

Minutes

Meeting of : Northern Area Committee
Meeting held in : Antrobus House, Amesbury
Date : Thursday 10 August 2006
Commencing at : 4.30 pm

Present:

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

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

Apologies: Councillor K C Wren.

Parish Councillors: Mr Bain (Tilshead), Mr P Fisher (Idmiston), Mr R Fisher (Amesbury Town Council), Mr Sweet (Shrewton), Mr D Winter (Figheldean).

Officers

Mr A Madge (Development Services), Ms B Jones (Development Services), Mr D Growcott (Environmental Services), Mr B Chequer (Environmental Services) and Ms S Draper (Democratic Services).

592. Public Questions/Statement Time:

Mr Fisher informed the Committee that he was concerned about the works that Wiltshire County Council were proposing to the junction on the A345/C286 at a cost of £150,000. He explained that most of the traffic builds up at the junction because of the traffic trying to turn right to Amesbury and this causes frustration and accidents. He did not consider that the proposed works would effectively address this issue. Mr Fisher stated that Idmiston Parish Council had already written to Wiltshire County Council expressing these concerns but he would like the Committee to support the Parish Council on this matter.

The Chairman stated that he would write to the County Council suggesting that a site visit with members of the Committee and concerned parish councils be arranged and would keep members informed of the outcome.

Mr Bain of Tilshead stated that there seems to be a delay between the planning department being notified that unauthorised works were taking place and a retrospective application being submitted.



He informed the Committee that this delay was allowing people to undertake works and then, if these works were not subsequently authorised claiming that they could not afford to remove them. He asked if the process of demanding a retrospective application could be speeded up.

Councillor West informed the Committee that the particular application referred to involved the creation of a new access onto an A road and that the County Council had no authority to act in these circumstances. He stated that every authority seemed to lack any power to deal quickly with these situations.

Note: Subsequent to the meeting, the Principal Planning Officer (Enforcement) informed the members and Mr Bain that this matter was the subject of an enquiry received by the Enforcement Team on 19th June 2006. "It was established that an access had been formed following removal of the wall. However, it must be pointed out that the formation of a temporary access for the duration of building works at the property is "permitted development", not requiring an application for planning permission, provided that the access is removed and the wall reinstated following completion of the works.

Currently there is therefore no breach of planning control and no enforcement action can be taken; however the situation continues to be monitored.

During discussions the owner indicated that he would wish to retain the access following completion of the building works and he was advised by the Enforcement Officer that a planning application would therefore be required. This application was received on 26th July 2006. In the event that the application is refused and the access retained following completion of building works at the property, the Council will then have to consider the expediency of enforcement action to secure its removal."

593. Councillor Questions/Statement Time:

Councillor Rodell made the following statement to the Committee:

"The Quality Parish and Town Council scheme was launched in June 2003, following the publication of the governments [Rural White Paper, 2000](#). The scheme was designed to provide benchmark minimum standards for parish and town councils and enable them to better represent the communities they serve. The scheme also aims to enhance relationships between local councils, principal authorities and community and voluntary sector organisations.

In order to achieve Quality Status Parish and Town Councils must demonstrate that they have reached the standard required by passing several tests. The tests exceed the statutory duties of Parish and Town Councils and represent the standards that an efficient well run council should achieve.

In Wiltshire only Bradford on Avon, Calne, Corsham, Devizes and Melksham without have achieved Quality Status.

I am delighted to announce that Durrington Parish Council has been advised today that it has been awarded Quality Parish Status. The assessment panel commented 'the panel was very impressed with the quality of the application which is one of the best seen to date'. Durrington is the only Parish or Town Council in Salisbury District to have achieved Quality Status and the Parish Clerk Mary Towle is the only clerk to achieve the AQA Certificate demonstrating her professional competence. Quality status has been achieved because of the Durrington Parish Plan, the clerk achieving her professional qualification and the council meeting all of the exacting qualification standards.

Durrington Parish Council is rightly proud to join the exclusive club of Quality Councils in Wiltshire."

The Committee congratulated Durrington Parish Council on this excellent achievement.

594. Minutes:

Agreed: That the minutes of the special meeting held on 4th July and the minutes of the last ordinary meeting held on 13th July 2006 be approved as correct records and signed by the Chairman.

595. Declarations of Interest:

There were none.

596. Chairman's Announcements:

The Chairman informed the members that Mr K Ilsley of the Tenants' Panel would not be attending the Northern Area Committee in the future due to ill health. However, Mr Ilsley had sent his thanks to the Committee for inviting him to attend meetings and contribute to discussions over the past few years.

The Chairman informed the Committee that he would send a card to Mr Ilsley on behalf of the Committee thanking him for his valuable contribution.

The Chairman also informed all those present that the meeting of the Northern Area Committee originally scheduled for the 28th November 2006 had been re-arranged and would now take place on 7th December 2006 at 4.30pm at Antrobus House, Amesbury.

597. Update on Street Cleansing in the Parishes

The Committee received an oral update from the Street Care Officer on street cleansing in parishes in the Northern Area

The officer made the following points:

- Sweeping footpaths is different from sweeping roads and requires different equipment.
- The highest rate of footpath cleansing in the area is in Amesbury which is swept everyday, Durrington is swept twice a week and Bulford is swept once a week. All other villages which are swept by the Council are swept every eight weeks.
- This sweeping is limited to Salisbury District Council owned roads which means roads which are made up of council housing or ex-council housing.
- To improve the quality of street cleansing in the northern area some decisions would have to be taken. The frequency or amount of sweeping in Amesbury, Durrington and Bulford would have to be reduced to allow more cleansing to take place in other areas, more cleansing could be done in other villages but it could be done less frequently, or resources could be increased to allow the team to cover more areas.
- The street cleansing schedule needs updating and this will be done in consultation with parishes and local members but this is a huge task and the team will not be able to meet all requests.
- Separate to the scheduled works, outlined above, the team can also respond to particular problems on a call-out basis. Therefore if anyone notices a particular problem they should contact the team who will arrange for it to be cleared.
- The sweepers can only clean where there is a hard kerb otherwise the sweepers will erode the verge.

Members and parish council representatives made the following points:

- The schedule needs to be updated to take account of new developments.
- More pressure should be put on local businesses to encourage them to keep the area around their premises clear of rubbish.
- Members felt that there was a general feeling of satisfaction with the service.
- Some members queried why some areas never got swept when others did.
- Specific queries were highlighted in relation to Idmiston and it was agreed that these would be discussed in detail outside of the meeting.
- Councillor Brown, as the Portfolio Holder, undertook to draw up a plan for the rescheduling of street cleansing in the Northern parishes and report back to the next Committee.

Resolved –

1. That the update be noted.
2. That Councillor Brown report back to a future Committee meeting on the plans to re-draft the cleansing schedule.

598. Proposed new 30mph speed limit in Netton, Durnford

Further to consideration of this matter at the last meeting of the Committee, Councillor Brady confirmed that the Parish Council was happy with Wiltshire County Council's original proposals for the speed limit in Netton.

Resolved – That the update be noted.

599. Proposed Mobile Library Services in the District

The Committee considered the proposed schedule of mobile library services (previously circulated) together with the timetable of the existing routes circulated as late correspondence.

Mr Winter on behalf of Figheldean Parish Council informed the Committee that the Parish Council had were happy with the proposal to change the mobile library visit from a Saturday to a Tuesday and the

change of time, however, it was proposed that the new location of the library stop be directly outside the village school at 2.25pm – 3.30pm on a school day. The Parish Council considered that with the traffic located outside the school at this time this would not be safe and therefore would like the stop to be located outside the village post office instead.

Resolved –

1. That the members note the report.
2. That the Committee write to Wiltshire County Council in support of the above comments of Figcheldean Parish Council.

600. S/2006/1290 – Redevelopment for 8 three bed dwellings and associated car ports and parking at Highfield House, Highfield Rise, Shrewton, Salisbury SP3 4BU for Williams Lester Architects Ltd
Mrs M Coward, a local resident, spoke in objection to the above application.

Mrs E James, a Director of Evolution Homes, spoke in support of the above application.

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

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 the receipt of the following by 15th August 2006:
 - a) A satisfactory Method Statement demonstrating that appropriate measures would be taken to ensure the River Till and Avon system is protected from any pollution or other disturbance during both site clearance and construction.
 - b) A satisfactory protected species site survey by a competent person
 - c) The completed Section 106 Agreement and monies in respect of Policy R2 of the Salisbury District Local Plan

Then the above application be delegated to the Head of Development Services to approve for the following reason:

(1) The proposed retention and renovation of Highfield House and the redevelopment of the site to provide 8 additional dwellings with access and parking would be in accordance with the adopted policy provisions of the Salisbury District Local Plan, and would not unduly disturb neighbouring amenities or be detrimental to highway safety.

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 finished floor levels of the new dwellings hereby approved shall be set no lower than 80.11m AOD.

Reason: To protect the development from flooding.

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

Reason: To prevent the increased risk of flooding.

4. No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

Reason: In the interests of sustainable development. Salisbury District Council's Supplementary Planning Guidance on "Achieving Sustainable Development" promotes the prudent use of natural resources. It is necessary to minimise the local demand for water to protect future supplies.

5. Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes (and if required a 1 metre square sample panel of the flint detailing) to be used for the external wall[s] and roof[s] of Plots 1-8 and the treatment of all hard surfaces 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.

6. No development shall take place within the area of the application until the applicant, or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: In order to protect and conserve the area of archaeological interest.

7. RETENTION OF EXISTING TREES AND SHRUBS.

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 the current British Standard Recommendations for Tree Work.

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

8. Landscape Scheme

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: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure a satisfactory appearance to the development.

9. Tree Protection Measures

The development, including site clearance, must not commence until a statement of all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include any necessary fencing, in accordance with the relevant British Standard. It must also include any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior 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 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

10. Notwithstanding the provisions of Class[es] A to E of Schedule 2 (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 extensions to the dwelling(s) nor the erection of any structures within the curtilage nor any insertion of additional first floor windows, rooflights or velux unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf. (V15A)

Reason: In the interests of neighbouring amenities and to prevent undue overlooking.

11. Detailed working drawings at a suitable scale of 1:5 to show details of the porches, windows, dormer windows and doors of the terrace (2) Detailed working drawings at a suitable scale of 1:5 to show details of the porches, windows, dormer windows and doors of the terrace (plots 1 to 4) shall be submitted to and approved by the Local Planning Authority before any works commence. The development shall be in accordance with the approved details.

Reason: To secure a harmonious form of development in the streetscene.

12. No development shall take place until details of the treatment of all the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Any tree screening, hedges, walls or fences thus approved shall be planted/erected prior to the occupation of any of the eight new dwellings hereby approved.

Reason: In the interests of the amenity and the environment of the development.

13. The proposal shall be carried out in strict accordance with the details of the Method Statement and Risk Assessment dated August 2006, by Such Salinger Peters, and the Badger and Bat Assessment dated August 2006, by Ecosulis Ltd.

Reason: To safeguard the nature conservation interests of the River Till Site of Special Scientific Interest and protected species.

14. Bat flight paths (in the form of linear features such as tree lines) shall be retained on the site and a green corridor maintained along the northern and eastern boundaries of the site. Such corridors shall be protected during the construction period of the development hereby approved, with protective fencing to ensure that disturbance to these corridors is minimised, and in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences. The details shall also include a scheme for the provision of bat habitats (eg bat boxes or planting schemes which maximise the biodiversity potential for bats) within the development. The development shall be implemented in accordance with the approved details.

Reason: To safeguard protected species and to comply with the requirements in PPS9 for developments to achieve a net gain in habitats for biodiversity.

15. No building hereby permitted in plots 1-8 shall be occupied until all necessary works for the drainage of foul and surface water from that building have been completed in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development is provided with satisfactory means of foul and surface water disposal.

16. Full details of the proposed widening to the footway and the re-positioning of the lamp column shall be submitted for the written approval of the Local Planning Authority before the development commences; and the widening of the footway and re-positioning of lamp column shall be completed to the full satisfaction of the Local Planning Authority prior to any occupation of plots 1-8.

Reason: in the interest of highway safety.

17. No planting or obstruction to visibility above a height of 600mm shall be permitted within the 2m x 33m visibility splay serving plots 1-5 and the splay shall be maintained at all times.

Reason: in the interest of highway safety.

18. One metre by one metre inter-visibility splays (measured along the edges of the driveways and along the back of the widened footway, with no obstruction above 600mm) shall be provided at the three access points, in accordance with further details which shall be submitted for further approval and the splays provided in accordance with the details before there is any occupation of the dwellings on plots 1-8.

Reason: in the interest of highway safety.

19. The gradient of the shared private drives serving plots 1-5 and 6-8 shall be provided at a near level gradient for the first 5 metres, details of which shall be submitted for further written approval of the Local Planning Authority prior to the commencement of the development.

Reason: in the interest of highway safety.

20. There shall be no occupation of the dwellings on plots 1-8 hereby approved until properly consolidated and surfaced accesses (not loose stone or gravel) have been constructed over the first 5 metres measured from the back of the widened footway, details of which shall have been submitted to and approved by the Local Planning Authority.

Reason: in the interest of highway safety.

21. The development shall be in accordance with the amended plans ref 2761PL001B, 003B and 010.

Reason: For the avoidance of doubt

2. That the applicant be informed of the following:

1. This approval does not give any consent for the demolition or material external alteration or extension of Highfield House.
2. The development should include water efficient appliances, fittings and systems in order to contribute to reduced water demand in the area. These should include, as a minimum, low-flush toilets, water butts, spray taps, low flow showers (1) and kitchen appliances (where installed) with the maximum water efficiency rating. Greywater recycling and rainwater harvesting should be considered. The submitted scheme should consist of a detailed list and description (including capacities, water consumption rates etc. where applicable) of water saving measures to be employed within the development.
3. Please refer to the *Town and Country Planning Association's (TCPA) 'Biodiversity By Design' Guide 2004* produced in conjunction with English Nature, which can be accessed from EN's website.
4. The Highway Authority will wish the developer to enter into an appropriate Agreement for the widening of the footway which will become maintainable at public expense. The works, together with the re-positioning of the lamp column (which may be required to be replaced) shall be at the expense of the developer, including the cost of the Agreement and supervision costs.
5. Members are concerned about the lack of yellow lines in Highfield Rise and would like Wiltshire County Council to give serious consideration to the imposition of yellow lines prior to any occupation of the development hereby approved. A separate letter regarding this matter will be sent to Wiltshire County Council.
6. The developer should agree details with Wessex Water and the Environment Agency first, in order to satisfy the above drainage conditions.
7. That the above decision has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

G2 General Principles for Development
R2 Public Open Space
H16 Housing Policy Boundary
D2 Design
G4 Flooding
C6 Special Landscape Area

601. S/2006/1024 - Conversion of brick stable building to a dwelling at Glebe Farm, High Street Tilshead, Salisbury SP3 4RZ for Mathewson Waters Architects

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

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. Subject to the applicant and any other relevant parties entering into a section 106 agreement of the principal act relating to the provision of public recreation open space. (The applicant has completed and returned a draft agreement and financial payment) then the above application be approved for the following reason:

(1) The proposed development is considered to be a suitable re-use of an existing agricultural building that will preserve the rural character and appearance of the Conservation Area and will maintain the appearance of the special landscape area. The proposed development is considered to be a suitable re-use of an existing agricultural building that will preserve the rural character and appearance of the Conservation Area and will maintain the appearance of the special landscape area. Wessex Water has identified no sewage capacity problems, and subject to conditions it is not considered that residential amenity of adjacent dwellings will be adversely affected and protected species can be safeguarded.

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) If any signs of bats or barn owls, or bats or barn owls themselves are found during the development hereby permitted, work should stop immediately and English Nature be contacted immediately for further advice (01380 726 344)

Reason: To safeguard protected species.

(3) Notwithstanding the provisions of Classes A to H of Schedule 2 (Part 1) and Classes A of Schedule 2 (Part 2) 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 to the external appearance of the building, no extensions to the building, nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority as a discharge of a condition associated with this permission or upon submission of a planning application in that behalf.

Reason: In the interests of the character and appearance of the special landscape area, original building and Conservation Area.

(4) The development shall not commence until detailed drawings showing the elevations and horizontal sections of the external doors (at a scale of 1:10); the elevations, horizontal and vertical sections of the windows (at a scale of 1:5), and details of the materials/colour/finish of the external doors and windows of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: To ensure that the dwelling is appropriately detailed due to its location within the Conservation Area.

(5) The rainwater goods on the development hereby permitted shall be of cast iron or aluminium. Details of the colour and profile shall be submitted to and approved in writing prior to development commencing on site. Development shall be completed in accordance with the agreed details.

Reason: To ensure that the dwelling is appropriately detailed due to its location within the Conservation Area.

(6) No development shall commence until detailed drawings (elevations at 1:10 scale and sections at 1:5) of the rooflights to be used in the development hereby permitted, which shall be conservation type have been submitted to and approved in writing by the Local Planning Authority. Development shall be completed in accordance with the approved details.

Reason: To ensure that the dwelling is appropriately detailed due to its location within the Conservation Area.

(7) If any repointing of the external walls of the development hereby permitted is required, a sample panel that matches the existing historic pointing shall be constructed on the site to be agreed in writing by the Local Planning Authority, prior to the repointing taking place, and shall be implemented as agreed.

Reason: In the interests of the character and appearance of the original building.

(8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order with or without modification), there shall be no additional windows added to the dwelling other than those hereby permitted.

Reason: In the interests of the character and appearance of the special landscape area, original building and Conservation Area and to secure adequate standards of privacy for the occupants of neighbouring dwellings.

(9) No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme.

Reason: In the interests of sustainable development. Salisbury District Council's Supplementary Planning Guidance on "Achieving Sustainable Development" promotes the prudent use of natural resources. It is necessary to minimise the local demand for water to protect future supplies.

(10) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be erected/completed prior to the occupation of the dwelling hereby approved.

Reason: To enable the Local Planning Authority to secure the satisfactory treatment of the boundaries of the site in the interests of visual amenity/securing adequate standards of privacy for occupants of the proposed dwelling and/or neighbouring dwellings.

(11) No development shall take place until samples of the slate to be used in the external elevations of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the dwelling is appropriately detailed due to its location within the Conservation Area.

(12) No development shall take place within the area of the application until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: The area is an area of some archaeological interest and a rectangular earthwork enclosure of probable Iron Age date has been recorded in the open land to the north of the proposal site, and in recent archaeological excavations, artefacts of both prehistoric, Roman and later date were found. Any earthmoving or trenching associated with the conversion is likely to disturb valuable archaeological remains.

(13) Before development commences, a scheme for the discharge of surface water from the buildings and all hard surfaces hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and shall be carried out as approved. The approved scheme shall include measures to limit surface water run-off.

Reason: To ensure that the development is provided with a satisfactory means of surface water disposal.

(14) Before the development hereby approved first comes into use, the proposed first floor window to the bedroom on the east elevation shall be glazed with obscure glass, and shall be fixed shut except for use as an emergency escape window in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The glazing so agreed shall be maintained in this condition thereafter.

Reason: To safeguard residential amenity and prevent undue overlooking into the neighbouring property.

2. That the applicant be informed of the following:

1. This decision has been in accordance with the following policy/policies of the Adopted Salisbury District Local Plan G1 (1), G2 (General), G3 (the water environment), G4 (Flooding), G5 (Drainage), D2 (Infill development), H16 (Housing Policy Boundary), C6 (Special Landscape Area), CN8 (Conservation areas), C12 (Protected Species), R2 (open space provision), CN21 (Archaeology)

2. 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

3. The development should include water efficient appliances, fittings and systems in order to contribute to reduced water demand in the area. These should include as a minimum, low-flush toilets, water butts, spray taps, low flow showers, and kitchen appliances with the maximum water efficiency rating.

4. 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.

According to our records, there is a public water main and foul sewer crossing the site. Wessex Water normally requires a minimum, 3 metre 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. Again, connection can be agreed at the design stage. 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.

Note: The Committee agreed that a letter be sent on behalf of the Committee to Wessex Water and the Flood Steering Group at Salisbury District Council urging them to seek a solution to the infiltration and flooding problems in Tilshead.

*The meeting concluded at 6.30pm
Members of the public present: 8*