

## Minutes

**Meeting of** : Northern Area Committee  
**Meeting held in** : Antrobus House, Amesbury  
**Date** : Thursday 15 June 2006  
**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, I C West, F Westmoreland and K C Wren.

Apologies: Councillors M Baker, A G Peach, J Rodell, J R G Spencer and T Woodbridge.

Parish Councillors: Mr Langford (Durnford), Mr D Healing (Durrington)

**Officers**

Mr A Madge (Development Services), Mr S Llewellyn (Development Services), Mrs B Jones (Development Services), Mr J Gately (Forward Planning), Mrs J Ferguson (Legal and Property Services), and Ms S Draper (Democratic Services).

**563 Public Questions/Statement Time:**

There were none.

**564 Councillor Questions/Statement Time:**

Mr P Fisher, on behalf of Idmiston Parish Council asked the following question: "We are aware that the streets and pavements of Salisbury City are regularly swept by machine on a weekly/fortnightly basis. Could we please be informed what the regular schedule should be for the parishes of Salisbury District?"

The Street Care Officer provided the following response: "A detailed list of the streets in Idmiston which are swept has been provided to the Parish Council. It is worth noting we can only sweep where there is a hard kerb. In addition to this we will respond to any specific problem areas if reported through to Environmental Services Customer Services Desk on 434319.



Awarded in:  
Housing Services  
Waste and Recycling Services



The Officer had a look round Idmiston on Tuesday and found a fair amount of blossom and other tree debris on the ground in the channels as would be expected at this time of year, it could have been there a while, or it may have all fallen down in the last 24 hours. Unfortunately the area supervisor was not in the office so he was unable to check whether it was swept according to schedule last time. However, should the parish council want this clarified the officer would be happy to do so."

**565 Minutes:**

**Agreed:** That the minutes of the special meeting held on 15<sup>th</sup> May 2006 and the minutes of the last ordinary meeting held on 18<sup>th</sup> May 2006 be approved as a correct record and signed by the Chairman.

**566 Declarations of Interest:**

There were none.

**567 Chairman's Announcements:**

The Chairman informed all those present that tape recordings of Committee meetings were not permitted and that there had recently been an occasion when a member of the public had made a potentially defamatory statement and that he would intervene should it appear that such a statement was in the course of being made at the meeting.

The Chairman also informed members that the Council had recently pursued court action against Mr M Baker, Mrs Whitney and Mr Stocken in relation to a failure to comply with a Breach of Condition Notice at Little Old Thatch, Newton Toney. He informed members that Mr Baker had pleaded guilty while the other two parties had entered not guilty pleas. However, all three defendants were found guilty by the magistrates court and were ordered to pay a total of £4,500 between them in costs and fines.

The Chairman welcomed Inspector Sweet, the new inspector for Amesbury, to the meeting. Inspector Sweet informed the members that he would be in Amesbury for a minimum of three months and was looking forward to working closely with the local community. In the coming months he would be working particularly closely on reducing anti-social behaviour in the area and the introduction of neighbourhood police teams.

**568 Update on the Possible Closure of Amesbury Sports Centre**

Councillor Noeken informed the Committee members that he, together with Councillor C Mills and the Manager of the Amesbury Sports Centre, had managed to find a package of sufficient savings at the Centre to convince the Cabinet at Wiltshire County Council to keep it open at the present time.

He explained that the Centre was of vital importance to ensuring the aims of the community plan. However, any rumours that Amesbury Town Council would be providing funding for the Centre were unfounded at this time. He stated that if there were any approaches to request funding, that these would be made over the coming months.

**Agreed –** That Councillor Noeken be thanked for the above update and that he keep the Committee informed of any further developments.

**569 Durrington Development Brief**

The committee considered the previously circulated Development Brief following the consultation.

Mr Mundy, a local resident, spoke to express concerns about the density and screening of various aspects of the development.

Mr Healing, on behalf of Durrington Parish Council, informed the Committee that the Parish Council supported the Development Brief and gave its thanks to officers and the developers for creating such a good scheme.

**Resolved -** That the proposed changes as set out in the previously circulated report and in the revised Development Brief attached to the report be accepted and that it be recommend to the Cabinet that the Brief be adopted as Supplementary Planning Guidance.

**570 Proposed new 30mph speed limit in Netton, Durnford**

The Committee considered the previously circulated proposal to introduce a new 30mph speed limit in Netton, Durnford.

Councillor Wren, the local county councillor for the area, informed the Committee that the Parish Council were very supportive of the proposed scheme. He stated that the Parish Council would like the proposed scheme to be extended to the bottom of Highpost Road, where it joins Woodford Valley Road by the Bridges Inn and he would support this extension and would pursue this matter with Wiltshire County Council.

Mr Langford, on behalf of the Parish Council, informed the Committee that the Parish Council had requested the 30 mph speed limit because of the increased amount of traffic travelling through the Valley. He explained that Middle Woodford already had a 30mph limit and therefore it seemed sensible to extend it to include Netton.

Councillor Brady, the local District Councillor for the area, informed the Committee that he was in total agreement with Councillor Wren and the Parish Council.

**Resolved –** That Wiltshire County Council be informed that the Northern Area Committee support the proposed 30 mph limit in Netton as per the previously circulated proposed scheme, but that the Committee would like to see the scheme extended from the bottom of Highpost Road to where it joins Woodford Valley Road by the Bridges Inn.

**571 S/2006/0648 – Demolition of existing bungalow and erection of 3 cottages at 33 High Street, Durrington, Salisbury, SP4 8AE for Paul Davies.**

This application was not considered by Committee as it was withdrawn by the applicant.

**572 S/2006/0764 - Demolition of existing bungalow at Garden Ground, 193 Bulford Road, Durrington, Salisbury, SP4 8HB For Mr and Mrs S Tye.**

Mr Gibbs spoke, on behalf of himself and local residents, 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.

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 the above application be refused for the following reason:

(1) The proposed demolition of Garden Ground would not preserve or enhance the existing character of the area, and the loss of the building, which is considered to make a positive contribution to the character of the area, would be harmful to that character. The proposal would therefore be contrary to Policy CN8 and CN9 of the adopted Salisbury District Local Plan.

2. That the applicant be informed that this decision has been taken in accordance with the following policies of the adopted Salisbury District Local Plan: CN8, CN9 Conservation Areas, and the guidance in PPG15

**573 S/2006/0783 - Demolition of existing bungalow and development of 3 No. dwellings and Garage at Garden Ground 193 Bulford Road, Durrington, Salisbury SP4 8HB for Mr and Mrs S Tye**

Mr Gibbs spoke, on behalf of himself and local residents, 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.

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 the above application be refused for the following reasons:

- (1) The proposed demolition of Garden Ground and replacement with a taller and more dense development of three dwellings would not preserve or enhance the existing character of the area, and the loss of the building and associated garden space (which are both considered to make a positive contribution to the character of the area) would be harmful to that character. The proposal would therefore be contrary to Policy CN8, CN9, CN10, CN11, D2 and H16 of the adopted Salisbury District Local Plan.
- (2) The proposed dwellings would include first floor rooflights, serving bedrooms and bathrooms. The rooflights, in close proximity to existing boundaries, are likely to give rise to an undesirable level of overlooking into adjoining properties, to the detriment of the occupiers, contrary to Policy G2 (vi) of the adopted Salisbury District Local Plan.
- (3) 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) It should be noted 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) And contrary to the following policies of the adopted Salisbury District Local Plan:  
G2 General Principles for Development  
CN8, CN9, CN10, and CN11 Conservation Areas  
D2 Design  
H16 Housing Policy Boundaries

**574 S/2005/1893 - Proposed erection of 5 dwellings, demolition of 2 dwellings and farm buildings plus associated works including on site drainage, open space, removal of hardstanding at Church Farm Great Durnford Salisbury SP4 6AZ for Pegasus Planning Group**

The Chairman read out a statement from Mr March in objection to the above application.

Mr Sturt, the applicant, spoke in support of the above application.

Mr Langford, on behalf of Durnford Parish Council, informed the Committee that the Parish Council had some remaining concerns about 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 all relevant parties entering into a Section 106 Agreement under the Town and Country Planning Act 1990 relating to the payment of a commuted sum under the requirements of Policy R2 of the Adopted Salisbury District Local Plan (June 2003), and subject to no new material planning issues to those covered in the report being raised by any further third party representations received before the expiry of the consultation period, then the above application be approved for the following reason:

- (1) It is considered that the proposed development represents a well-designed and sympathetic approach to both the layout and treatment of the individual dwellings that reflects the historic use of the site and builds upon its agricultural character. In general, it is considered that the scheme achieves a low-density development that demonstrates restraint in terms of the scale and number of dwellings proposed, whilst retaining open spaces through the site in keeping with the spacious and loose knit pattern of development that is characteristic of the area. Overall, it is therefore considered that the scheme offers an opportunity to redevelop this site with a high quality development

that responds positively to its sensitive setting within the Housing Restraint Area, Conservation Area and adjacent to listed buildings.

(2) In respect of other matters, the proposed development would not materially affect the amenities of the neighbouring properties and provides an acceptable level of on-site parking and turning provision. The proposed development would not adversely affect any protected species subject to the implementation of appropriate protection measures, while it has been established that the development will have an impact on any significant archaeological remains. The scheme also provides a satisfactory means of both foul and surface water drainage to serve the development and would not be at risk from flooding or increase the risk of flooding. The requisite contribution towards the provision of off-site recreational facilities can be secured via a Section 106 Agreement.

(3) As such, it is considered that the proposed development would comply with Policies G1, G2, G4, G5, D1, D2, H19, CN3, CN5, CN8, CN9, CN10, CN11, CN21, C6, C10, C11, C12, TR11 and R2 of the Adopted Salisbury District Local Plan (June 2003).

And subject to the following conditions:

1. The development hereby approved 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 development, hereby approved, shall be carried out in accordance with the amended drawings ref: P11 Rev D, P12 Rev D, P13 Rev D, P14 Rev D, P15 Rev D, P16 Rev D, P17 Rev C, P18 Rev C, P19 Rev C, 116P23 and 116P240 deposited with the Local Planning Authority on 1<sup>st</sup> June 2006, unless otherwise agreed in writing by the Local Planning Authority.

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

3. Details and samples of all external facing and roofing materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority before any on-site works commence 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. The development shall thereafter be carried out in accordance with the approved details.

**Reason** - To ensure that the external appearance of the dwellings is satisfactory and preserves or enhances the character and appearance of the Great Durnford Conservation Area.

4. Prior to the commencement of development, large scale elevations at a minimum scale of 1:10 and sectional details (vertical and horizontal) at a scale of 1:2 of windows, doors and surrounds and details of the dormers, chimney stacks, eaves, gables, porch canopies and railings at a scale of not less than 1:10 shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

**Reason** - To ensure that the external appearance of the dwellings is satisfactory and preserves or enhances the character and appearance of the Great Durnford Conservation Area.

5. All windows and doors must be finished in timber, all new rooflight windows must be of a conservation type and all rainwater goods to be used on the dwellings hereby approved shall be half-round in detail, finished in cast iron or aluminium and coloured black, unless otherwise first agreed in writing by the Local Planning Authority.

**Reason** - To ensure that the external appearance of the dwellings is satisfactory and preserves or enhances the character and appearance of the Great Durnford Conservation Area.

6. No development shall take place until details of the treatment to all areas of hard surfacing within the site have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

**Reason** - In the interests of the amenities and environment of the site given its location within the Great Durnford Conservation Area.

7. Prior to the commencement of development, the verge areas and access driveway for a depth of 5 metres from the front boundary of the site shall be constructed and surfaced (not loose stone or gravel) in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The driveways shall thereafter be constructed in accordance with the approved details prior to the first occupation of the dwellings, unless otherwise first agreed in writing by the Local Planning Authority.

**Reason** – In the interests of highway safety and the environment of the site.

8. Prior to the first occupation of any of the dwellings, hereby approved, the access, turning space and garaging/parking as indicated on the approved plans shall be constructed and laid out, and these shall thereafter be retained and kept available for those purposes at all times.

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

9. The finished floor levels of the dwellings, hereby approved, shall be set at a minimum level of 62.7 metres above ordnance datum (AOD) and the slab levels of all garaging and other uninhabited buildings shall be set at a minimum level of 62.4 metres above ordnance datum.

**Reason** - To ensure the exact finished floor levels of the dwellings and to protect the development from flooding.

10. 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 land raising or above ground constructions shall be carried out/erected within the floodplain as delineated as land falling below a level of 61.8 metres above ordnance datum (AOD).

**Reason** -To protect the conveyance and flood water storage capacities of the flood plain of the River Avon.

11. There shall be no storage of any materials including soils within that part of the site liable to flood as delineated as land lying below a level of 61.8 metres above ordnance datum (AOD).

**Reason** - To ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity.

12. No development shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation, to include all buildings and hard surfaces, has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

**Reason** - To prevent the increased risk of flooding.

13. No development shall commence until a scheme of water efficiency measures to reduce the water consumption of the dwellings hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall subsequently be implemented and brought into operation prior to the first occupation of the dwellings and shall thereafter be retained, unless otherwise first agreed in writing by the Local Planning Authority.

**Reason** - In the interests of the conservation of water resources and sustainable development.

14. Prior to the commencement of development, a method statement detailing the potential risks from pollution, to include mitigation measures, during and after construction to the river system shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

**Reason** - To prevent damage to the river ecosystem through habitat loss and pollution both during and after construction.

15. The development, hereby approved, shall be carried out in strict accordance with the recommendations detailed in the submitted protected species survey prepared by the Badger Consultancy and dated 13<sup>th</sup> January 2004, unless otherwise first agreed in writing by the Local Planning Authority to any variation.

**Reason** - To ensure the adequate protection of protected species.

16. Prior to the commencement of development, a scheme for the provision of a barn owl nest box within the finished scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

**Reason** - In the interests of preserving habitat for protected species.

17. Prior to the commencement of any works, including demolition, a bat survey of all the existing buildings on the site, to include an internal survey of all roof spaces, shall be carried out between April to September and a report of the findings of these surveys shall be submitted to, and approved in writing by, the Local Planning Authority.

If the survey identifies the presence of bats within any of the buildings, a detailed scheme of mitigation measures to ensure the protection of the protected species and its habitat shall be submitted to, and approved in writing by, the Local Planning Authority. The mitigation measures as may be agreed by the Local Planning Authority shall thereafter be fully implemented in strict accordance with the approved details prior to the first occupation of the dwellings, hereby approved, unless the Local Planning Authority gives prior written consent to any variation.

**Reason** - To ensure the protection of protected species and their habitat.

18. No development shall take place until details/a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the Local Planning Authority. The boundary treatment shall be completed prior to the first occupation of the dwellings hereby approved. Development shall be carried out in accordance with the approved details, maintained for a period of five years and thereafter retained.

**Reason** - In the interests of neighbouring residential amenity and the environment of the development.

19. The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

**Reason** - In the interests of visual amenity, to ensure that the approved landscaping scheme is carried out at the proper times and to ensure the establishment and maintenance of all trees and plants.

20. 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 trees to ensure a satisfactory appearance to the development.

21. 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, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out 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 that 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. 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 provision for the supervision and inspection of the tree protection measures. 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 have been completed and all equipment, machinery and surplus materials removed from the 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.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, no further windows/dormer windows (other than those expressly authorised by this permission) shall be constructed in the south west elevation of the dwellings on Plots 2-4 inclusive (such expression to include the roof and wall), unless otherwise first agreed in writing by the Local Planning Authority.

**Reason** - To avoid the loss of privacy to neighbouring properties.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, no further development permitted by Classes A-G inclusive of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, including the conversion of any garaging into living accommodation, shall be carried out without express planning permission first being obtained from the Local Planning Authority.

**Reason** - To enable the Local Planning Authority to retain control over the development in the interests of the visual amenity of the site and locality which is located within the Housing Restraint Area and Great Durnford Conservation Area.

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, no further fences, gates, walls or other means of enclosure as permitted by Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 shall be erected, other than those approved by this permission, without formal planning permission first being obtained from the Local Planning Authority.

**Reason** - To enable the Local Planning Authority to retain control over the development in the interests of the visual amenity of the development and the site which is located within the Housing Restraint Area and Great Durnford Conservation Area.

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 (June 2003):

Policy Purpose

G1 General Principles of Sustainable Development

G2 General Criteria for Development

G4 Water Environment and Flood Risk

G5 Drainage

D1 Extensive Development  
D2 Infill Development  
H19 Development in the Housing Restraint Area  
CN3 Development Affecting the Setting of a Listed Building  
CN5 Development Within the Curtilage of a Listed Building  
CN8 Development in Conservation Areas  
CN9 Demolition of Buildings/Structures in Conservation Areas  
CN10 Development Affecting Open Spaces in Conservation Areas  
CN11 Development Affecting Views Into and Out of Conservation Areas  
CN21 Archaeology  
C6 Development within the Special Landscape Area  
C10 Development Affecting a Site of Special Scientific Interest  
C11 Development Affecting an Area of High Ecological Value  
C12 Development Affecting Protected Species  
TR11 Provision of Off-Street Parking  
R2 Provision of Recreational Facilities

- (2) The applicant's attention is drawn to the comments of Wessex Water, a copy of which is attached to the decision notice.
- (3) The applicant's attention is drawn to the comments of the Environment Agency and in particular those relating to flood risk, surface water drainage, pollution prevention and sustainable construction. A copy of these comments is attached to this decision notice.
- (4) In conjunction with Condition No14 above, an example building method statement provided by English Nature is enclosed with the decision notice. The applicant is therefore advised to contact English Nature at Wiltshire Team, Prince Maurice Court, Hambleton Avenue, Devizes, Wiltshire SN10 2RT (Tel:01380 721411) to discuss this matter further.

**575 2005/1894 - Conservation area consent to demolish farm buildings and two existing dwellings at Church Farm, Great Durnford, Salisbury SP4 6AZ, for Pegasus Planning Group**

The Chairman read out a statement from Mr March in objection to the above application.

Mr Sturt, the applicant, spoke in support of the above application.

Mr Langford, on behalf of Durnford Parish Council, informed the Committee that the Parish Council had some remaining concerns about 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 no new material planning issues to those covered in the report being raised by any further third party representations received before the expiry of the consultation period, then the above application be approved for the following reason:

The existing buildings within the site that are proposed to be demolished by this application are not considered to make a positive contribution to the character and appearance of the Conservation Area that would preclude their demolition. In this instance, the development of the site that is proposed by planning application S/2005/1893 is considered to represent a well-designed and sympathetic approach to both the layout and treatment of the individual dwellings that reflects the historic use of the site and builds upon its agricultural character. In general, it is considered that the scheme achieves a low-density development that demonstrates restraint in terms of the scale and number of dwellings proposed, whilst retaining open spaces through the site in keeping with the spacious and loose knit pattern of development that is characteristic of the area. Overall, it is therefore considered that the proposed development offers an opportunity to redevelop this site with a high quality development that responds positively to its sensitive setting that would preserve the character and appearance of

the Conservation Area. For these reasons, it is considered that the quality of this scheme justifies the demolition of the existing buildings that are the subject of this application and that the proposal complies with Policies G1, G2, CN8 and CN9 of the Adopted Salisbury District Local Plan (June 2003).

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 (4) of the Planning and Compulsory Purchase Act 2004.

2. The demolition, hereby permitted, shall not take place until a contract for the carrying out of the development of the site approved by planning permission S/2005/1893 has been let, the details of which shall be submitted to, and approved in writing by, the Local Planning Authority prior to any work whatsoever commencing on site.

**Reason** -To prevent the premature demolition of buildings and to preserve the character and appearance of the Conservation Area.

3. Prior to the commencement of any works, including demolition, a bat survey of all the existing buildings on the site, to include an internal survey of all roof spaces, shall be carried out between April to September and a report of the findings of these surveys shall be submitted to, and approved in writing by, the Local Planning Authority.

If the survey identifies the presence of bats within any of the buildings, a detailed scheme of mitigation measures to ensure the protection of the protected species and its habitat shall be submitted to, and approved in writing by, the Local Planning Authority. The mitigation measures as may be agreed by the Local Planning Authority shall thereafter be fully implemented in strict accordance with the approved details prior to the first occupation of the dwellings, hereby approved, unless the Local Planning Authority gives prior written consent to any variation.

**Reason** - To ensure the protection of protected species and their habitat.

2. That the applicant be informed that this decision has been taken in accordance with the following policies of the Adopted Salisbury District Local Plan (June 2003):

Policy	Purpose
G1	General Principles of Sustainable Development
G2	General Criteria for Development
CN8	Development in Conservation Areas
CN9	Demolition of Buildings/Structures in Conservation Area

#### 576 Urgent Item - Exempt Business

Although the following matter did not appear on the previously circulated agenda, the Chairman decided that it be considered as a matter of urgency since the subject matter was of a time sensitive nature.

**Resolved** - That in view of the confidential or sensitive nature of the matters to be considered, the press and public be excluded from the meeting during consideration of agenda item 12 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) (Variation) Order 2006, and more particularly specified below:-

**Paragraph 5** Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings

The public interest was considered and it was felt that the public interest in maintaining the exemption outweighed the public interest in disclosing it.

**Summary of 'exempt' matters**

**Agenda Item 12 - Appeals by Gregory Distribution Ltd Against the Refusal of Salisbury District Council to Grant Planning Permission at 140 London Road, Amesbury.**

*The meeting concluded at 1805  
Members of the public present: 18*