

Minutes

Meeting of : Northern Area Committee
Meeting held in : Antrobus House, Amesbury
Date : Thursday 20 April 2006
Commencing at : 4.30 pm

Present:

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

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

Apologies: Councillor M Baker, D W Brown, T Woodbridge

Parish Councillors: Mr Stubbs (Newton Toney), Mr Burt (Bulford), Mr Healing (Durrington), Mr P Fisher (Idmiston), Mrs J Swindlehurst (Amesbury Town Council)

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

Officers

Mr A Madge (Development Services), Mr T Pizzey (Development Services), Mr P Tilley (Wiltshire County Council), Mr J Crawford (Legal and Property Services), and Ms S Draper (Democratic Services).

529 Public Questions/Statement Time:
There were none.

530 Councillor Questions/Statement Time:
There were none.

531 Minutes:

Resolved – that the minutes of the ordinary meeting held on 23rd March 2006 be approved as a correct record and signed by the Chairman.

532 Declarations of Interest:
Councillor Spencer declared a personal interest in planning application S/2006/0107 as he farms on MOD land but not in the vicinity of Porton Down.



Awarded in:
Housing Services
Waste and Recycling Services



Councillor Wren declared a personal interest in planning application S/2006/0107 as his son-in-law worked for a company which is currently bidding for a contract with DSTL. However, Councillor Wren informed the Committee that his son-in-law was not involved with this development.

Councillor Brady declared a personal and prejudicial interest in planning application S/2006/0545 and withdrew from the room during consideration thereof.

533 Chairman's Announcements:

The Chairman asked Committee members for an update on Councillor Baker's recovery from his recent illness and the Committee members reported that Councillor Baker was recovering well although he was not going to be back to full strength for some weeks.

534 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 Durrington Swimming Pool Managing Body (previously circulated).

Councillor West informed the Committee that the staff at the Centre were producing adverts to put in local magazines every two months and these would be forwarded to members on a regular basis.

Resolved – that the minutes be noted.

535 Appointment to the Durrington Swimming Pool and Fitness Centre Managing Body:

Resolved – that Councillor Rodell be appointed to the Managing Body for the remaining life of this Council or until he resigns from the Managing Body, whichever is the sooner.

536 Update on the Development of the CO-OP in Amesbury:

The Committee considered an e-mail from the Team Leader in Development Services confirming that work on the site had begun on 18th April 2006 (circulated at the meeting).

In addition the members were aware that concerns had been raised about the removal of the skips which had been at the site until work began and Councillor Noeken advised that members of the public should be encouraged to use the new household recycling centre in Amesbury as an alternative. It was noted that it would be helpful if the Council erected a sign to advise people of this.

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

537 S/2006/0319 – New 4 Bedroom Dwelling, Land Adjacent to 2 Park Cottages, Beechfield, Newton Toney, Salisbury, SP4 0HH For R B Goggin Partnership:

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

Mr Stubbs, on behalf of Newton Toney 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 together with the schedule of late correspondence circulated at the meeting.

Resolved –

1. That subject to the applicant and any other relevant parties entering into a section 106 of the principal act relating to the provision of public recreation open space, then the above application be approved for the following reasons:

(1) This application has been considered against the relevant SDLP policies. The proposed development is considered to be appropriate to the locality.

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

- 2) Before development is commenced, samples of the materials to be used for the external walls and roof of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be completed in accordance with the approved materials.

Reason: To secure a harmonious form of development.

- 3) The dwelling hereby approved shall not be occupied until a properly consolidated and surfaced turning space for vehicles has been constructed within the site in accordance with details shall have been submitted to and approved in writing by the Local Planning authority prior to development commencing on the site. Such turning space shall be kept clear of obstruction at all times.

Reason: In the interests of Highway safety

- 4) The access road shall be widened to a minimum of 4.5metres for a distance of 7metres from the edge of the carriageway prior to the first development of the new dwelling. This widened area shall be properly consolidated in accordance with details, which shall have been submitted to and approved in writing by the Local Planning authority.

Reason: To ensure that a satisfactory access can be achieved, in the interests of highway safety

2. That the applicant be informed of the following:

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

G2 (General), H16 (Housing Policy Boundary), D2 (Design), C6 (Special Landscape Area), CN5 (setting of listed buildings), CN11 (Views into and out of conservation areas), CN18 (historic parks and gardens), R2 (Public open space)

(2) Wessex Water

The development is located within a foul sewer area. It will be necessary for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal.

Please note that the proposed development is located within a Source Protection Zone and any surface water discharge will need to be in line with the Environment Agency guidelines.

According to our records there is a public foul crossing the site. Wessex Water normally requires a minimum, 3 metres easement width on either side of its apparatus, for the purpose of maintenance and repair. Diversion or protection works may need to be agreed. The developer must agree in writing prior to the commencement of works on site, any arrangements for the protection of our infrastructure crossing the site. With respect to water supply, there are water mains within the vicinity of the proposal. It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.

(3) S106 Agreement

This permission shall be read in conjunction with the Section 106 Agreement, which is applicable to this application, in terms of its restrictions, regulations or provisions.

538 S/2006/0626 – Demolition of Existing Dwelling & Build 8 Semi-Detached Dwellings at Nursery House, 24 Andrew Close, Durrington, Salisbury, SP4 8EJ For Mr S P Mankin:

A local resident spoke in objection to the above application.

Mr Healing, on behalf of Durrington Parish Council, informed the Committee that the Parish Council objected to the above application.

Councillor Peach informed the Committee that he had not requested that this item be called to Committee.

Further to the receipt of these statements, 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 the above application be refused for the following reasons:

- (1) The site is within a Housing Policy Boundary Area as defined in the Adopted Salisbury District Local. However the number of dwellings proposed would constitute an undesirable intensification of use of the site, which would be out of sympathy, appearance and character with the more spacious pattern of existing development within the local environment and seriously eroding the current sense of openness in the street scene, thereby being seriously detrimental to the character of the area. This would be contrary to policies H16, G2 and D2 of the Salisbury District Local Plan.
- (2) The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the Adopted Replacement Salisbury District Local Plan, as appropriate provision towards public recreational open space has not been made.

2. That the applicant be informed of the following:

- (1) That the applicant be informed that the reason given above relating to Policy R2 of the Adopted Replacement Salisbury District Local Plan could be overcome if all the relevant parties agree to enter into a Section 106 legal agreement, or if appropriate by condition, in accordance with the standard requirement for recreational public open space.
- (2) That the applicant be informed that the following issues were raised at the Northern Area Committee Meeting:
 1. The adequacy of the existing drainage infrastructure
 2. The potential implications from loss of on-street car parking to the use of the adjacent village shop and village hall

539 S/2006/0545 – Change of Use From Existing Retail To A2 at Flower Court, 3 Flower Lane, Amesbury, Salisbury, SP4 7JE For GERAL BOWERING ASSOCIATES LTD:

Ms E Roberts, a neighbour, spoke in objection to the above application.

Mr M Saunders, Chairman of Amesbury Town Football Club, 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, 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 the above application be **approved** for the following reason:

1. The proposed change of use which will provide a service for the local community; is not considered to undermine the retail function of Amesbury in accordance with Policy S1, or undermine the vitality and viability of the settlement of Amesbury, in accordance with policy G1, and is accessible by a choice of means of transport with adequate parking close by to the development site.

And subject to the following condition:

- (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

2. The applicant be informed that this decision has been in accordance with the following policy/policies of the Adopted Salisbury District Local Plan: S1 (Primary shopping areas in Salisbury and Amesbury), G1 (Sustainable development), G2 (General).

Councillors J R G Spencer and A G Peach asked that their dissent to the above decision be recorded.

540 S/2006/0520 – Erection of Conservatory to Rear. Change of Use of Garage to Bedroom at 32 Beaumont Way, Amesbury, Salisbury, SP4 7UA For Mr Arnot:

Ms Arnot, the applicant, spoke in support of the above application.

Councillor Peach, on behalf of Amesbury Town Council, informed the Committee that the Town Council had no objection to the above application.

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

Resolved – that the above application be approved for the following reason:

1. It is considered that the proposed garage conversion and conservatory will be appropriate to the overall appearance of the property and will not have any significant adverse impacts on neighbour amenities or the street scene.

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.

2. And in accordance with the following policy/policies of the adopted Salisbury District Local Plan:
G2 – General Criteria for Development
D3 – Design
H16 – Housing Policy Boundary

541. S/2006/0556 – Change of Use of Private Residence To Residential Care Home For Four Adults With Learning Disability and Garage to Bedroom and Erect Conservatory at 32 Beaumont Way, Amesbury, Salisbury, SP4 7UA For Mr Arnot:

Ms Arnot, the applicant, spoke in support of the above application.

Councillor Peach, on behalf of Amesbury Town Council, informed the Committee that the Town Council had no objection to 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. It is considered that the proposal is appropriate to its surrounding area, and will not have any significant impact on highway safety. The proposed garage conversion and conservatory will be appropriate to the overall appearance of the property and will not have any significant adverse impacts on neighbour amenities or the street scene.

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.

- (2) The premises shall be used as a residential care home only and for no other purposes (including any other purpose within Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To enable the Local Planning Authority to exercise control over the use of the premises in the interests of regulating any alternative kinds of residential institutions which could have an adverse effect upon the amenity of neighbouring dwellings.

- (3) The maximum number of residents in care shall not exceed 4 at any one time.

Reason: In order that the Local Planning Authority may retain planning control over the use of the premises.

2. 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 – Design
H16 – Housing Policy Boundary
PS1 – Community Facilities

542 S/2006/0107 – Demolition of Existing Buildings and Construction of New Offices, Data Centre, Fire Station, Extension to Existing Restaurant and Associated Parking and Landscaping at DSTL Porton Down, Salisbury, SP4 0JQ For Serco Defence and Aerospace Ltd:

Mr J Houghton, a local resident, spoke to raise concerns about the above application.

Mr C Langston, the agent for the applicant and Mr A Randall, the Project Director for DSTL, spoke to support the above application.

Mr Fisher, on behalf of Idmiston 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 it be recommended to the Planning and Regulatory Panel that the formulation of a response to the above 18/84 application be deferred for four weeks, subject to such an extension being agreed by the applicant, to allow for further negotiation between DSTL, Wiltshire County Council and Salisbury District Council concerning the mitigation of the affects of the proposed development on the local infrastructure, specifically relating to:
 - 1) Transport
 - 2) Housing
 - 3) Highways
 - 4) Education

And that these negotiations include discussion about this development in the context of the Porton Down Masterplan.

*The meeting concluded at 1900
Members of the public present: 32*