

Minutes

Meeting of: Northern Area Committee

Meeting held in: Antrobus House, Amesbury

Date: Thursday 26 January 2006

Commencing at: 4.30 pm

Present:

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

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

Apologies: Councillor J A Brady

Parish Councillors: Mr Burt (Bulford), Mr D Healing (Durrington), Mr Fisher (Amesbury Town Council) and Mr Stubbs (Newton Tony).

Mr Edwards (Tenants' Panel), Mr Ilsley (Tenants' Panel)

Officers

Mr A Madge (Development Services), Mr J Crawford (Legal and Property Services), and Ms S Draper (Democratic Services).

485. Public Questions/Statement Time:

There were none.

486. Councillor Questions/Statement Time:

There were none.

487. Minutes:

Resolved – that the minutes of the ordinary meeting held on 15th December 2005 be approved as a correct record and signed by the Chairman.



Awarded in:
Housing Services
Waste and Recycling Services



488. Declarations of Interest:

Councillor C G Mills informed the Committee that, whilst he did not have an interest in planning applications S/2005/1970 and S/2005/1996, certain information had come to his attention which made him feel that he should not be present during the discussion, especially in view of his position on the Standards Committee and withdrew during consideration thereof.

Councillor Mrs Greville and Councillor Rodell both declared a personal and prejudicial interest in planning application S/2005/2131 as they are both members of Durrington Parish Council and withdrew from the meeting during consideration thereof.

489. Chairman's Announcements:

The Chairman informed all parish representatives present that they should consider their requirements for the Rural Floral Scheme and submit them to the Parks Manager within the next two weeks in order that the Northern Area Committee can consider the requests at its meeting on 23rd February 2006.

490. SWAG Applications Tranche 3 2005/6

The Committee considered the previously circulated recommendations of the SWAG Review Panel.

Resolved – that the grants be awarded as set out below:

Ref. no.	Application	Project	Decision
NAC/05-06/T3/01	Salisbury & South Wiltshire Museum	A puppet workshop for young people in Durrington and Amesbury	That £450 be granted to the Salisbury and South Wiltshire Museum. The Panel noted that museum funds are solely for the running of the museum and cannot be allocated for project expenditure.
NAC/05-06/T3/02	Durrington Village Hall Pre-School	To purchase a new photocopier /printer	That £124 be granted to the Durrington Village Hall Pre-School

491. Minutes of the Last Meeting of the Durrington Swimming Pool and Fitness Centre Managing Body

The Committee considered the minutes of the last meeting of the Managing Body held on 31st October 2005 (previously circulated).

Councillor West as Chairman of the Managing Body informed members that the Managing Body was still intending to place an advert in parish magazines advertising the Centre but that as this had taken such a long time to achieve he wanted to ensure that it was exactly right.

Councillor Wren informed members that the Cabinet had been able to propose a Medium Term Financial Strategy which would ensure that Durrington Swimming Pool and Fitness Centre was kept open. However, he emphasised that much greater community support would be needed to maintain the viability of the Centre.

Resolved – That the minutes be noted.

492. Outside Body Appointment – Royal School of Artillery Independent Advisory Panel

The Committee considered the letter from Colonel C J Williams (previously circulated).

Resolved – That Councillor A G Peach be appointed as the Committee's representative on the above Panel until Councillor Peach resigns his position on the outside body or for the remaining life of this Council, May 2007, whichever is the sooner.

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

The Head of Legal and Property Services informed members that he had been assured that there were no outstanding planning issues to be resolved between Salisbury District Council and the CO-OP. Work was ongoing to finalise the details of the agreement with Wiltshire County Council Highways department. He further informed members that he understood from a representative of the CO-OP that construction was due to begin in Spring 2006 with a view to opening in October/November 2006.

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

494. Update on the Expansion of Porton Down

The Committee considered the previously circulated report of the Principal Planning Officer. In addition Councillor Wren stated that by March he would be able to inform the Committee of the views of the local parish councils about the detail of the application and it was hoped that the application would come before the Committee in March in order that members could express a view on it.

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

495. S/2005/2337 – Part Single Storey Outbuilding Replaced By Two Storey Extension, New Greenhouse and Covered Way at The Old Forge, 23 Newton Tony, Salisbury, SP4 0HF For Archidraft Design

Mrs C Brundel, 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 supported the above application.

Further to the receipt of these statements the Committee considered the previously circulated report of the Head of Development Services.

Resolved –

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

(1) The proposed extension is considered sympathetic to the overall appearance of the dwelling and Conservation Area, without significant impact to residential amenity. A previous consent allows the applicants to remove the roof and it is considered unlikely that protected species will be present within the building to be converted/demolished.

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) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building. (D01A)

Reason: To secure a harmonious form of development.

(3) If any sign of protected species are found during the building works hereby permitted, work should stop immediately and English Nature be contacted for further advice.

Reason: To safeguard protected species.

2. That the applicant be informed of the following:

(1) Protected Species - Certain species are protected under Part 1 of the Wildlife and Countryside Act 1981 and others are protected under the Habitats Regulations. Some are protected under their own legislation. The protected species legislation applied independently of planning permission, and the developer has legal obligations towards any protected species that may be present.

(2) That this decision has been in accordance with the following policy/policies of the Adopted Salisbury District Local Plan: G2 (General), G4 (flooding), D3 (Design), H16 (Housing Policy Boundary), CN5 (development outside the curtilage of a Listed Building), CN8, CN10, CN11 (Conservation Areas), C6 (Special Landscape Area), C12 (Protected Species)

Councillor Spencer asked that his dissent to the above decision be noted.

496 S/2005/2131 – Change of Use of Old Netheravon Road to be Used as a BMX Track and Change of Use of Farmers Field to Recreation - At Land to East of A345 Netheravon Road, Durrington, Salisbury, SP4 8AU For Mrs M Towle

Mr Healing, on behalf of Durrington Parish Council, spoke in support of the above application.

Further to the receipt of this statement and further to the site visit held earlier that day the Committee considered the previously circulated report of the Head of Development Services.

Resolved –

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

(1) The proposal will create recreational open space, reducing the need to travel and promoting the vitality of local communities in accordance with policies G1, R10, R1A and R1C of the Adopted Local Plan. The concerns over use of the BMX track by motorised cycles, impact to access to statutory undertakers apparatus, impact to the surface water drainage system and impact on Public Footpath 21 can be overcome by conditions.

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) Notwithstanding the provisions of Class A of Schedule 2 (Part 12) of 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 buildings or structures erected or works undertaken on the Land marked A on the approved plans 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 otherwise permitted development, to preserve potential archaeological features on the land marked A.

(3) No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority to discourage motorised cycles using the BMX track hereby permitted. The scheme shall be implemented in accordance with the agreed details.

Reason: The use of motorised cycles on the BMX track would have considerable detrimental impact to the amenity of nearby residences.

(4) No development shall take place until the applicant has submitted to and agreed in writing with Wiltshire County Council Highways Department via the Local Planning Authority a scheme to prevent soil from the BMX track washing into the existing surface water drainage system and how the statutory undertakers apparatus in Old Netheravon Road will be accessed for maintenance purposes. The scheme shall be implemented as agreed unless the Local Planning Authority gives written consent to any variation.

Reason: There is still statutory undertakers apparatus in Old Netheravon Road to which access is likely to be required for maintenance purposes, and there is a risk of soil from the BMX track being washed downhill causing problems for the existing surface water drainage system.

(5) No development shall commence until a scheme to ensure that footpath 21 will not be impeded by the BMX track has been submitted to and approved in writing by the Local Planning Authority. Development shall be completed in accordance with the agreed scheme.

Reason: To ensure that footpath 21 is not impeded by the development.

2. That the applicant be informed of the following:

(1) That this decision has been in accordance with the following policy/policies of the Adopted Salisbury District Local Plan: G1 (General), G2 (General), R10 (Public Open Space), R1A (New outdoor recreation facilities on the edge of settlements), R1C (new outdoor recreation facilities in the countryside), CN21 (Archaeology)

(2) A Footpath Diversion Order may be required in respect of the part of Footpath 21 affected by the BMX track.

497. S/2005/1970 – Redevelopment of Site To Create 3 Houses In Conversion, 6 New Houses, 4 Flats and Offices Over Parking With Ancillary Works - At 32 High Street, Amesbury, Salisbury, SP4 7DL For Gerald Steer

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

Mr Fisher, 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 further to the site visit held earlier that day the Committee considered the previously circulated report of the Head of Development Services.

Resolved –

1. That subject to all those concerned entering into a S106 legal agreement to cover the children's play area and off site recreational payment provision, and that all those concerned enter into a legal agreement with the District Council to ensure that the proposed access-way through the town centre public car park does not prevent other activities taking place within that car park that would ordinarily obstruct access (eg car boot sales, fetes, fairs etc), then the above application be **approved** for the following reason:

(1) The proposal by reason of its design size and appearance is considered to be an acceptable development making good use of an otherwise vacant Brownfield site within Amesbury town centre as such the proposal complies with policies G2 and D2 of the adopted 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 (0004)

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. 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

4. 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: 0052 In the interests of highway safety.

5. 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

6. 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

7. 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.

8. Prior to the commencement of development on site details of covered cycle parking provision shall be submitted to and agreed in writing by the local planning authority. Such cycle parking as agreed shall be constructed and installed prior to the occupation of any of the residential units.

Reason: In order that sufficient cycle parking provision is made on site.

9. Prior to the commencement of works at the site details of any proposed boundary treatments shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of amenity of neighbouring occupiers.

10. Notwithstanding the provisions of Classes A-E inclusive of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no alterations nor extensions to the dwellings nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

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

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no windows/dormer windows [other than those expressly authorised by this permission] shall be constructed.

Reason: 0112 To enable the Local Planning Authority to retain control over the appearance of the dwellings in the interests of visual amenity and the amenity of adjoining properties.

2. That the applicant be informed of the following:

(1) That any proposed bicycle racks shall be of a Sheffield design. With regards this matter please liaise with WCC Highways.

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

Conservation area, CN3 – Listed buildings, CN4-Listed buildings, CN5 – Listed buildings, CN8- Conservation areas, CN11 – Views in conservation areas. G2 – General criteria D2- Infill development D3- Extensions, TR11-Parking Spaces, TR14 – Bicycle Parking facilities. R2- Recreational Open Space.

(3) Members considered that an informative should be applied to the planning permission expressing their desire to retain as far as practicably possible the existing wall fronting the town centre car park because of the contribution to visual amenity that this wall currently provides.

498. S/2005/1996 – Demolition of Shop and Alteration to Houses to Form Shop and 3 Houses With Office and Housing Development in Garden - At 32 High Street, Amesbury, Salisbury, SP4 7DL For Gerald Steer

Further to the site visit held earlier that day 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 extensions and alterations are considered to be in keeping with the listed building and wider Amesbury town centre conservation area and as such the proposal complies with policies CN3 – Listed buildings, CN4-Listed buildings, CN5 – Listed buildings and CN8- Conservation areas of the adopted 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 (0004)

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. (D05A)

Reason: To secure a harmonious form of development.

3. Detailed working drawings at a suitable scale to show: 1. new work in relation to existing, 2. repairs to existing, including structural works, roof structure, doors, windows, fittings, panelling, and other architectural features, shall be submitted to and approved by the Local Planning Authority before any works commence.

Reason: To maintain the character and architectural integrity of the building and the amenities of its surroundings.

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:
Conservation area, CN3 – Listed buildings, CN4-Listed buildings, CN5 – Listed buildings, CN8- Conservation areas, CN11 – Views in conservation areas. G2 – General criteria D2- Infill development D3- Extensions.

499. Special Delegation – Road Closure Part of the High Street Wylfe and Part of Church Street Wylfe
The Committee considered the previously circulated Special Delegation.

Resolved – That the Special Delegation be noted.

500. Exempt Business - Land at Winterbourne Gunner

As there was no information available, the Committee did not consider this item.

*The meeting concluded at 1845
Members of the public present: 12*