plot 7 to prevent the feeling of being overlooked from this particular plot. They have also provided a cross section to show the impact on this property of the proposed development. The occupier of this property whilst welcoming the changes still considers the changes unacceptable as they still feel their property will be dominated by units 6 and 7. They wish to urge the committee to require the contractor to amend his plans. Officers have considered this further letter from the owner of this property and considered the applicants amendment consider the relationship between the properties to be acceptable.

The applicant has also stated that the reason for Trim Trail equipment being provided at the Southern end of the site is that there is a gas main and mains easement that runs down this side of the site and a soakaway at this end of the site which prevents substantial foundations being put in this area.

One further late representation stating

It is most regrettable that better use has not been made of this site at the master planning stage in terms of creating significantly better access routes for pedestrians and cyclists in this part of Salisbury. The site is within easy walking & cycling distance of all amenities and within close proximity to the worst air quality blackspot in Salisbury on the Wilton Road, so a development which did more to encourage walking and cycling would have been preferable to a car-dependent housing estate

with poor pedestrian and cycling linkages which will only add to the traffic congestion and air quality problems in the neighbourhood.

Leaving these past mistakes to one side, I would like to raise the issue as to why the needs of disabled people, parents with buggies, and those with shopping trolleys have been ignored in this planning application. The existing steps on the pedestrian link to the north are to be retained – despite the fact that there are only a small number and it would have been easy to remove them. To the south of the site, the pedestrian route to the public open space and play area has been designed with steps only.

There is no mention of disabled access in the Design & Access Statement which accompanied this planning application, and the officer's report, and the comments from WC Highways, do not comment on disabled access, despite the statement in Wiltshire Council's Local Transport Plan Strategy that "The needs of disabled people are important in designing pedestrian access". The Department for Transport's guide to best practice on access to pedestrian and transport infrastructure 'Inclusive Mobility' states that "Even a single step will prevent access for the great majority of wheelchair users (and be a trip hazard for others), so alternatives must be provided".

Highway and planning authorities must comply with the Disability Equality Duty under the Disability Discrimination Act 2005 and need to be proactive in ensuring disabled people are treated fairly. It seems that in this case the needs of disabled people – or indeed those parents with buggies who might wish to accompany their children to the school or the play area in the public open space – are being ignored.

I would ask the planning committee to consider their obligations under current disability discrimination legislation and ask why the developer of this site has not been required to take account of the access needs of all, including those with disabilities, when designing this development.

One further representation letter – Please see Appendix 1

Officer's comment

Members should note that officers have considered the needs of those with disabilities and pushchairs but because of the driveways and parking and the gradient of the site adjacent Highfield Road it is not practically possible to build a ramp in this location. Similarly because of the very significant slope at the bottom part of the site it is also not practical to put a ramp in this position either. Therefore the development either has accesses with these steps or the accesses would need to be deleted from the scheme and officers considered that the steps providing at least some permeability through the site were preferable to the only other realistic alternative of removing these accesses.

Plan List Item 2 S/2012/0814/OL – Outline application for access only for proposed mixed use development comprising residential (up to 1250 dwellings), employment, local centre, community uses, primary school, public open space, landscaping and associated access works including demolition of existing house and farm buildings At Land to the North West of Fugglestone Red and Bemerton Heath, Salisbury.

Officers have made some minor changes to the wording of the conditions proposed in the officer report such that it is now recommended that the following changes are made to the conditions previously proposed.

17) Prior to the commencement of 50% of the dwellings in each phase approved under Condition 5, a scheme shall be submitted to and approved by the LPA setting out how each public open space within that phase will be purposely designed to be attractive to dog walkers. Such a scheme as is approved shall be implemented prior to first occupation of the dwellings.

REASON: The development has the potential to have an effect on Camp Down SSSI, Bemerton Heath Local Nature Reserve, and Camp down County Wildlife Site from dog walkers from the new development. As such it is considered important to make open space within this development attractive to dog walkers in order to minimise this effect.

Policy C10 ecology

18) Prior to the commencement of development hereby approved a scheme to demonstrate how biodiversity loss from the site will be offset by specific biodiversity gains shall be submitted to and approved by the Local Planning Authority. Such a scheme as is approved shall be implemented prior to first occupation of the dwellings.

Reason: The development is likely to result in the loss of some biodiversity from the site such as Brown Hares and farmland birds and such biodiversity loss needs to be compensated for through biodiversity gains.

Informative: With respect to specific measures for biodiversity gains, these may include but should not be limited to measures such as –

- All casual open space to be seeded with a low maintenance species rich grass mix that is suited to the chalk geology. In suitable locations this should also be rich in wildflowers to encourage a diversity of pollinating species.
- Eastern boundary of the site is currently a hedgerow. This should be enhanced as necessary and incorporated into the GI for the scheme (Not currently shown on the GI plan for the site).
- Design of lights to avoid light spill on to areas of value for bats
- Bat roosting and bird nesting features incorporated into the built environment (integral to the buildings).

- A proportion of the semi-natural grassland to be managed for reptiles and enhanced for hibernation etc

Policy C10

37) No development shall take place until full details of how on site renewable energy and/or energy efficiency will be provided for the development to reduce CO2 emissions from energy use by owners/occupiers of the buildings by 10% 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 order to ensure that the development complies with the principles of sustainable development.

39) Prior to first occupation of the development hereby approved a programme for the phasing of the development shall be submitted to the local planning authority for approval in writing. In particular, the programme shall state that the Employment Land will be provided with all necessary services to the site boundary, fully accessible and fully available prior to the occupation of the 300th dwelling on the site; and the District Centre shall be completed and ready for occupation prior to the occupation of the 400th dwelling on the site. The development shall be carried out strictly in accordance with the approved programme for the phasing of the development.

REASON: To ensure the proper planning and phasing of the development in accordance with an appropriate scheme.

Members will have noted that at the time of writing the Education contributions were being finalised and the education departments comments have now been received.

Primary Education

Agreement has been reached with the developer to provide a new primary school as shown on the masterplan to serve the development.

Agreement has been reached between the developer and the local education authority to provide a financial contribution for 162 secondary school places. Negotiation is ongoing on the sum of money to be provided in this respect but the Education authority consider that an agreement can be reached. If it cannot the application would be brought back before members for reconsideration on this point.

Officers consider that the provision of a new primary school and the relevant contribution towards secondary provision are sufficient to meet the needs of the site and meet the requirements in the development template.

Wiltshire Councils Tree Officer – No objections

Further representations

Further representations have been received from The Bemerton Heath surgery who are concerned that there will be no vehicular access between the new development and the existing development at Bemerton Heath.

Further additional representation

I would like to make the point that the officer's report has failed to adequately summarise many of the points made in my original representation on this scheme. For instance I pointed out there was quite a challenging climb to reach the site from Salisbury which would be a deterrent for cyclists, so I suggested that a pool of electric bikes to serve the residential dwellings, or the businesses, or both, could encourage people to try this option. I pointed out that this emission-free mode of travelling would have significant advantages over using the car for accessing Salisbury. Unfortunately the word 'electric' has been omitted in the officer's report where the proposal has been paraphrased as "cycle use through perhaps a pool of bikes should be encouraged" – which of course rather misses the whole point of the suggestion!

It is very disappointing that the officer's report on this planning application recommends only a pedestrian link to the UKLF site when many of the representations requested that the link be provided for both pedestrians and cyclists. For example the Natural England response indicates that "As a functional transport link we would like to see the link being suitable for cycling, with some form of unlit surfaced track, in keeping with a rural character".

It would be very short-sighted not to design the UKLF-Fugglestone Red path with the needs of cyclists and wheelchair users in mind as well as pedestrians. This will be a key link between two important residential developments, and will serve as a route to school for pupils living on the UKLF site who are attending Sarum Academy. This should therefore be designed from the outset with the extra width necessary for a shared use path, rather than having to come back to widen this link in years to come.

One other letter relating to landscape issues

Considers that the landscape measures proposed should be part of a well thought through landscape strategy for the site and is an essential part of the master planning process and needs to lead not follow development. Such a strategy should include details of the size, extent, typical species and planting densities.

For the planted buffer Zones, off site planting, mitigating planting and new planting required to enhance and extend the existing shelterbelts and woodlands in a northwest – southeast direction to create a proper structural landscape framework. A long term management plan would also be an essential requirement.

It is essential that all new structure planting should be carried out in advance in the early stages of development this will ensure that the site's green infrastructure will begin to establish at the earliest opportunity.

Plan List Item 3 S/2012/0815/ OL – Outline application for proposed new cemetery with vehicular access from The Avenue At Land North West of the Avenue, Salisbury. SP2 9PS

Members should note that this site falls within the ward of Cllr Richard Beattie and not Cllr Ricky Rogers as shown in the committee report.

South Newton Parish Council have stated that they were not consulted initially on this application. Records show that the parish council was consulted but they have stated that they did not receive this consultation.

The letters were subsequently sent out by e-mail and received by the parish council A further letter was sent out notifying them of the committee date.

No response has been received.

Appendix 1

Dear Councillor

I would like to draw your attention to the 27 people in Highfield Road who signed a petition expressing concerns about the disused access being opened up for pedestrians between our road and the new development on the proposed 60-home development on the former Highbury and Fisherton Manor Schools (S/2012/1282/FULL), which is due to be discussed at the southern area planning committee on Thursday 14 February.

This was discussed at Salisbury City Council's planning committee which also objected to the link proposal as part of its opposition to the whole development. Unfortunately, these objections were not included in its response to Wiltshire Council.

I want to make it clear that I am not opposed the development as such – indeed I think it is an important development that should go ahead, although I acknowledge that others have their own objections which you will need to consider.

A number of residents are concerned that Highfield Road, which is effectively a cul-de-sac because the gate is currently locked and has been since the old school closed, will become a pedestrian short cut for the new estate residents to and from the city centre. I should point out that this was only ever an access to and from the old school, was locked at all other times and was never a general access.

This could cause noise and disturbance in this quiet cul-de-sac and change the nature of the road for ever while increasing security concerns. Notwithstanding the comments of the planning officer, I would reiterate concerns about conflict between new pedestrians and vehicles using Highfield Road. This is a very narrow and congested street with poorly maintained pavements. Cars often have to mount one pavement to avoid vans parked in the street and delivery vans have to do the same thing. Pedestrians often walk in the road because it is, frankly, easier to do so only to be forced back on to a pavement if a vehicle approaches.

I agree with the planning officer Mr Adam Madge that this issue does not warrant refusing the entire application but I have confirmed with him this week

that it would be possible for you to approve the application while inserting a condition that the link is not opened up.

I would also like to draw to your attention to the fact that that the Highways Department is not prepared to adopt the access because the estate designer has been unable to remove the steps within the curtilage of the new development. I suspect that one of the reasons for this is that Wiltshire Council does not wish to be liable for any injuries that might arise from people using the access. The access would, therefore, be privately owned and controlled. I have received the following in response to a question about this issue to the developers:

“This area of un-adopted land, as well as other elements of driveways and roads on the site that will remain un-adopted, will be placed in to a residents’ management company. Residents will be contractually bound to contribute towards the maintenance and insurance of such areas, including cover for 3rd party claims, should injuries occur on any aspect of the development. This practice is common on most of our developments and is accepted by all local authorities.”

The steps are in a parlous condition and, contrary to comments previously made by the developer, there does not now appear to be any plans to enhance the link, merely for residents to ‘contribute towards the maintenance’. I think this should be a matter of real concern for the committee and for anyone moving into this new estate. I hope that on this occasion you will err on the side of caution and in favour of existing residents rather than potential residents, bearing in mind that the highways officers does not consider that the link is essential for the development.

I therefore request that you carefully consider placing a condition on the application that this link is not opened up, if you are minded to approve the development.

Kind regards,
Dick Bellringer,
21 Highfield Road,
Salisbury.

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