

Minutes

Meeting of : Northern Area Committee
Meeting held in : Antrobus House, Amesbury
Date : Thursday 23 February 2006
Commencing at : 4.15pm

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

Apologies: Councillor M Baker

Parish Councillors: Mr Stubbs (Newton Tony) and Mrs Swindlehurst (Amesbury Town Council).

Officers

Mr A Madge (Development Services), Mr J Crawford (Legal and Property Services), Mrs S Hughes (Forward Planning), Ms L Mertens (Democratic Services) and Ms S Draper (Democratic Services).

501. Exempt Business

Resolved - That the press and public be excluded from the meeting during consideration of agenda item 3 on the grounds that it involves the likely disclosure of exempt information as defined within Part 1 of Schedule 12A inserted into the Local Government Act, 1972, by the Local Government (Access to Information) Act 1985, and more particularly specified below:-

- Paragraph 13** - Information which, if disclosed to the public would reveal that the authority proposes –
- (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
 - (a) to make an order or direction under any enactment
 - (b) the determination of any matter affecting the authority (whether, in either case, proceedings have been commenced or are in contemplation);



Awarded in:
Housing Services
Waste and Recycling Services



Agenda Item 3

Update on Outstanding Enforcement Matters

503. Public Questions/Statement Time:

There were none.

504. Councillor Questions/Statement Time:

There were none.

505. Minutes:

Resolved – that the minutes of the ordinary meeting held on 26th January 2006 be approved as a correct record and signed by the Chairman.

506. Declarations of Interest:

None.

507. Chairman's Announcements:

There were none.

508. Rural Floral Scheme

The Committee considered the report of the Parks Manager (circulated at the meeting).

Resolved –

1. That up to £4,640-00 be granted from the Committee's discretionary fund to support the scheme in 2006/7.
2. That £3000 be funded from the remaining 2005/6 discretionary fund and the remaining sum be set aside from the 2006/7 discretionary budget.
3. That parish councils be granted the number of barrels, troughs and baskets as requested on the condition that no parish council receives more than it was granted in 2005.

509. Draft Development Brief: Land between Netheravon Road and High Street Durrington – Consultation Draft

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

The main points raised by members were:

- The brief had been very well received in Durrington.
- The measures proposed in the brief such as the new roundabout and the 20mph speed limit, would help to address concerns about roads in the new development being used as rat runs. The members considered that the area should be designated as a "home zone".
- The wording in the document needed to be tighter to ensure that expectations were met. Therefore the words "could" must be replaced with "should".
- The blocks of affordable housing may need to be in smaller discrete units of 5-10 houses rather than 20 houses in one group. A query was also raised regarding whether the contribution to affordable housing should be greater as the land was government owned.
- It was noted that plans in the appendices to the brief show new buildings within the curtilage of the listed building, which is not shown on the other plans
- The brief highlights that the allotments in Durrington need to be moved but the members queried whether they would be protected for posterity as they were considered an important local amenity.
- Careful thought must be given to landscaping in the area and a full tree survey should be submitted by the developer.
- Careful thought needed to be given to the location and age range of the proposed children's play area.
- It was noted that the Design Forum had seen the brief and members asked to receive copies of its comments.
- Members felt that it would be useful to meet with the officer to discuss the brief in detail and to view the exhibition boards.

Resolved –

1. That the above amendments and comments be submitted to the officer.

2. That the officer meet with members on 23rd March before the next meeting of the Northern Area Committee to allow members to view the presentation boards and to discuss the brief in detail.

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

The Head of Legal and Property Services informed members that despite having contacted relevant representatives, he had been unable to secure an update from the CO-OP in time for the meeting. However, he assured members that he would continue to seek an update in time for the March meeting.

Councillors Noeken and Peach informed the Committee that letters had been sent to the ward members for Amesbury East from the Council's planning department explaining the agreement that had been reached in relation to recycling facilities at the site.

Councillor Noeken also informed members that the CO-OP store manager had been visited by the regional manager to discuss the final layout of the new store. He had urged the CO-OP to make some information available to the public to satisfy some concerns of local residents. It was his understanding that the CO-OP would shortly be erecting boards outside the existing shop informing customers of the proposed new store.

The Chairman asked Councillor Noeken, as the County Councillor for the area, to liaise with officers at the County Council to ensure that there was not going to be a delay in the construction of the new roundabout which was a precondition of the construction of the new store.

Mrs Swindlehurst, on behalf of Amesbury Town Council, informed the Committee that the residents of Amesbury were losing patience with the situation and a new store was desperately needed in the town.

Resolved –

1. That all correspondence relating to the new CO-OP be sent to all Committee members rather than just the ward members.
2. That a further update on the development be brought to the next meeting.

511. Update on the Expansion of Porton Down

Councillor Wren informed members that a public meeting had been held in Idmiston on Friday 17th February 2006. He read an e-mail from the Chairman of the Parish Council's Planning Committee, Mr P Fisher, which stated that despite only six members of the public attending the meeting the Parish Council were submitting a strong objection to the application on the following grounds:

1. The impact of the proposed development on the local community due to traffic, congestion and pollution.
2. The lack of a detailed transport infrastructure plan.
3. The lack of a meaningful green travel plan.
4. The reliance by DSTL upon existing crèche/nursery facilities rather than making appropriate provision.
5. The light pollution emanating from buildings and car parks

Councillor Wren informed the Committee that in addition to these planning considerations, thought must be given to the impact on the wider infrastructure such as health, education and housing in the Bourne Valley. He informed members that the principals of DSTL were arranging a meeting for all the parishes in the Bourne Valley and he would ensure all Northern Area Committee members were also invited.

Members expressed concern that the application was an "18/84" application and therefore the Committee would not be able to determine it.

Resolved –

1. That a letter be sent to the Leader of the Cabinet at Salisbury District Council requesting that Councillor Wren remain the lead councillor for this project.
2. That the Porton Down Masterplan be submitted to the Northern Area Committee for comment in advance of its submission to Cabinet.
3. That the Legal Services Department liaise with the Acting Chief Executive to send a letter to both the Secretary of State and the local MP to urge that the current 18/84 application be dealt with as a normal planning application.

512. S/2006/0241 – Conservatory and Extension To Patio at Paddock View, 17 Beechfield, Newton Tony, Salisbury, SP4 0HQ For Mrs I L Whitney

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

Mrs I E Whitney, 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 objected to the above application.

Further to the receipt of these statements and further to a 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 no further significant representations being received before the 9th March 2006, that the head of development services be given the power to refuse the above application for the following reasons:
 - 1) The proposed conservatory by reason of its design, size, appearance and materials is considered to be an unsympathetic and large addition to the rear of this new dwelling, out of character with the Newton Tony Conservation area and surrounding dwellings and contrary to policy D3 and CN8 of the adopted local plan.
 - 2) The proposed conservatory by reason of its positioning outside of the housing policy boundary is considered to be an intrusive development which in turn is having an adverse effect on the open countryside and is contrary to policy H16 and H31 of the adopted 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:

Adopted local plan policy CN3 development affecting listed buildings, CN5 development within the curtilage of listed buildings, CN8 development, which affects the conservation area, CN10 open spaces, and gaps in conservation areas.

Note: Councillor Spencer asked that his dissent to the above decision be recorded.

513 2006/0071 – New Studio and Glazed Lobby at Paddock View, 17 Beechfield, Newton Tony, Salisbury, SP4 0HQ For Mr A Stocken

Mrs I E Whitney, the owner of the land, informed the Committee that she wished the above application to be withdrawn.

The Committee were advised that as Mrs I E Whitney was not the applicant there was some concern over whether she was within her powers to withdraw the application without consulting the agent.

Resolved – that consideration of the above application be deferred for one month to allow Mrs I E Whitney time to discuss the matter with her agent.

*The meeting concluded at 1815
Members of the public present: 5*