

# Minutes

**Meeting of:** Northern Area Committee

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

**Date:** Thursday 15 December 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, D W Brown, Mrs J M Greville, J C Noeken, J Rodell, J R G Spencer, I C West, F Westmoreland, T Woodbridge and K C Wren.

Apologies: Councillors M Baker and A G Peach

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

Officers

Mrs J Howles (Development Service), Mr A Madge (Development Services), Mr J Crawford (Legal and Property Services), Ms A Crampton (Partnership Team Manager South Wiltshire Strategic Alliance), Ms L Mertens (Democratic Services) and Ms S Draper (Democratic Services).

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

There were none.

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

There were none.

**475. Minutes:**

**Resolved** – that the minutes of the ordinary meeting held on 17<sup>th</sup> November 2005 be approved as a correct record and signed by the Chairman.

**476. Declarations of Interest:**

There were none.



Awarded in:  
Housing Services  
Waste and Recycling Services



**477. Chairman's Announcements:**

The Chairman informed members that they should have all received an update note on the barn at Winterbourne Gunner. He informed members that officers were currently considering the position in the light of the developments set out in the note and that members would be informed of progress at the next meeting.

**478. Community Planning Update**

The Committee considered the report of the Partnership Team Manager (previously circulated).

Members and parishes present made the following comments:

- The cost of public transport should be specifically mentioned as an issue of real concern to local people. It was noted that Salisbury District Council would be subsidising free travel on buses for people over 65 in the near future.
- The other agencies involved in realising the goals of the Plan should be fully engaged and members were pleased to see the extent to which the police were working with the community.
- The Community Plan must have tangible outcomes and been seen to make a real difference to avoid people becoming cynical about the process.
- The lack of action on dog wardens in villages in the northern area was a concern and members would like this to be reexamined as a priority.
- The introduction of the Multi-Use Games Area and Kidz Kampz at the Durrington Swimming Pool and Fitness Centre were very positive achievements and should be noted.
- Bulford Cross Roads should be mentioned in the Plan as needing attention as this was felt to be a very dangerous spot.
- The community plan already identified footpaths which need to be provided but no action was being taken on this as parishes were now being informed that they had to identify the need for footpaths through the lengthy parish planning process. The parishes were frustrated that they, as unpaid volunteers, were having to do the same work twice.
- People would like a small concise leaflet which contained the key important facts about what to recycle, how to recycle and the costs of recycling rather than the large directory which had been provided in the past.
- The document was useful to monitor progress but a concern was raised that it was more useful to the Alliance than to the community.
- The Leader of the Council and the Chairman of the South Wiltshire Strategic Alliance, Councillor Wren, informed those present that community planning was a statutory duty and that partnership working was the only way forward.

**Resolved –**

1. That the Partnership Team Manager write to the relevant Alliance partners to make them aware of the concerns raised by the Northern Area Committee.
2. That a further progress report be brought back to the Committee in six months.

**479. Medium Term Financial Strategy**

The Northern Area Committee did not wish to raise any comments on the above strategy.

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

The Head of Legal and Property Services informed members that Wiltshire County Council Highways department had instructed their solicitors to draft a section 278 agreement with the CO-OP. This meant that the principles of the highway works necessary, amongst other things, for construction to start on the new CO-OP store had been agreed. The Principal Planning Officer informed members that the planning department were currently working through the planning conditions which needed to be discharged in order for development to commence. A scheme for the recycling bins had been submitted which was currently being considered by the Council's Waste Minimisation and Recycling Officer.

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

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

Councillor Wren informed the Committee of the following:

- He had met with DSTL, Tetris, Qinetiq and representatives from all of the parishes in the Bourne Valley on 15<sup>th</sup> December 2005 to discuss the issues involved with the submission of the formal planning application. The formal planning application should be with the District Council by 13<sup>th</sup> January 2006 and DSTL was intending to begin construction on June/July 2006.

- At present it was anticipated that around 1000 staff would be redeployed to Salisbury from Farnborough and other areas. This would lead to increased pressure on housing, health facilities and local schools.
- DSTL had undertaken to keep the Council and local people engaged throughout the process and therefore a further meeting was being held with the parishes of the Bourne Valley once the planning application had been submitted.
- Local people had raised issues including a concern about the amount of traffic that would be generated by the movement of workers to and from the site and therefore DSTL were looking into ways to mitigate this including bussing staff in from Farnborough to reduce the number of cars.
- The ownership of the road serving the site had not yet been clarified however, construction vehicles would be using the road and would ensure that it was maintained to a decent standard.

Mr Fisher, on behalf of Idmiston Parish Council informed the Committee that the Parish Council were very concerned about the possibility that the planning application may be classed as an "1884" application which would only give the Council 28 days to respond to the proposals submitted by DSTL. He also emphasised that the next meeting with DSTL was not until April which was three months after the planning application was being submitted. It was also noted that the development brief for the site would not be available until after the planning application.

The members voiced their concerns about the possibility of the application being treated as an "1884" application.

**Resolved** – That a report be brought to the next meeting and that this report clarify the issue of whether or not the application would be classed as an "1884" application.

**482. Dance studio (outbuilding) erected in the garden of Paddock View, 17 Beechfield, Newton Tony**

Mrs Whitney spoke in objection to the issue of an enforcement notice.

Mr Edwards, a neighbour, spoke in support of the issue of an enforcement notice.

Members considered the previously circulated report of the Principal Planning Officer (Enforcement) together with the schedule of late correspondence circulated at the meeting.

**Resolved** – That the Head of Legal & Property Services be authorised to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) and serve it on the appropriate person.

Alleging the following breaches of planning control: -

Without planning permission: -

Operational development on the Land consisting of the erection of a dance studio outbuilding, located in the position indicated in blue on the plan attached to the Notice.

Requiring the following steps to be taken: -

1. To permanently demolish the outbuilding on the Land shown in blue on the plan attached to the Notice, including its supporting timber base.
2. To permanently remove from the Land all of the resulting materials arising from the demolition in accordance with step 1 above.

Reason for serving the Notice: -

The dance studio outbuilding was erected on the Land without planning permission and by reason of its design, materials and appearance is an intrusive structure, out of keeping with both the Conservation Area and the neighbouring grade II listed building. Its continued retention is therefore contrary to policies CN3, CN5 and CN8 of the adopted Salisbury District Local Plan.

Time For Compliance: -

1. Step 1 above-one month.
2. Step 2 above-one month.

**483. S/2005/2062 – New Office Park Development – At Solstice Park, Sunrise Way, Amesbury, Salisbury, SP4 7LJ. For Niall Monaghan of Hamilton Associates.**

Mrs C Pollard spoke, on behalf of residents of Beverly Hills, in objection to the above application.

Mr Whitley, on behalf of the applicant spoke in support of the above application.

Mrs Swindlehurst, on behalf of Amesbury Town Council informed the Committee that the Town Council objected to the above application.

Further to the receipt of these statements and following the site visit held earlier that day the Committee considered the previously circulated report of the Head of Development Services together with the schedule of late correspondence circulated at the meeting.

**Resolved –**

1. That subject to

1) The completion of a section 106 agreement to ensure that:

(a) No more than 18ha net of employment land is developed before 2011

(b) The provision of the previous S106 agreements on the outline permission are reiterated and apply to this site.

2) Confirmation is received from EA and EN that the appropriate assessment is satisfactory.

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

1. The development lies within an area which has outline permission for the uses proposed. However, the approved masterplan which showed the phasing of the development, denotes this land as a future development area to be developed after 2011. An appropriately worded S106 Agreement ensures that the threshold for employment land of 18 ha up to 2011 is not breached. The location of this land relates well to the current built form of Amesbury and the design of the buildings complies with the approved Development Strategy Submission (design ethos) for the site. The development is considered to comply with policy E8A.

And subject to the following conditions and reasons

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

**Reason:** 1. 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. Before the construction of any of the buildings hereby permitted 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. The material to be used for the roofing of the buildings shall be pre patinated.

**Reason:** In the interests of visual amenity

4. No construction of buildings nor development of the primary infrastructure approved by this permission shall take place until pollution prevention measures have been approved by the Local Planning Authority. The pollution prevention measures should be implemented prior to commencement of construction of the plot or primary infrastructure.

**Reason:** In the interests of pollution prevention

5. Before the construction of each of the buildings hereby permitted is commenced, details of water efficiency measures to reduce the water consumption of that building shall be submitted to and approved in writing by the Local Planning Authority. Such measures as are approved shall be brought into operation

before the premises are occupied and shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To reduce the adverse effects of water usage upon the Hampshire Avon river catchment and to protect future water supplies in the area.

6. No construction of any of the buildings hereby permitted shall be commenced until 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 has been submitted to and approved in writing by the Local Planning Authority.

**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.

7. 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 first of the buildings to be occupied or the completion of the development, whichever is the earlier; and any trees or plants which within a period of 10 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.

8. With the exception of the Porton Road works and access road to the site defined by the S278 agreement no development shall take place until a landscape and surface water drainage management plan for the site has been submitted to and agreed in writing by the Local Planning Authority. Such plan shall show timescales for planting and maintenance and shall be implemented in accordance with the agreed terms.

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

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

**Reason:** To prevent the increased risk from flooding from surface water run off generated by areas of hardstanding as a result of the development.

10. With the exception of the Porton Road works and access road to the site defined by the S278 agreement, no development shall take place until details of all hard surfacing and the means of drainage therefrom has been submitted to and approved in writing by the local planning authority. All surface water drainage from impermeable parking areas and hardstandings for vehicles shall be passed through an oil interceptor designed and constructed with a capacity compatible with the site being drained before discharge to any watercourse, surface water sewer or soakaway.

**Reason:** In the interests of pollution prevention

11. No development hereby permitted shall take place until a legal agreement has been entered into with WCC for the provision of the secondary access road, roundabout on Porton Road & crossing point and no construction of the buildings hereby permitted shall commence until those works subject to that agreement have been carried out and the southern secondary access road to the site has been constructed to basecoat standard.

**Reason:** In order that there is a satisfactory form of access to the site in the interests of highway safety.

12. The route of the footpath/cycleway from the crossing point immediately south of the roundabout to the southern boundary of Solstice Park ( as shown on drawing no. 25013 PL 001 rev 02 received 5-12-05 ) shall be safeguarded . The footpath/cycleway shall be constructed and made available for use at such a time as a safe crossing point is provided at the southern boundary of Solstice Park or a continuous footway is provided in a southerly direction on the eastern side of Porton Road, whichever is the earlier.

**Reason:** In the interests of highway safety.

13. No development shall take place until details of the external lighting of the pedestrian /cycle routes within and to the site has been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the lighting of the car parks and external lighting to the buildings has been provided in accordance with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** In the interests of community safety – especially the safety of pedestrians and cyclists.

14. No building shall be occupied until the roads, footways, car parking & covered cycle parking has been provided to serve the building in question.

**Reason:** In the interests of highway safety and to comply with policies TR11 and TR14 of the adopted Salisbury District Local Plan

15. The scheme for dust suppression, hereby approved, to prevent the deposition of dust on nearby residential properties shall be carried out as approved throughout the course of development with damping down of soil and chalk in dry periods, provision of water bowsers and the covering of any exposed chalk with seeding as quickly as is reasonably practical.

**Reason:** In the interests of the amenity of nearby residents & the locality

16. The hours of construction (to include any earthmoving and moving of plant and machinery) shall be limited to:

Monday – Friday      7.00am – 7.00pm  
Saturday              9am – 1pm  
Sundays and Public Holidays – no construction work shall take place.  
This condition shall not apply to the internal fitting out of the buildings.

**Reason:** In the interests of the amenity of nearby residents

17. With the exception of the Porton Road works and access road to the site defined by the S 278 agreement, no development shall take place until a scheme has been submitted to and approved in writing (by the Local Planning Authority) for the insulation against noise emissions from extractor fans, compressor motors, air conditioning and similar equipment. Before any building is occupied, the works to that building approved under the submitted scheme shall have been fully implemented and shall be retained thereafter.

**Reason:** In the interests of the amenity of nearby residents and in the interests of the design of the building to safeguard against unsightly additions.

18. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order, with or without modification) the office units hereby permitted shall be used for no purposes other than those uses falling within class B1 of the Town & County Planning (Use Classes) Order 1987 (as amended) nor shall there be any alterations nor extensions to the units without the express consent of the local planning authority.

**Reason:** In the interests of the amenity of the development

19. No building shall be occupied until details of waste & refuse storage have been submitted to and approved in writing by the Local Planning Authority and carried out as approved.

**Reason:** In the interests of the amenity of the development

20. The site layout should be in accordance with the amended plans 25013 PL 001 rev 02 received 5-12-05 unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** For the avoidance of doubt.

21. The finished floor levels of the buildings shall be set at such a level to ensure that the highest point of any roof is no higher than the highest point of the ridge of the nearest dwelling fronting the eastern side of Porton Road.

**Reason:** in the interests of the visual amenity of the locality and of neighbouring properties.

22. With the exception of the Porton Road works and access road to the site defined by the S278 agreement, no development shall take place until details of proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority. Such treatments shall include measures along the south western and south eastern boundaries to prevent persons falling onto the site from the adjoining open space and undeveloped land and shall include a timetable for implementation. Such measures/treatments shall be carried out as approved and in accordance with the timescales approved.

**Reason:** In the interests of public safety and visual amenity.

2. That the applicant be informed of the following:

(1) That this decision has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

Policy E8a Purpose- Allocation of employment land  
TR11 – parking provision  
TR14 – cycle parking provision

(2) Attention is drawn to the comments of the Environment Agency.  
In respect of condition 10 roof water must be drained separately and not pass through any interceptor.

**484. S/2005/2206 – Erection of Balcony - At 1 Beech Hay, Warminster Road, Stapleford, Salisbury, SP3 4LT. For Mr Mark Paul.**

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

**Resolved –**

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

(1) The proposed development accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development, D3 (Design), H16 (Housing policy Boundary for Stapleford) and C4, C5 (Landscape Conservation) of the adopted Salisbury District Local Plan.

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. 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 - General Criteria for Development  
D3 - Good Design  
H16 - Housing Policy Boundary for Stapleford  
C4 - Landscape conservation  
C5 - Landscape conservation

*The meeting concluded at 1820  
Members of the public present: 27*