

# Minutes

**Meeting of:** Northern Area Committee

**Meeting held in:** Antrobus House, Amesbury

**Date:** Thursday 20 October 2005

**Commencing at:** 4.30 pm

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**Present:**

Councillor M A Hewitt – Chairman  
Councillor C G Mills – Vice-Chairman

Councillors J A Brady, J C Noeken, A G Peach, J R G Spencer, J Rodell, T Woodbridge, I C West,  
F Westmoreland and K C Wren.

Apologies: Councillors M Baker, D W Brown and Mrs J M Greville

Parish Councillors: Mr Burt (Bulford), Mr Healing (Durrington), Mr I Holiday (Wylve) and Mr Stubbs (Newton  
Tony).

Officers

Mr A Madge (Development Services), Mr R Horsey (Development Services) and S Draper (Democratic  
Services).

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

Mrs C Brundle made the following statement "We were originally granted planning permission in Aug 2001 to,  
amongst other things, extend our adjoining forge from a 1 ½ storey solid wall structure to a 2 storey one.

We have completed other work agreed in that planning permission but could not start on the forge because  
the existing footings did not meet modern building regulations. We then examined various design and  
construction options. We concluded that it would be most cost effective to dismantle a section of the forge,  
sort the footings issue and then rebuild to 2 storeys.

This new approach allowed us to make minor changes to the appearance of the build as we were no-longer  
fixed by the existing structure. For example, we could reduce the window width and match exactly with the  
remainder of the property.



Awarded in:  
Housing Services  
Waste and Recycling Services



We sought advice from the Planning Office who advised that we had to re-submit our planning application as we were no longer extending but replacing the building, despite the final structure being virtually identical. This we duly did, although we (and our architect) were somewhat surprised at having to do so.

This second planning application was turned-down this August as we had failed to provide information to show that we would not cause damage to protected species.

When we enquired, the planning office stated that the roof area in our out-building? could house bats and owls and that we needed to have a specialist survey undertaken. There was no issue with the plans themselves.

We had a meeting with the Planning Department last month where they confirmed that we could remove the roof under our extant planning permission. However, because of the Local Plan of 2003, new permission would not now be granted without a protected species survey.

It is disappointing that commonsense is not being applied. We can, under extant permission, remove our roof. Local Plan 2003 policy is, in our case, being applied blindly and without full consideration of the circumstances, especially as we would be dismantling the structure carefully in order to recycle roofing tiles and bricks, to produce a sympathetic extension in a conservation area. Moreover, having explored the possibilities with English Nature, we now know that protected species can live in all sorts of structures, yet not all properties seeking permission for extensions or conversions are being asked for surveys. This makes it doubly frustrating that we have been singled out.

The Chairman informed Mrs Brundle that a planning officer would contact her following the meeting to investigate this issue further. The response from the officer is attached to these minutes for reference.

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

There were none.

**442. Minutes:**

**Resolved** – that the minutes of the ordinary meeting held on 22<sup>nd</sup> September 2005 be approved as a correct record and signed by the Chairman.

**443. Declarations of Interest:**

Councillor C G Mills declared a personal and prejudicial interest in planning application number S/2005/1744 – Two Storey Rear and First Floor Side Extensions at 9 Whatcombe Brow, Orcheston, Salisbury, SP3 4RJ as he is a close personal friend of the applicant and withdrew from the meeting during consideration thereof.

**444. Chairman's Announcements:**

There were none.

**445. Minutes of the Durrington Swimming Pool and Fitness Centre Managing Body**

The Committee considered the minutes of the meeting of the Durrington Swimming and Fitness Centre Managing Body on 1<sup>st</sup> August 2005 (previously circulated).

Mr D Healing, the Chairman of Durrington Parish Council, made the following statement to the Committee: "I was appalled at the statement made by the Chief Executive Officer of SDC at the recent Parish Liaison Meeting and the subsequent articles in last weeks Journal with regard to a £1.4m deficit and the proposed cost cutting measures that were being considered to meet this shortfall.

I was not surprised to hear there would be a financial deficit as almost all councils in the country are similarly affected, and if you can believe the National Press, possibly caused by the withdrawal of Central Government Funding, however, I was appalled that this District Council could even consider closing Durrington Pool to save funds.

Durrington Pool is a facility that is used extensively by residents in the Northern Area and is considered by many to be a facility second to none. I know people from Tilshhead, Shrewton, Amesbury, Enford and even Salisbury use the pool. Some prefer it to the Five Rivers complex. Judging by the response to a Petition I started last Friday evening which has now collected over 1700 signatures to date local people do not want to see this facility closed. The response from Durrington has been tremendous and this has really united the villagers against a common cause. But it is not just people in

Durrington who feel strongly against these proposals; I was telephoned by a shopkeeper in Bulford Camp and asked for a copy of the petition so they could help in the campaign. Another member of the public who, on her own, had arranged a photo call at the pool also contacted me, and invited me to join her. The feelings are so high that if the decision was made to close the pool I would not like to be responsible or predict the response from the public that would follow.

If any of the Councillors assembled here are involved with the decision making on this proposal I would like to give them some details that could be taken into consideration.

Upper Avon School was recently awarded Sports College status becoming Avon College and the use of the pool is critical to their curriculum. Yesterday I received a planning application for a new Sports Hall at Avon College. As this education facility is being expanded it doesn't make sense to close an integral part of it.

Swimming Pools are facilities requiring a lot of maintenance. To close a pool and leave it full of water still requires regular maintenance even just to keep the water clean. To drain the pool for a very short period is acceptable but draining it for months not weeks could spell disaster. Some pools actually collapse within a short period of being drained. Therefore to shut the pool and drain it may not be a realistic option as a lot of money could be needed to recover it. In this present day and age the facility would be lost forever.

Please take this message to the Main Council Meetings, there must be other ways of saving money than to close a facility that many people use and love."

Councillor West, as Chairman of the Durrington Swimming Pool and Fitness Centre Managing Body, presented the report to members. He informed members that it was important that the services offered by the pool continue to be promoted through village and parish magazines and newsletters. He also informed members that the issue of the Council's Medium Term Financial Strategy would be discussed at the next meeting of the Managing Body on 31<sup>st</sup> October 2005.

Other members noted that they were pleased to see the report from the Managing Body as it highlighted the success that the staff were having in attracting more customers and making cost saving measures already. It was also noted that swimming should be promoted to enable people to remain fit and healthy. The members felt that the closure of the Swimming Pool should be removed from the Cabinet's list of possible options to reduce the budget shortfall as soon as possible.

Councillor Wren, as the Leader of the Cabinet, assured those present that the Northern Area Committee and all the parishes in the Northern Area would be kept fully informed of any budget decisions which would affect them. He also stated that he was legally bound to consider all options for meeting the budget shortfall but he was aware of the support for both the Durrington Swimming Pool and the Tisbury Sports Centre and would look very carefully at trying to remove them from any proposals for meeting the shortfall as soon as possible.

Councillor West extended his thanks to all those involved in ensuring the repair of Recreation Road in Durrington.

**Resolved** – That the minutes of the Durrington Swimming Pool and Fitness Centre Managing Body be noted.

**446. LEA Consultation Proposals On Amalgamating Amesbury Junior School and Amesbury Infant School**  
The Committee considered the proposals from Wiltshire County Council (previously circulated).

Members noted that the response from parents at meetings of the Junior School were very positive in favour of the proposed amalgamation. However, it was emphasised that the consultation process was still ongoing and parents should continue to submit their views.

Members felt that achieving the best solution for the children was the most important factor and as the papers indicated that this would be achieved by amalgamation the members were very happy to support the proposal. It was noted that standards of teaching and community support for the school would also play a part in raising levels of attainment and this must be considered carefully as well.

**Resolved** – That the following response be forwarded to Wiltshire County Council on behalf of the Northern Area Committee:

"That the Northern Area Committee supports the amalgamation of the junior and infants schools in Amesbury to form a new primary school. The reasons set out in the paper (previously circulated) at

3.1 which are essentially to raise the levels of attainment in both schools are fully understood and supported.

The Northern Area Committee requests that subsequent discussions with the Wiltshire School Organisation Committee take into consideration the funding streams necessary to support a new primary school, given that the present junior school buildings are owned and maintained by the Church of England Diocese.

Notwithstanding any final decision on the location of the new children's centre planned for Amesbury, which it is understood is meant to be within pram pushing distance, that careful consideration must be given to any green travel plan/parking considerations where the projection of registrations may be up to 500 children in order to be viable.

As such, the Cabinet members of Salisbury District Council are asked to note the present parking and traffic problems associated with the three lower schools at the bottom of the town and the need to maximise the use of the present free public car parks by parents.

Salisbury District Council should also be aware that a local transport study for Amesbury is ongoing, part of it involves the potential for utilising the very much underused Salisbury District Council Haywain and Stockbarrow residential car parks by parents from Christ the King School. This is seen as a vital plank in easing the traffic congestion on Earl's Court and Parsonage Roads and will be even more essential if the children's centre goes ahead.

**447. Update on the Co-Location of a Public Office on the Library Health Centre Site:**

The Committee was informed that the above co-location was progressing as per the report at the last meeting and was scheduled to be completed in November 2006.

**Resolved** – that a further update be brought to the next meeting.

**448. Update on the Development of the CO-OP in Amesbury**

The Committee was informed that there was no further progress to report since the last meeting.

**Resolved** – that a further update be brought to the next meeting.

**449. Update on the Expansion of Porton Down**

Councillor Wren informed the Committee of the following:

- A more detailed planning application had recently been submitted by DSTL.
- Wiltshire County Council Highways Department were involved in the proposals as there were concerns over the potential increases in traffic resulting from the new development.
- DSTL were considering holding a further meeting with parishes in the Bourne Valley in the near future to consult on their proposals.

**Resolved** – that a further update be brought to the next meeting.

**450. Update Report on Focus Do-It-All - London Road, Amesbury**

The Committee considered the report of the Enforcement Officer (circulated as late correspondence).

**Resolved** – That as the Breach of Condition Notice has been complied with and the breach of conditions at the above site has been remedied, that the matter be concluded.

**451. Update on Barn at Winterbourne Gunner**

The Committee considered the report of the Conservation Officer (previously circulated) together with the schedule of late correspondence circulated at the meeting including a document circulated by Cllr Westmoreland.

Mr Bruce-White, the landowner, spoke in objection to the course of action described within the report.

**Resolved** – That action in prosecuting the Urgent Works Notice be deferred until the next meeting of the Northern Area Committee to allow for a full report detailing the history of the barn and options for future action to be put before members for their consideration.

**452. Tree Preservation Order 343 – Peartree Cottage, Hanging Langford, SP3 4NW**

The Committee considered the report of the arboricultural officer (previously circulated) together with the schedule of late correspondence circulated at the meeting.

**Resolved –** That the Tree Preservation order 343 be confirmed without modification.

**453. Update on Planning Application S/2005/1509 at Manor Farm, Fisherton De La Mere**

Further to the deferral of the above application at the last meeting of the Northern Area Committee, the Committee received an update from the Principal Planning Officer. Members were informed that officers have written to the applicant requesting further information. The applicant has provided the information but this information was only received the day before the meeting. Therefore the planning application will be considered at the November meeting of the Northern Area Committee.

**Resolved-** that the update be noted.

**454. S/2005/1744 – Two Storey Rear and First Floor Side Extensions at 9 Whatcombe Brow, Orcheston, Salisbury, SP3 4RJ**

The applicant spoke in support of the above application.

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

**Resolved –**

1. That the above application be approved for the following reason:

(1) The proposed development would be in accordance with the adopted policy provisions of the Salisbury District Local Plan, and would not unduly affect the amenities of neighbouring properties, or detrimentally affect views out of the adjacent conservation area.

And subject to the following conditions:

1. A07B The development hereby permitted shall be begun before the expiration of three years from the date of the permission

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. AS amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004 (0004 AMENDED)

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure a harmonious form of development

3. There shall be no insertion of any first floor windows in the south (side) elevation of the extension hereby permitted, unless otherwise agreed in writing upon submission of a planning application in that behalf.

Reason: In the interests of neighbouring amenities

2. That the applicant be informed that this decision has been taken in accordance with the following policies of the adopted Salisbury District Local Plan:

Policy G2	General Principles for Development
Policy D3	Design
Policy CN11	Conservation Areas

**455. S/2005/1517 – Erection of a Detached Two Storey Dwelling Within The Side Garden Retaining the Existing Double Garage - Land Adjacent to 2 Park Cottages, Beechfield, Newton Tony, SP4 0HH**

Mr Dewfall, the applicant, spoke in support of the above application.

Mr Stubbs, on behalf of Newton Tony Parish Council, informed the Committee that the Parish Council recorded a split decision when it considered the above application.

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

**Resolved –**

1. The above application be refused for the following reason:
  - 1) The site is within a prominent and sensitive location in a conservation area, a special landscape area and adjacent to grade II listed parkland. It is considered that the proposed detached dwelling by reason of its design and materials is unsympathetic and inappropriate to the character and appearance of the existing terrace, with subsequent adverse impact to the character and appearance of the conservation area, grade II listed parkland, special landscape area and setting of nearby grade II listed Newton Tony Lodge, contrary to policies H16, D2, C6, CN5, CN8, CN11 and CN18 of the Adopted SDLP.
  - 2) The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the adopted Salisbury District Local Plan because appropriate provision towards public recreational open space has not been made.

Note: That the applicant be informed that the reason given above relating to Policy R2 of the adopted Local Plan could be overcome if all the relevant parties can agree with a Section 106 Agreement, or, if appropriate by a condition, in accordance with the standard requirement of public recreational open space.

**456. S/2005/1032 – Demolish Existing Dwelling and Build 1 Replacement Dwelling at Parkhouse Garage, Parkhouse Corner Roundabout, Cholderton, Salisbury, SP4 0EG**

The Committee considered the report of the Head of Development Services (previously circulated).

**Resolved –**

1. That it be recommended to the Planning and Regulatory Panel that the above application be **approved** for the following reasons:

- (1) It is considered that the design of the new dwelling is a significant improvement over that which currently exists on the site and will considerably improve the character and appearance of the area as such and in view of the fact that there are no other outstanding issues.

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 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.

- 3) 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 – In the interests of the amenity and the environment of the development.

- 4) 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 five 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 – In the interests of the amenity and the environment of the development.

5) Notwithstanding the provisions of Classes A- F 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 dwelling 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 retain control over the development in the interests of amenity.

6) No development shall take place until details of the treatment of the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Any tree screening, hedges, walls or fences thus approved shall be planted/erected prior to the occupation of the buildings.

Reason – In the interests of the amenity and the environment of the development.

7) 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 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 for contaminants identified. The remediation programme shall incorporate a validation protocol for the remediation work implemented, confirming whether the site is suitable for the consented use.
- The remediation programme shall be fully implemented and the validation report shall be forwarded to the Local planning authority prior to habitation of the properties.

Reason: In the interests of health and safety for occupants of, or visitors to, the proposed development.

8) The private sewage treatment plant installed for the development must adhere to submitted plans and that indicated in the Risk Assessment (emailed to the Agency by Gerald Steer on 20<sup>th</sup> July 2005).

In particular the following must be met:

- a. The effluent volume must not exceed 2 metres cubed per day
- b. Discharge quality must not exceed 20mg/1 BOD and 30mg/1 suspended solids
- c. The discharge must pass through a reed bed treatment system.

The treatment system should be adequately maintained to prevent deterioration of effluent quality.

Reason: To protect groundwater resources from contamination.

2. That the applicant be informed that this decision has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

Policy G1 and G2	General principles and criteria for development,
H22 and H23	Housing Policy Boundaries,
C1	Landscape of the district,
C2	Landscape conservation,
C6	Landscape considerations,
G8	Groundwater Source protection,
R2	Open Space provision.

**457. S/2005/1783 – 2 Bed Chalet Bungalow with Garage Previous Application S/2003/2643 at 172 Salisbury Road, Amesbury, Salisbury, SP4 7HW**

Further to the site visit held earlier that day, the Committee considered the report of the Head of Development Services (previously circulated):

## **Resolved –**

1. That the above application be **approved** for the following reasons:

(1) Planning permission has already been granted and commenced for the erection of a 2 bedroom bungalow and it is considered that the proposed alterations are appropriate in scale and design to the overall appearance of the street scene and due to its distance and orientation from neighbouring dwellings will not have a significant impact to the residential amenity of surrounding properties.

And subject to the following conditions:-

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

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. As amended by section 51 of the Planning and Compulsory Purchase Act 2004. (0004 Amended).

2. Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D04A)

Reason: 0014 To secure a harmonious form of development.

3. Notwithstanding the provisions of Class[es] A-E 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 dwelling, no additional windows/dormer windows (other than those expressly authorised by this permission), no additions or alterations to the roof of the dwelling 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: 0112 and 0113

4. Provision shall be made within the site for the disposal of surface water discharge so as to prevent its discharge onto the public 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

5. The access to the development shall be laid out in accordance with the submitted plan Ref No 2003/14/1A prior to the occupation of the dwelling and shall remain ungated at all times.

Reason: 0052

6. The vehicle parking and turning area shall be provided in accordance with the submitted plan Ref No 2003/14/1A prior to the occupation of the dwelling and shall be maintained for that purpose thereafter.

Reason: 0052

7. The access/parking/vehicle turning areas shall be properly consolidated and surfaced in accordance with the submitted plan Ref No 2003/14/1A prior to the occupation of the dwelling.

Reason: 0052

8. Visibility shall be provided at the site access with nothing over 1.0m in height above the adjacent carriageway level being planted, erected, or maintained in front of a line measured 2.0m back into the site access extending across the whole site frontage in the form of a parallel strip

Reason: 0052

9. The finished floor levels of the proposed buildings shall be in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development is commenced.

Reason: To ensure the exact position of the buildings within the site in the interests of amenity.



10. Notwithstanding the provisions of Class[es] A-E 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, nor the erection of any structures within the curtilage, nor additions or alterations to the roof nor additional windows to the dwelling hereby permitted (other than those expressly authorised by this permission) unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: 0107 To enable the Local Planning Authority to retain control over the development in the interests of amenity.

11. Before the dwelling hereby approved first comes into use, the proposed rooflights on the rear roofslope shall be glazed with obscure glass, details of which shall be submitted to and approved in writing by the Local Planning Authority. The glazing so agreed shall be maintained in this condition thereafter.

Reason:0018

2. That the applicant be informed that this decision has been taken in accordance with the following policies of the adopted Salisbury District Local Plan:  
G2 (General), H16 (Housing Policy Boundaries), C7 (SLA), D2 (Infill development)

*The meeting concluded at 1825  
Members of the public present: 26*