

Minutes

Meeting of: Northern Area Committee

Meeting held in: Antrobus House, Amesbury

Date: Thursday 17 November 2005

Commencing at: 4.30 pm

Present:

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

Councillors M Baker, J A Brady, D W Brown, Mrs J M Greville, A G Peach, J R G Spencer, I C West, F Westmoreland and K C Wren.

Apologies: Councillors J C Noeken, J Rodell and T Woodbridge

Parish Councillors: Mr Burt (Bulford), Mr Stubbs (Newton Tony) and Mrs Swindlehurst (Amesbury Town Council)

Officers

Mr D Crook (Policy Director), Mr A Madge (Development Services), Mrs E Milton (Conservation), Mr J Crawford (Legal and Property Services) and Ms S Draper (Democratic Services).

458. Public Questions/Statement Time:
There were none.

459. Councillor Questions/Statement Time:
There were none.

460. Minutes:

Resolved – that, subject to the deletion of the words “in a conservation area” from minute 455, and the clarification that under minute 449 that a detailed planning application had not yet been received, it was the Masterplan which would lead to the detailed planning application which had been received, that the minutes of the ordinary meeting held on 20th October 2005 be approved as a correct record and signed by the Chairman.



Awarded in:
Housing Services
Waste and Recycling Services



461. Declarations of Interest:

- Councillor C G Mills declared a personal interest in agenda item 8 Medium Term Financial Strategy as he is a regular user of Durrington Swimming Pool and Fitness Centre.
- Councillor Mrs J Greville declared a personal interest in agenda item 8 Medium Term Financial Strategy as she is both a regular user of Durrington Swimming Pool and Fitness Centre and a voting member of the Managing Body.
- Councillor I C West declared a personal interest in agenda item 8 Medium Term Financial Strategy as he is both a regular user of Durrington Swimming Pool and Fitness Centre and the Chairman of the Managing Body.
- Councillor M Baker declared a personal interest in agenda item 8 Medium Term Financial Strategy as he is a voting member of the Managing Body of the Durrington Swimming Pool and Fitness Centre.
- Councillor West declared a personal and prejudicial interest in planning application S/2005/1738 and withdrew from the room during consideration thereof.

462. Chairman's Announcements:

There were none.

463. Update on Community Safety Projects Ongoing in the Northern Area

The Committee received an update on current community safety projects from the Section Commander for Amesbury. He informed members that many of the issues in Amesbury and the surrounding areas have been the same for many years. The work that the police and Council officers have been undertaking on Bemerton Heath and in Harnham have shown very positive results with up to a 40% reduction in reported crime. There had also been a corresponding reduction in reports of nuisance.

On 6th October the Police and Council officers held a meeting with district and parish councillors from the Northern Area to discuss ways of tackling anti-social behaviour including many self-help strategies. Over 100 log sheets were issued to assist the public and parishes to record incidents however to date none of these have been returned.

The Section Commander informed members that his team were currently targeting known offenders and writing to the parents of youths identified and that this had produced a good affect. A community beat team for Amesbury and Durrington had recently been launched and Durrington was the next target for tackling known offenders. He would be calling a meeting to address the issues in Durrington in the near future as he felt that there was much good work already being done but this needed to be co-ordinated.

The Section Commander thanked the members and the parish councillors present for the help they had given in helping to tackle this problem.

A concern was raised regarding the routing of calls to Devizes in the evenings and at weekends as an example was cited of when the phone was not answered.

The Section Commander informed members that in the event of an emergency members of the public should call 999 and this would always be answered. He added that much investment was going into improving the response on non-urgent calls.

Councillor West informed members that he had Chaired a meeting of the Police Authority on 16th November. This meeting had discussed the Home Office consultation on reducing the number of police forces across the country from 43 to 30.

The Wiltshire Police Authority had been asked to formulate options for submission to the Home Office by 31st October which it had done. The options submitted included all possible alternatives from maintaining the status quo to creating one regional police force for the South West.

The Home Office have selected two options:

- 1) The creation of two police forces for the region, one for Devon and Cornwall and one for the rest of the South West.
- 2) The creation of one regional police force for the South West.

The Wiltshire Police Authority must consult on these options and respond to the Home Office by 23rd December. Therefore Councillor West urged all members and parishes to complete the consultation forms within the next two weeks to allow the views of as many local people as possible to be included.

464. Medium Term Financial Strategy

The Committee received a presentation from the Policy Director on the Medium Term Financial Strategy,

The Policy Director emphasised the following points:

- The medium term financial strategy is a document that is produced annually and always covers three years ahead.

- The average funding gap over the last few years has been £350,000 per annum and in previous years this has been funded through efficiencies and fairly minor changes to services.
- Over the next few years the funding gap will increase and the options for making the savings are tougher than previously.
- The reasons for this increase in the funding gap include the increased costs of bringing Five Rivers back in-house (£300,000 approximately) and reduced income from land charges as a result of the housing market slowing down (£100,000 approximately).
- The Council is looking at many possible ways of achieving the levels of savings required.
- Options for one off savings include delayed opening of the London Road Park and Ride site and delayed growth for recycling.
- Options for internal efficiencies include reduced agency staff and a review of premium payments.
- Options for new sources of income include the introduction of 24/7 car parking charges in Salisbury City and introducing car parking charges outside Salisbury.
- Options for saving money include reducing some services.
- Outsourcing services such as the Community Alarm Service and CCTV are also included.
- It was noted that the total savings proposed equal far more than the amount that needs to be saved so there are genuine options within the strategy.

Members raised the following points:

- Increased parish precepts to take over certain responsibilities will in reality only affect larger parishes.
- There must be a strategy to review premium payments as it would seriously affect staff morale.
- The option of combining the community alarm service and the CCTV service should be examined as this could produce savings.
- The grant from central government does not cover the increased costs of running the Council and providing the services.
- Any leisure centre which has a pool operates at a loss. However, some activities such as aerobics are very profitable and Salisbury's leisure centres should be maximising these profitable activities.
- In some parishes there are three contractors employed to do similar jobs, one employed by the District Council, one employed by the County Council and one employed by the parish, savings could be made if one body organised the contract on behalf of the others.
- A debate was had over the efficiency of the CCTV cameras being manned at all times.
- Members wanted to know which bus routes would be affected by the withdrawal of a subsidy. The Policy Director agreed to circulate this to members.

Resolved – That this item be placed on the agenda for the December meeting to enable members to discuss the issues and options contained within the strategy and forward any comments to Cabinet.

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

The Head of Legal and Property Services informed the Committee that the offices would be closed between the 21st and 25th November to enable the new counters and facilities to be fitted. Once these had been fitted the office would be opened to the public. The Council had issued a press release on this issue which was available on the Council's website should any member wish to read it.

Resolved – That this item be removed from the Northern Area Committee agenda.

466. Update on the Development of the CO-OP in Amesbury

The Head of Legal and Property Services stated that a representative of the CO-OP had informed him that the CO-OP were continuing negotiations with Wiltshire County Council to overcome the planning issues surrounding the new roundabout. However, he had been informed that these were not issues of principle more issues of detail. The timescale for this is unknown at present as the officer was unsure to what extent this involved third parties.

Resolved – that the Head of Legal and Property Services investigate the extent to which the above negotiations involve third parties and report back to members at the next meeting.

467. Update on the Expansion of Porton Down

Councillor Wren informed the Committee that DSTL were holding another consultation meeting with all the parishes in the Bourne Valley on 15th December 2005. He stated that the Masterplan had been submitted and a detailed planning application was currently awaited.

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

468. Update on Barn at Winterbourne Gunner

The Committee considered the report of the Conservation Officer (previously circulated).

Resolved - That action with the urgent works notice be pursued as outlined in option (b) of the report, and that the contractors be lined up to carry out the urgent work as soon as possible.

Councillors Hewitt, Westmoreland and Wren wished their dissent from the above decision to be recorded.

469. S/2005/1509 – Conversion of existing redundant agricultural buildings to residential - At Manor Farm, Fisherton De La Mere, Warminster, BA12 0PY. For The Jonathan Barlow Partnership.

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

Councillor Mills, on behalf of Mr Holliday, Chairman of Wylde Parish Council, informed the Committee that the Parish Council had no objection to the above application.

Following receipt of these statements, 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 subject to the applicant and any other relevant parties undertaking, under Section 106 of the principal act to
 - a) secure the regular mowing and maintenance of the grass verges which form the visibility plays at the junction of the site entrance with the A36, in so far as they are in the ownership/control of the applicant (and any other relevant party) and
 - b) pay a commuted sum in respect of Policy R2 of the Salisbury District Local Plan

Then the above application be **approved** for the following reasons:

(1) The proposed conversion of existing redundant farm buildings to residential dwellings would be sustainable, and in accordance with the adopted policy provisions of the Salisbury District Local Plan. The amended layout of the scheme would not affect the existing protected trees or verges on the site, and the Local Planning Authority does not consider that the development would be detrimental to highway safety, provided the grass verges are maintained at all times to maximize available visibility at the junction with the A36.

And subject to the following conditions:

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

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

2. There shall be no commencement of any development within the red line of the application site until the access shown within the blue line on the approved plan 95382/18/B has been constructed, surfaced and drained in accordance with the plan. There shall be no alteration to the levels of the existing site lines.

Reason: In the interests of highway safety

3. No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (BS.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 5 years of the completion of the development, another tree, shrub or hedge shall be planted at the same place, and

that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to safeguard the amenity of the existing protected trees to ensure a satisfactory appearance to the development.

4. 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.5837:2005) 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 placement of service runs i.e. BT, water, gas, sewage, electric etc. . 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 the provision for the supervision and inspection of tree protection measures on a regular basis throughout the different phases of construction. Reports produced as a result of these inspections shall be forwarded to the Local Authority Arboricultural Officer. 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 and soft landscaping have been completed and all equipment, machinery and surplus materials removed from 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.

5. 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], window frames, door[s] and roof[s] of the proposed development and the surfacing of all internal access roads within the red line of the site 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: To secure a harmonious form of development

6. The development shall be in accordance with the amended site layout plan ref 95382/18/b showing deletion of the southern internal access road adjacent to the protected trees. There shall be no alteration to existing site levels other than as shown on the approved plan.

Reason: For the avoidance of doubt and to protect the existing root systems of the protected trees forming the southern boundary to the site.

7. Notwithstanding the provisions of Classes A to E of Schedule 2 (Part 1) to the Town & 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 curtilages, or any alterations to the roof or walls of the dwellings (including insertion of additional windows, dormer windows or rooflights) unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf. (V15A)

Reason: To ensure that the historic character and appearance of the barns and farmyard are maintained in the interests of visual amenities.

8. The development shall be in accordance with the conclusions and recommendations of the bat survey by Whitby Wildlife Conservation August 2005.

Reason: Bats are a protected species of wildlife.

9. The development shall be in accordance with the method statement for repairs by Construction Design Partnership, received on 1/9/05.

Reason: To ensure that the existing historic buildings will be repaired and restored by retaining as much of the original fabric and materials as possible, in the interests of visual amenity.

10. No dwelling hereby permitted shall be occupied until all necessary works for the drainage of foul and surface water from that buildings have been completed in accordance with details to be submitted to and approved by the Local Planning Authority. (L05A)

Reason: To ensure that the development is provided with a satisfactory means of surface and foul water disposal.

2. That the applicant be informed that all work must cease and English Nature contacted if bats are found at any time during the works.

470. S/2005/2087 – Retrospective application for the retention of existing dance studio – At Paddock View, 17 Beechfield, Newton Toney, Salisbury, SP4 0HQ – For Mr A Stocken Arb.

Mr J Edwards, a neighbour, spoke in objection to the above application.

Mrs Whitney, the applicant, spoke in support of the above application. Note: An extension of speaking time was granted to Mrs Whitney so that she was allocated 4^{1/2} minutes in total. This was agreed by Mr Edwards.

Mr Stubbs, on behalf of Newton Tony Parish Council, informed the Committee that the Parish Council objected to the above application.

Following receipt of these statements, 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 **refused** for the following reason:

1) The Dance studio by reason of its design materials and appearance is considered an intrusive structure out of keeping with both the conservation area and neighbouring grade 2 listed building and as such the proposal is contrary to policies CN3, CN5 and CN8 of the adopted local plan.

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: G2(vi) General Policies CN3 Development effecting the character of a listed building, CN5 Development within or outside of the curtilage of a listed building, CN8 Development in a conservation area.

471. S/2005/1934 - Telecommunication – Erection of 12 metre Telegraph Pole with 3 Antenna and Ancillary Equipment Housing at Highway Verge, Stonehenge Road, West Amesbury, Salisbury, SP4 7DD for Savills

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

Resolved –

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

(1) The siting and appearance of the proposed development would not be detrimental to nearby Scheduled Ancient Monuments or visual amenity within the surrounding World Heritage Site, in general and of the particular locality.

2. That the applicant be informed that the development is permitted development by virtue of Class A(a) of Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 and the development is restricted by the Conditions thereby imposed.

472. S/2005/1738 – Tree in Conservation Area –Copper Beech – Remove Two Lateral Branches Growing Over No 3 Church Street (at 2 and 3 metres height) at Westcott, 1 Church Street, Winterbourne Stoke, Salisbury, SP3 4SW for Mr and Mrs I C West

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

Resolved – That members raise no objection to the above application.

The meeting concluded at 1935

Members of the public present: 7