

Minutes

Meeting of: City Area Planning Committee

Meeting held in: City Hall, Salisbury.

Date: 1 September 2005

Commencing at: 6.00pm

Present:

District Councillors:

Councillor Ms S C Mallory – **Chairman**
Councillor J R L Nettle – **Vice Chairman**

Councillors Mrs P J Brown, K A Cardy, P M Clegg, D A Culver, B E Dalton, S R Fear, S J Howarth, M J Osment, P W L Sample, I R Tomes, Miss M A Tomlinson, J M Walsh and Mrs S A Warrander.

Apologies: J M Collier, Mrs E A Chettleburgh, Mrs M I Evans, P V H Paisey and C Vincent.

Officers

R Horsey (Development Control), R Hughes (Development Control), Mrs B Jones (Development Control), Mrs G Newell (Legal & Property) and A Rose (Democratic Services).

295. Public Questions/Statement Time:

There were none.

296. Councillor Questions/Statement Time:

There were none.

297. Minutes:

Resolved – that the minutes of the last ordinary meeting held on 4th August 2005 (previously circulated) be approved as a correct record and signed by the Chairman.

298. Declarations of Interest:

Councillor Culver declared a personal and prejudicial interest in planning application S/2005/0980 and left the meeting during its consideration by the committee.

299. Chairman's Announcements:



Awarded in:
Housing Services
Waste and Recycling Services



The Chairman announced that agenda item 8 would be considered first, prior to considerations of planning applications.

300. S/2005/0980 – Outline Application – For up to 130 Dwelling Units, a Shop and Vehicular Access Off Rowbarrow Together with Associated Ground and Other Works at Land at Downton Road/Rowbarrow, Salisbury, SP2 8AS for Westbury Homes (Holdings) Limited

Mr M Mullins, spokesperson for Rowbarrow Residents Association spoke to raise some concerns which the Residents Association have with the application, although did not make an objection.

Dr Thorn, a resident of Millenium Close, spoke to object to any proposal to relocate the second access opposite Millenium Close.

A Hawkins, a planning consultant speaking on behalf of the applicant, spoke in support of the above application.

Following receipt of these statements the committee considered the report of the Head of Development Services (previously circulated) together with a schedule of late correspondence circulated at the meeting:

Resolved – that

(1) For the following reasons:

The site is allocated in the Local Plan for residential development. The submitted scheme therefore broadly accords with this allocation and the adopted Development Brief.

The Environmental Impact Assessment indicates that the surrounding environs will be largely unaffected by this proposal following mitigation. The consultees appear to agree with this stance subject to conditions.

Whilst the development of this site will inevitable change the existing situation experienced by adjacent residents, the scheme would be in accordance with the adopted Development Brief, and would be designed so that any impacts would not be significant, in terms of general visual amenities, and general disturbances.

Wiltshire County Council Highways and Highways Agency have no objections to the proposal, and the Environmental Impact Assessment indicates that the traffic increase would not have a significant impact on surrounding highway systems.

In terms of the principles of development of this site for housing as proposed, the scheme is considered to be in accordance with Central government guidance, given in the various PPG's and PPS's and other guidance. Likewise, the scheme in principle would accord with the policies within the Development Plan. However, suitable conditions will be needed, as will a suitable legal agreement in order to provide the mitigation recommended in the Environmental Impact Assessment.

it is recommended to the Secretary of State (GOSW) that Salisbury District Council is minded to **approve** the above application subject to the following stipulations:

i) subject to the applicant and any other interested parties undertaking under Section 106 of the principal act in respect of the following:

- a) provision of affordable housing
- b) provision of/contributions towards on and off site public open space
- c) financial contributions towards off site educational facilities
- d) before development commences completion of the exchange of equal amounts of land with Salisbury District Council to ensure that the optimum viability of a shop can be tested without prejudicing the provision of a community hall.
- e) financial contribution towards community hall
- f) the site for the proposed shop being marketed for an agreed period and contingency arrangements being agreed, including future timing and landscaping, in relation to the outcome of the marketing report and the future maintenance/use of the site
- g) subject to the shop being marketed and being a viable proposition, a commitment that no more than half of the dwellings will be constructed before the community facility (the shop) is provided
- h) financial contribution towards off site highway works/infrastructure,
- i) future maintenance schedule for landscaping
- j) provision of waste recycling facilities on site (including individual householder facilities)
- k) a scheme for the provision, the protection and enhancement of trees and landscaping off site, including the protected trees adjacent to Downton Road, the existing planted area along Rowbarrow, and new planting and bunding on highway authority land opposite secondary vehicular access

- l) a scheme for the future maintenance of the sustainable urban drainage systems
- m) cycle and footpaths along rowbarrow road to be completed before development begins
- n) consultation with residents of rowbarrow to continue as part of the environmental management plan
- o) that assessment of the traffic calming issues continues after development commences, included as part of the legal agreement between the developer and wcc highways

and subject to the following conditions:

1. Approval of the details of the siting, design and external appearance of the building[s], and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

2. Plans and particulars of the reserved matters referred to in condition 01 above, relating to the siting, design and external appearance of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: For the avoidance of doubt.

4. 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, whichever is the later.

REASON: For the avoidance of doubt.

5. The details of the development which are required pursuant to the above condition 01 shall generally accord with the illustrative drawings which have been submitted in amplification of, but do not form part of, the outline application.

REASON: For the avoidance of doubt.

6. The vehicular access points and associated internal roadways shown on approved plan No. 1734.15c shall be constructed to base coat level prior to any other development taking place. All the highway features, including the new footways and cycleways along Rowbarrow, and all internal roadways shall be properly constructed to adoptable standard prior to first occupation of the dwellings, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to ensure that the development is adequately served by acceptable highway linkages in the interests of sustainable development, highway safety, and residential amenities.

7. The number of dwellings on this site shall not exceed 130 houses.

REASON: In order to ensure that the impacts of the development do not exceed those outlined in the Environmental Impact Assessment, and to ensure that the scheme accords with the adopted development brief.

8. The shop hereby permitted shall not trade outside the hours of 7am to 10pm.

REASON: In the interests of amenity

9. Construction works shall be undertaken only between the hours of 0730hrs to 1830hrs on Mondays to Fridays, and between 0800hrs to 1300hrs on Saturdays. No working on Sundays or public holidays, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of amenity

10. Prior to development commencing, a Soil Handling Strategy indicating details of the location of the storage of any materials, plant, machinery, including excavated materials, and phasing of lorry movements, shall be submitted to and approved in writing with the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme.

REASON: In order to limit the impact of the proposal in the interest of amenity

11. Notwithstanding conditions above, prior to any construction works commencing, a detailed scheme which outlines the mitigation measures to be put in place with regards the construction works and the impacts on surface water drainage and adjacent amenities, including details of the foundation construction techniques, a noise protection scheme, temporary drainage system, routes and timing of traffic, location of site plant, cleaning of site and vehicles, and the covering of lorries carrying aggregates, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme.

REASON: In order to control pollution caused by the development

12. Prior to any development commencing, a Waste Management Plan shall be submitted to and approved by the Local Planning Authority. The agreed scheme shall include appropriate targets and objectives for the minimisation and recycling of any materials during each stage of the construction phase, and shall be carried out as approved.

REASON: In order to ensure that the development includes sustainable waste recycling features.

13. Prior to any development commencing, details of lighting, in relation to both construction period and the post construction period, shall be submitted to and agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme.

REASON: In order to limit light pollution from the works.

14. No development shall commence until a scheme of water saving measures has been submitted to and agreed in writing with the Local Planning Authority in consultation with the Environment Agency. Development shall be carried out in accordance with the agreed scheme.

REASON: To reduce the adverse affects of current water usage levels on the Hampshire Avon River Catchment and to protect future public water supplies in the area.

15. No works shall commenced, and the site shall not be cleared between the months of March to August respectively, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to avoid the bird breeding season and thereby mitigate the impacts on protected species.

16. No development approved by this permission shall be commenced until a scheme for the disposal of surface waters has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans and in the timescale agreed.

REASON: To prevent pollution of the water environment.

17. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation has been submitted to and approved in writing by of the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.

REASON: To prevent the increased risk of flooding.

18. No development shall take place within the area of the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

REASON: In order to secure an archaeological evaluation

19. Prior to any development commencing, and in addition to the information submitted in pursuance of the above conditions, an Environmental Management Plan and Habitat Management Plan shall be submitted to and approved in writing. Such a Plan shall indicate all measures to be undertaken to mitigate the impacts of the various works, as outlined in the Environmental Impact Assessment submitted with the outline planning application. Development shall be carried out in accordance with the agreed scheme.

REASON: In order to mitigate the impacts of the proposal in accordance with the submitted Environmental Impact Assessment.

20. Before the development hereby permitted commences on the site, a soil survey of the site shall be undertaken and the results provided to the Local Planning Authority. The survey shall be taken at such points and to such depth as the Local Planning Authority may stipulate. A scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority in writing and the scheme as approved shall be fully implemented and completed before any [residential] unit hereby permitted is first occupied.

REASON: In order to ascertain the level of contamination on the site

21. Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To secure a harmonious form of development.

22. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

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.

23. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON: To enable the Local Planning Authority to secure the satisfactory implementation of all approved landscaping works, in the interests of visual amenity.

24. Before the commencement of the development, or of any works on the site, and concurrently with the detailed design plans, a tree survey shall be submitted to the Local Planning Authority. The survey shall contain relevant details on all trees on or adjacent to the site, and with a stem diameter of 100mm or greater, to include the following:

- (a). Reference number, species, location, girth or stem diameter, and accurately planned crown spread.
- (b). An assessment of condition, and value.
- (c). Existing ground levels, including contours where appropriate, adjacent to trees where nearby changes in level, or excavations, are proposed.

- (d). Trees to be removed in conjunction with the proposed development shall be clearly marked as such on the plan.

REASON: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, and to enable proper consideration to be given to the impact of the proposed development on existing trees, so as to safeguard and enhance the visual amenities of the area and to ensure a satisfactory appearance to the development.

25. No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall show the areas which are designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Guide for Trees in Relation to Construction (BS.5837: 1990) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall also include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The Arboricultural Method Statement shall also indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include provision for the supervision and inspection of the tree protection measures. The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has been given in writing

REASON: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of construction.

- (2) The applicant be informed of the following

1. That this decision has been taken in accordance with the following policies of the Salisbury District Local Plan:

H2F	site allocation policy
H25	Affordable housing
G1	general development policies
G2	general development policies
G3	water and drainage issues
G4	water and drainage issues
G8	water and drainage issues
G9	Planning obligations
D1	extensive development and design
D7	extensive development and design
R2	recreational open space and facilities
R4	recreational open space and facilities
C7	Special Landscape Area
CN20-23	Archaeology
TR1	Transportation

2. Effective planning for the sustainable use of water in this catchment is essential in order to prevent/minimise a detrimental affect on the sensitive Hampshire Avon River. It is also essential in sustainable planning for future public water supply. Policy G3 in the adopted Salisbury District Local Plan supports this.

301. S/2005/1534 – Without compliance – revision to previously approved scheme to enlarge dimensions of the garage without compliance with condition 4 of S/2005/0378 at 68 St Ann Street, Salisbury SP1 2DX for Mr D Heath

Reverend Penelope Rundle, a resident of Prospect Place, spoke in objection to the above application.

Following receipt of this statement and further to a site visit held earlier that day the committee considered the report of the Head of Development Services (previously circulated) together with a schedule of late correspondence circulated at the meeting:

Resolved – that the above application be **refused** for the following reasons

1. The proposal seeks to increase the dimensions of a garage, which was previously approved as part of a scheme for a residential annexe, to the rear of 68 St Ann Street. The site lies within the Conservation Area, and due to the bulk, height and scale of the revised scheme, the garage would neither preserve nor enhance the character of, or views into the Conservation Area, and would have an unduly dominant impact on the boundary of an adjoining single storey property to the east. The proposal would therefore be contrary to Policy G2, CN8, and CN11 of the adopted Salisbury District Local Plan.

302. S/2005/1546 – Full application – Proposed residential development of 12 flats and 8 car spaces and new vehicular access at land at bottom of Wilton Road and Devizes Road, Salisbury SP2 7EE for Lainswood Homes Ltd

Mr A Stocken, agent for the applicant, spoke in support of the above application.

Following receipt of these statements the committee considered the report of the Head of Development Services (previously circulated) together with a schedule of late correspondence circulated at the meeting:

Resolved – that

(1) For the following reasons:

In principle, the redevelopment of this site for residential purposes is considered acceptable and in accordance with the aims of policy E16, and preferable to the previous petrol station use, and in line with government guidance.

In design terms, the scheme is a significant improvement compared to the previous scheme, and is now considered acceptable.

The redevelopment of the site for residential purposes is likely to have far less impact than the previous petrol filling station use, and the scheme has been sensitively designed to avoid any significant loss of privacy or overshadowing of adjacent neighbours. The use of the site for residential purposes has not been objected to by the EHO.

The redevelopment of the site is likely to have less impact in traffic terms than the previous commercial use, and given its sustainable location, is likely to encourage use of sustainable modes of transport other than the private car.

And subject to the applicant any other relevant parties undertaking under Section 106 of the principal act to pay a commuted sum under Policy R2 of the Salisbury District Local Plan within one month of this decision, then the above application be approved subject to an informative requesting the applicant to insert a clock in the cupola and encouraging the applicant's offer to voluntarily improve the footway around the site.

and subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. Before development is commenced, a schedule of external facing materials shall be submitted, and, where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on the 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.

3. There shall be no other windows inserted in the first and second floor courtyard elevation(s) of the building.

REASON: In order to protect adjacent amenities

4. Before development commences the applicant shall commission the services of a competent contaminated land consultant to carry out a detailed contaminated land investigation of the site and the results provided to the Local Planning Authority. The Investigation must include:

- A full desk top survey of the historic data
- A conceptual model of the site identifying all potential and actual contaminants, receptors and pathways (pollution linkages)
- A risk assessment of the actual and potential pollution linkages identified
- A remediation programme. The remediation programme shall incorporate a validation protocol for the remediation work implemented.

A validation report shall be forwarded to the Local Planning Authority prior to habitation of the premises.

REASON: In order to ensure a suitable scheme of decontamination for the site

5. The architectural features of the buildings hereby permitted shall be painted in a colour to be agreed in writing with the Local Planning Authority and such painting shall be completed within 12 months of the date of completion of the building(s). The colour so agreed shall thereafter be retained in perpetuity unless the Local Planning Authority gives written approval to any variation.

REASON: To secure a harmonious form of development.

6. Prior to occupation, the proposed hall window(s) in the rear courtyard elevations shall be glazed with obscure glass to the satisfaction of the Local Planning Authority and shall be maintained in this condition thereafter.

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

7. Prior to the occupation of the development hereby approved, the existing vehicular access and public footway along the Devizes Road (spur) frontage of the Development shall be replaced by a new section of footway to adoptable standards, details of which are to be submitted to and agreed in writing by the Local Planning Authority, prior to commencement of development.

REASON: In the interests of highway safety and amenities

8. The landscaped amenity area and car and bicycle parking area shall be completed and made available for use prior to the first occupation of the residential units.

REASON: In the interests of amenity of the development

9. Prior to any development commencing, a scheme for the management of the construction of the proposal, including times of operations, and details of how adjacent amenities and the adjacent highway are to be protected, shall be submitted to and agreed in writing by the Local Planning Authority, and the scheme shall be developed as agreed.

REASON: In the interest of amenity

10. The development shall be carried out in strict accordance with the approved noise/pollution attenuation measures.

REASON: In the interest of amenity

11. No development shall take place until full large scale 1:10 details and drawings of all architectural features (including door surrounds, window heads/sills), windows, doors, rainwater goods, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

REASON: In the interests of visual amenity

12. The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby approved.

REASON: In the interests of highway safety.

13. There shall be no entrance gates erected.

REASON: In the interests of highway safety.

14. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety

15. Before development commences a scheme of water efficiency measures for the proposed development shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.

REASON: In order to achieve the sustainable use of water resources

16. Before development commences, a scheme to minimise the detrimental effects to the water interests of the site and the risks of pollution during the construction phase shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme.

REASON: To minimise the detrimental effects to the water interests of the site and the risks of pollution during the construction phase

- (2) The applicant be informed that this decision has been taken in accordance with the following policies of the Salisbury District Local Plan:

G1	Sustainable Development
G2	General Development Control Criteria
D1	Design Criteria
D2	Design Criteria
R2	Public Recreational Open Space
E16	Loss of Employment.

- (3) The applicant be informed that the proposed bicycle racks shall be of a Sheffield design. With regards this matter please liaise with Wiltshire County Council Highways.

- (4) The applicant be informed that Wessex Water has indicated that a number of its apparatus are located near the site, and these must be protected during development. The applicant is advised to contact Wessex Water with regards this matter.

303. Tree Preservation order 351 – 105 Bouverie Avenue South, Salisbury:

Mr Willis, owner of 105 Bouverie Avenue South, spoke to object to a Tree Preservation Order

Following receipt of this statement and further to a site visit held earlier that day the committee considered the report of the Arboricultural Officer (previously circulated) together with a schedule of late correspondence circulated at the meeting:

Resolved – that Tree Preservation Order 351 is confirmed without modification.

304. Land at 18 Harnwood Road, Salisbury:

Mrs A Cochrane, owner of 18 Harnwood Road, spoke to object to an enforcement notice being served. Mrs F Forster, owner of 20 Harnwood Road and also speaking on behalf of the owners of 21 Bishops Drive which also neighbour the site, spoke in support of an enforcement notice being served.

Following receipt of these statements and further to a site visit held earlier that day the committee considered the report of the Enforcement Officer (previously circulated) together with a schedule of late correspondence circulated at the meeting:

Resolved – that the Head of Legal & Property Services be authorised to issue an Enforcement Notice under the Town and Country Planning Act 1990 (as amended) and serve it on the appropriate person(s).

Alleging the following breach of planning control:

Operational Development comprising the raising of land levels and construction of a retaining wall materially altering the landform, without the benefit of planning permission

Requiring the following steps to be taken: -

1. Restoration of the land to its levels and contours before the development described in the breach took place. (For the avoidance of doubt, in relation to evidence as to the level of the land before development took place, photographs taken by Mrs Cochrane were submitted by her on 11th May 2005 along with the response to the Planning Contravention Notice. These photographs are referred to in the answer to Question 12 – copies attached with the notice)
2. Permanent removal from the land of the soil and spoil arising from the restoration of the land to its contours and profiles before the development described in the Notice took place.

Reasons for serving the Notice: -

1. The retention of the raised levels of the land over the level before development took place is seriously detrimental to the residential amenity enjoyed by adjoining properties in conflict with policy G2 (vi) of the adopted replacement Salisbury District Local Plan by reason of the serious overlooking and loss of privacy arising from the works.

Time For Compliance: -

1. One Month
2. One Month.

305. Mobile catering Units/Snack Vans

The Committee considered the report of the Enforcement Officer (previously circulated):

During consideration of this matter the following key comments were made:

- When the report is written which is to be brought back to Area Committees it should clearly identify which types of mobile catering units/snack vans are to be included in any proposal.
- Mobile catering units/snack vans provide a valuable service to many people especially in areas where they are often the only provider of food, such as on the Churchfields Estate.
- These units do look ugly and it may improve the situation if they can be made to look more attractive.
- It is impossible to stop these units and it is a waste of officers time to try. It is far easier to leave them alone.

Resolved – that

- (1) the City Area Committee recommends to the Planning and Regulatory Panel that any further formal enforcement action against mobile catering units/snack vans is not expedient under planning legislation at this time and that should further problems occur enquiries should be directed to the Wiltshire Highways Partnership for reasons of highway safety and Environmental health for matters of noise or other pollution:
- (2) The City Area Committee notes that a report be prepared for a future meeting of all Area Committees to examine the feasibility of introducing a Byelaw prohibiting trading from the highway.

The meeting closed at 9.20 pm

Members of the public: 25