

# Minutes

**Meeting of** : Northern Area Committee  
**Meeting held in** : Antrobus House, Amesbury  
**Date** : Thursday 05 October 2006  
**Commencing at** : 4.30 pm

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**Present:**

Councillor M A Hewitt – Chairman  
Councillor C G Mills– Vice-Chairman (In the Chair for minute number 622)

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

Apologies: Councillors J C Noeken, A G Peach and T Woodbridge.

Parish Councillors: Mr Deacons (Durrington), Mr S Stubbs (Newton Toney), Mr R Small (South Newton and Stoford), Mr I Holiday (Wylve)

Mr Edwards, Tenants' Panel

Officers

Mr A Madge (Development Services), Ms B Jones (Development Services), Mr T Wippell (Development Services), Mr S Hawkins (Development Services), Mr S Llewellyn (Development Services), Mr R Townsend (Community Initiatives), Mrs J Ferguson (Legal and Property Services) and Ms S Draper (Democratic Services).

**614. Public Questions/Statement Time:**

There were none.

**615. Councillor Questions/Statement Time:**

Councillor Mrs Greville informed the Committee that Mr Burt of Bulford Parish Council was recovering in hospital following a heart attack. The members asked that a card be sent to Mr Burt to wish him a full and speedy recovery.

**616. Minutes:**

**Agreed:** That the minutes of the last ordinary meeting held on 7<sup>th</sup> September 2006 be approved as a correct record and signed by the Chairman.



Accounted for:  
Housing Services  
Waste and Recycling Services



**617. Declarations of Interest:**

Councillor Spencer declared a personal and prejudicial interest in planning application S/2006/1417 and withdrew from the room during consideration thereof.

Councillor Hewitt declared a personal and prejudicial interest in agenda item 10 - Operational Development on Land At The Rear of Bourne View, Allington and withdrew from the meeting during consideration thereof.

Councillor Baker informed members that whilst he did not have an interest in planning application S/2006/1417, he wanted to declare for the sake of openness that the applicant owned a shop in the same parade as his own shop. He informed the Committee that he had also had informal conversations with the applicant about the use of his premises as a youth building in his capacity as a Cabinet member at Wiltshire County Council although this was in no way connected to this planning application.

**618. Chairman's Announcements:**

The Chairman informed members that planning application S/2006/1201, which the Committee remitted back to the Head of Development Services to determine, had now been approved.

The Chairman also informed members that the appeal for a conservatory at Little Old Thatch, Newton Toney had been determined. The Planning Inspector had refused permission for the conservatory but had allowed the patio to remain.

The Chairman introduced members to Helen Kreizman, the new Community Planner based at Wiltshire County Council.

**619. Community Safety In The Northern Area**

The Committee considered the previously circulated report of the Community Safety Projects Officer.

The Head of Community Initiatives gave members an overview of the work currently being undertaken to improve community safety in the northern part of the District. He explained that there were pockets of crime and anti-social behaviour, such as Amesbury West which was the ward with the second highest rate of anti-social behaviour in the District. However, he emphasised that this was in the context of Salisbury District having one of the lowest crime rates in Wiltshire, and Wiltshire being one of the safest counties in the Country.

The Head of Community Initiatives explained the process of the introduction of the new Police Community Support Officers (PCSOs) for the northern part of the District and he explained that it was very important to consider how the members could be involved in this work in the future. He suggested that the area committees provided a very good forum for involving elected members in community safety issues and that this should be explored further.

During the debate that followed members made the following points:

- The high crime rate in Amesbury West could be attributed partly to the residents' policy of reporting all crimes to the police. Councillor Westmoreland informed members that the Amesbury Town Centre Residents' Association had been formed as a response to increased levels of crime and anti-social behaviour in the town centre. The members asked that the group be invited to future Northern Area Committee meetings to bring any issues of concern to the attention of the members.
- A suggestion was made that the Committee establish a small sub-committee specifically to liaise with the Police and to investigate matters relating to crime and community safety.
- Councillor West informed the Committee that he had recently chaired a meeting in Durrington on behalf of the Police Authority and he felt that the area committees would be an excellent consultation forum for the Police. He also informed members that the training of the new PCSOs had been accelerated so that they would be in place by March 2007 rather than 2008 as was originally planned.
- A suggestion was made that a regular item should be placed on the future agendas of the Northern Area Committee to allow the Police to raise any matters that they would like the Committee to be aware of.
- Some members were very impressed with the initial impact of the PCSOs. They considered that they greatly increased the level of community reassurance and people were very happy that there was a police presence back on the streets. However, some members noted that they had not seen any of the new PCSOs yet.

**Resolved –**

1. That the report be noted.
2. That the suggestions to form a sub-committee to investigate community safety matters and to place a regular item for the police on future agendas, be considered further at the next meeting of the Committee when both officers and the Police will be present.

**620. Update on the Expansion of Porton Down**

Councillor Wren gave a verbal update to the Committee on this matter.

He informed members that the draft Masterplan and Development Brief had been published as part of a consultation which would be ongoing until 2<sup>nd</sup> November 2006. It was noted that this would be considered by the Committee at its next meeting.

Members felt that it would be beneficial for all members of the Northern Area Committee to receive a hard copy of the papers in advance of the agenda for the next meeting.

**Resolved** – That the update be noted.

**621. H9 Site – Amesbury**

The Committee received a PowerPoint presentation from the Principal Planning Officer showing the key areas of development at the above site.

The members made the following points:

- This development would be a very high quality development of which the District could be proud provided that the initial high development standards were maintained for the remainder of the development.
- It was very worthwhile visiting the site and members should let the Chairman know if they did wish to visit as this could then be arranged with officers.
- That the officer be thanked for giving a comprehensive presentation.

**Resolved** - That the update be noted.

**622. Operational Development on Land At The Rear of Bourne View, Allington**

The Committee considered the previously circulated report of the Principal Planning Officer (Enforcement) together with the schedule of late correspondence circulated at the meeting.

**Resolved** – That consideration of the report be deferred to allow members to undertake a site visit.

**623. S/2006/1509 - Conversion of Existing Redundant Agricultural Buildings to Residential at Manor Farm, Fisherton de la Mere, Warminster, BA12 0PY for The Jonathan Barlow Partnership**

Mr Barlow, the agent for the applicant, spoke in support of the above application.

Mr Holiday, on behalf of Wylve Parish Council, informed the Committee that the Parish 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 original decision of the Northern Area Committee on 17<sup>th</sup> November 2005, be amended so that the Section 106 requirements now read:

That subject to the applicant and any other relevant parties undertaking, under Section 106 of the principal act to

- a) secure the regular mowing and maintenance of the grass verges which form the visibility splays at the junction of the site entrance with the A36, in so far as they are in the ownership/control of the applicant and
- b) pay a commuted sum in respect of Policy R2 of the Salisbury District Local Plan

Note: all other provisions of the Committee decision made on 17<sup>th</sup> November 2005 remain.

The reason for this decision was that since the last decision of the Committee, it had come to the Council's attention that the applicant did not have control over the verge alongside the A36. Therefore the Committee decided to amend the Section 106 agreement accordingly as it considered that it was the responsibility of the Highways Agency to mow the bank and maintain safe sightlines along the stretch of the A36 surrounding the application site. The Committee was relying on the Highways Agency to perform this statutory function in perpetuity. In addition the Committee had regard to the accident record for this stretch of road which demonstrated that there had been no accidents for the last eight years.

**624. S/2006/1417 - Change of Use of Our Lady of Heaven Church From D1 to Mixed Use, With B1 on Ground Floor and Residential Use (C3) on First and Second Floors and the Erection of a Further 2 Semi Detached Dwellings and Associated Works at Our Lady of Heaven Church, Philip Road, Durrington Salisbury SP4 8DT for Turley Associates**

Mr Deacons, on behalf of Durrington Parish Council, informed the Committee that the Parish Council had some concerns but no major objections to the application.

Further to a site visit held earlier that day, the Committee considered the previously circulated report of the Head of Development Services.

**Resolved –**

1. That subject to the receipt of a commuted sum in respect of policy R2 by 12<sup>th</sup> October 2006 then the above application be approved for the following reasons:

(1) The proposed redevelopment of Our Lady of Heaven Church to provide a B1 office use on the ground floor, with residential flats on the first and second floor, and two additional dwellings with associated parking and amenity space in the grounds would be in accordance with the adopted policy provisions of the Salisbury District Local Plan, and would contribute towards the vitality and viability of the local community, would not unduly disturb neighbouring amenities or be detrimental to nature conservation interests or 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. No development shall commence until a schedule of materials, colours and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s], windows, any cladding, and roof[s] of the proposed development (comprising materials and finishes for: all site boundaries, all hard surfaces, the church conversion, the two new dwellings and their garages) have all 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 secure a harmonious form of development

3. There shall be no occupation of the offices, flats or dwellings hereby approved until the proposed shared use vehicular access has been laid out with a minimum width of 4.5m and in a position to be agreed in writing by the Local Planning Authority, before any development commences. (See the attached plan).

**Reason:** For the avoidance of doubt and to ensure that vehicles entering and leaving the shared use parking area can do so without obstruction in the interests of highway safety.

4. There shall be no occupation of the offices, flats or dwellings hereby approved until the parking spaces numbered 1-13 on the approved plan have been permanently marked out, and the parking spaces and manoeuvring areas have been hard surfaced in accordance

with details which shall be submitted to and agreed in writing by the Local Planning Authority, before any development commences.

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

5. There shall be no occupation of the development hereby approved until the driveway serving plot 1 has been surfaced in a suitable consolidated material (not loose stone or gravel) for a distance of 5 metres from the back of footway.

**Reason:** In the interests of highway safety

6. Detailed working drawings at a suitable scale of 1:10 to show details of the Juliet balconies of the flats hereby approved and a drawing at scale 1:100 showing a lockable gate system for the west side passage shall be submitted to and approved by the Local Planning Authority before any development commences. The development shall be implemented in accordance with the approved details and maintained in that condition thereafter.

**Reason:** To secure a harmonious form of development in the streetscene, prevent undue overlooking and ensure that the side passage is not used as a "ratrun" by pedestrians.

7. 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 any occupation of the eight new dwellings hereby approved.

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

8. 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.

9. 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.

10. The proposal shall be carried out in strict accordance with the details and recommendations of the Bat Survey dated July 2006 (including timing of the development with reference to nesting birds) by Devon Wildlife Consultants.

**Reason:** To safeguard the nature conservation interests of protected species.

11. The development shall be in accordance with the amended plans ref: A2182/100 Rev A and any other details to be agreed in writing by the Local Planning Authority. There shall be no occupation of the dwellings hereby approved until the proposed stairwell glazing as shown on A2182/105 west elevation has been obscured to the satisfaction of the Local Planning Authority. The stairwell shall be maintained in that condition thereafter.

**Reason:** For the avoidance of doubt

12. There shall be no occupation of the dwellings or flats hereby approved, until the external conversion of the former church building has been fully completed, and the B1 office use has been fully completed internally and is available for occupation, to the satisfaction of the Local Planning Authority and in accordance with the floor and elevation plans hereby approved.

**Reason:** In the interests of visual amenity, and to ensure that the residential and B1 office use can be occupied at the same time.

13. The ground floor of the development hereby approved, as shown on Ground Floor plan ref A2182/107 shall be used for B1 office use and for no other purpose (including any other purpose in Class B1 or D1 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:** For the avoidance of doubt and to enable the Local Planning Authority to exercise control over the use of the premises in the interests of regulating any alternative kinds of B1 or D1 activities which could adversely affect amenities of neighbouring dwellings and flats.

14. There shall be no occupation of the B1 office development hereby approved until a travel plan for the entire office development has been submitted to and agreed in writing by the Local Planning Authority. The plan shall demonstrate how travel to the office development will be managed in a sustainable manner and shall be fully implemented in accordance with the agreed details.

**Reason:** In the interests of sustainable travel objectives.

15. There shall be no occupation of the B1 office development or dwellings hereby approved until a parking management plan for the entire site has been submitted to and agreed in writing by the Local Planning Authority. The plan shall be fully implemented in accordance with the agreed details.

**Reason:** In the interests of the proper management of parking on the site and the locality.

2. That the applicant be informed of the following:

1. This approval does not give any consent for the demolition of Our Lady of Heaven Church.
2. And in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

Policy G1	Sustainable Development	R2	Public Open Space
Policy G2	General Principles for Development	PS3	Community Facilities
D2	Design	E17	Employment
H16	Housing Policy Boundary	and PPG3	Housing

**625. S/2006/1770 - Outline Planning Application for One Chalet Bungalow Land at Wayside Stoford Bottom, Stoford Salisbury SP2 0PW for Mr and Mrs Davies**

Mr R Nunn, spoke on behalf of Mount Pleasant residents, in objection to the above application.

Mr M Osmond, on behalf of the applicant, spoke in support of the above application.

Mr R Small, on behalf of South Newton and Stoford Parish Council, informed the Committee that the Parish Council had no objections to the outline 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 outline application be approved for the following reason:

(1) This application has been considered against the relevant Salisbury District Local Plan policies, G2, H16 and D2. It is considered that two residential dwellings could be accommodated on the site to be appropriate to the character of the area, and will not result in an adverse impact upon the amenities and living environment enjoyed by residents and subject to conditions will not result in an adverse impact to highway safety.

And subject to the following conditions:-

1. Approval of the details of the design and external appearance of the building, the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

**Reason:** This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

**Reason:** This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

**Reason:** This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

**Reason:** This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

5. The finished floor level[s] of the proposed building[s] shall be in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development is commenced.

**Reason:** To ensure the exact finished floor level[s] of the buildings.

6. No development shall take place until details of provision for recreational open space in accordance with policy R2 of the Salisbury District Local Plan have been submitted to and agreed in writing by the Local Planning Authority.

**Reason:** In order to comply with Policy R2 of the Salisbury District Local Plan.

7. 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, to be used for the external wall[s] and roof[s] 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.

8. No development shall take place until details of the treatment of 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 the buildings.

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

9. Before the dwelling hereby permitted is first occupied the area between the nearside carriageway edge and lines drawn between a point 2.0m back from the carriageway edge along the centre line of the access and points of the carriageway edge 23m from and on both sides of the centre line of the access shall be cleared of obstruction to visibility at and above a height of 600mm above the nearside carriageway level and therefore maintained free of obstruction at all times.

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

10. The driveway shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority, prior to development commencing on site.

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

11. Sufficient space for one garage and one parking space (or two parking spaces) together with a vehicular access thereto shall be provided for each dwelling before it is occupied, in a position to be approved by the Local Planning Authority. The said space shall not be used other than for the parking of vehicles or for the purpose of access.

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

12. Prior to the commencement of any development hereby approved, visibility shall be improved at the junction of the private site access road with the County Class III road C.283, with nothing over 1.0m in height above the adjoining carriageway level be planted, erected or maintained in front of (highway side) the splay line indicated in red across the 'blue' land on Drg. No. WEB236-2 Rev. D.

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

13. The development, including site clearance, must not commence until a statement of all the relevant details of the protection of the maple tree to the north west of the site 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 (Guide for Trees in Relation to Construction, BS.5837: 2005). It must also include any other means needed to ensure that the tree to be retained will not be harmed during the development, including by damage to their root system.

The tree 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 safeguard the amenity of the existing trees to ensure a satisfactory appearance to the development.

14. The maple tree to the north west of the site shall be retained and shall not 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 the maple tree to the north west of the site is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 5 years of the completion of the development, another tree shall be planted at the same place, and that tree 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.

15. Notwithstanding the details shown on the indicative drawings, the height of the proposed new dwelling as measured from ground floor level to that of the main ridge shall not be substantially higher than that of the height of surrounding dwellings as measured from ground level to ridge height.

**Reason:** To secure a harmonious form of development.

2. That the applicant be informed of the following:

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

G2	-	General Criteria for Development
D2	-	Design – Infill Development
H16	-	Housing Policy Boundary
CN21	-	Archaeology protection
R2	-	Open Space Provision

(2) R2 - You are advised to contact the Local Planning Authority prior to any submission of details so that compliance with Policy R2 can be discussed.

(3) WESSEX WATER - The development is located within a foul sewered 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.

(4) Notwithstanding the indicative elevations shown on the submitted plans detailing elevations and floorplans, the council will consider the appearance of the dwelling at the detailed application stage, and the approval of this application does not necessarily indicate the Council's opinion on the design of the dwelling, and is without prejudice to any formal decision taken in respect of development of the above site at the detailed application stage.

(5) The applicant should be aware that the reserved matters application will be brought back to the Northern Area Committee for determination.