

Minutes

Meeting of : Northern Area Committee
Meeting held in : Antrobus House, Amesbury
Date : Thursday 4 January 2007
Commencing at : 4.30 pm

Present:

Councillor C G Mills– Vice-Chairman – in the Chair
Councillor J C Noeken – Vice Chairman for the meeting

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

Apologies: Councillors J A Brady, M A Hewitt and T Woodbridge

Parish Councillors: Mr Healing (Durrington), Mr S Stubbs (Newton Toney) and Mrs J Swindlehurst (Amesbury Town Council)

Officers:

A Davies (Democratic Services), J Howles (Development Services), A Madge (Development Services) and T Wippell (Development Services)

643. Public Questions/Statement Time:
There were none.



Awarded in:
Housing Services
Waste and Recycling Services



644. Councillor Questions/Statement Time:

Councillor Noeken informed the Committee of a recent Wiltshire County Council news release in relation to planned improvements to Salisbury Street, Amesbury.

Following previous consultations held with local representatives and the public during 2005 as part of the Amesbury Town Centre Transport Study, which showed that there was a strong desire to see improvements for pedestrians along Salisbury Street, Wiltshire County Council is now progressing the proposed scheme, along with plans to make the Salisbury Street/A345/Smithfield Street junction into a double mini-roundabout. The alterations at this junction are designed to help slow traffic, which would make the junction easier for pedestrians and cyclists.

The Salisbury Street scheme would see the pavements resurfaced and widened (making it easier to cross the road), a new taxi rank on the south side of the road to make it more convenient for shoppers at the new Co-Op, more formalised loading arrangements for the shops and specific parking for disabled people.

The consultation period on the draft Traffic Regulation Orders for the scheme, which outline the proposed parking and loading arrangements along the length of the road, will be from 4th January to 29th January 2007.

Copies of the full draft orders will be available at Amesbury Library and Salisbury District Council at Penny Farthing House, 18 Penny Farthing Street, Salisbury. In addition, an exhibition will be held from 8th January to 29th January 2007 at Amesbury Library, which will have plans of the overall scheme and the background to the scheme.

Councillor Noeken concluded that he hoped all interested parties would submit their comments to Wiltshire County Council.

Councillor West drew members' attention to the Police Consultative Committee, which had been arranged for 16th January 2007, at 7pm and would be held at Antrobus House, Amesbury.

645. Minutes:

Resolved: That the minutes of the last ordinary meeting held on 7th December 2006 be approved as a correct record and signed by the Chairman.

646. Declarations of Interest:

Councillor Noeken declared a personal interest in Planning Application S/2006/8020 since he was a member of Wiltshire County Council, but was not required to leave the meeting during the consideration of this item.

Councillor Peach declared a personal and prejudicial interest in Planning Application S/2006/2057 since the applicant had undertaken some plumbing work on his behalf and withdrew from the meeting during the consideration thereof.

Amesbury Town Councillor Mrs Swindlehurst declared a personal interest in Planning Application S/2006/8020 since she was the Chair of Governors for the Children's Centre, but was not required to leave the meeting during the consideration of this item.

Councillor West declared a personal and prejudicial interest in Planning Application S/2006/8020 since he was a member of Wiltshire County Council's Regulatory Panel that would determine this application in due course and withdrew from the meeting during consideration thereof.

647. Chairman's Announcements:

The Chairman informed Members that there was a matter of urgency to be considered at the end of the meeting, under exempt business.

648. Highways Act 1980 – Section 116 Application – Proposed Diversion of Byway 1 and Bridleway 29, Amesbury

The Committee considered the previously circulated letter from Wiltshire County Council (as attached at Agenda Item 7).

Resolved – That the existing consent of the Northern Area Committee, dated 22nd November 2005 and which includes the new proposal, be reaffirmed.

649. SWAG Applications – Tranche 3, 2006/07:

The Committee considered the previously circulated recommendations of the SWAG Review Panel.

Resolved – that the grants be awarded as follows:

1. **Girlguiding Wiltshire South** - awarded £6,932 (£5,000 from the SWAG Budget and £1,932 from the Discretionary Budget) for the installation of a play area.
2. **Steeple Langford Cricket Club** – awarded £5,000 for the purchase of a new triple ride on mower/tractor, subject to the following conditions:-
 - (a) the applicant provides evidence that the balance of the cost of the new machinery has been raised and
 - (b) the SWAG grant will run until the end of 31st March 2008.
3. **Wylve Valley Art Trail** – awarded £500 for the design and publication of a guidemap.
4. **2nd Bulford St Leonards Scout Group** – awarded £5,000 for the removal of the old scout hut, clearance of site and to build new hut and lay car parking area.

650. Update on the Expansion of Porton Down

Councillor Wren informed Members of the Northern Area Committee that John Meeker (Principal Planning Officer (Forward Planning) had arranged a meeting for 9th January 2007, between 1.30pm and 3.30pm at the City Hall, Salisbury to consider the above matter. Members of the Northern Area Committee, the Portfolio Holder for Planning and Economic Development, DSTL, the relevant Parish Councils, HPA (Former Tettricus PBTC), Officers from Forward Planning, SDC, Planning at Wiltshire County Council and Robert Key M.P. had all been invited to attend.

This meeting was an informal meeting prior to the Special Northern Area Committee that has been arranged to consider the Porton Down Masterplan on 8th February at Glebe Hall, Winterbourne. The aim of the meeting on 9th January was not to prejudice consideration of the application, but simply to advise all on what was proposed.

Members of the Area Committee were pleased to note that all the major players were working together on the development of the Masterplan.

651. Update on Boscombe Down

Councillor Wren informed Members of the Northern Area Committee that it had been difficult getting information on this item since a number of different agencies were involved. However, he was able to inform Members that the highway was to be subject to sectioned repairs. Other materials would need to be brought in to supplement supplies via Amesbury and the A345. It was hoped that a more detailed report would be available for consideration by the Northern Area Committee at its meeting in February.

652. S/2006/2057 – New Dwelling and Associated Outbuilding, The Old Rectory, Hackthorn, Durrington, Salisbury – for Mr Hunt:

Mr Hunt, the applicant spoke in support of the above proposal and informed Members that he wished to withdraw the proposed log cabin from this application.

Mr Healing, of Durrington Parish Council, informed the Committee that the Parish Council had no objection to the application, subject to the finish and materials used.

Further to the receipt of these statements and further to the site visit earlier that day, the Committee considered the previously circulated report of the Head of Development Services.

Resolved – That the above application be refused for the following reasons:

- (1) The part of the site containing the proposed Purbeck Log Cabin falls within flood zone 3 (the high risk zone). Flood Zone 3 refers to land where the indicative annual probability of flooding is 1 in 100 years or less from river sources (i.e. it has a 1% chance or greater chance of flooding in any given year). The application is not accompanied by a Flood Risk Assessment (FRA) as required by PPS 25 (Development and Flood Risk)

for the proposed works within Flood Zone 3. Therefore insufficient information has been provided to demonstrate that the development will not be at risk from flooding or increase the risk of flooding contrary to policy G4 of the Adopted Local Plan and guidance contained within PPS25.

- (2) The site is extremely important within the Conservation Area. The amended scheme to the S/2005/1600 approval increases the ridge height and overall bulk of the building particularly at first floor level and above which would fail to preserve an adequate visual gap in the street scene (and hence fail to preserve its existing open character) and will be at odds with the scale of the Old Rectory. It is considered that the revised proposal will have a harmful affect on the character of the Conservation and Housing Restraint Area and in particular the Old Rectory and terrace on Hackthorne Road (1-4 Cross Stones). In addition to this, the application is not considered to provide appropriate traditional detailing/architectural references or references to local materials. It is considered that the application is contrary to policies G2, D2, H19, CN8, CN10, CN11, Objective 16 of the Councils Design Guide (page 66) and guidance contained within PPS1.

653. S/2006/2296 – Two Storey Extension, 17 Tanners Field, Amesbury – for Mr G Holmes:

Mrs Swindlehurst, on behalf of Amesbury Town Council, informed the Committee that the Town Council had no objection to the above proposal.

Further to the receipt of these statements and further to the site visit earlier that day, the Committee considered the previously circulated report of the Head of Development Services

Resolved –

- (1) That the above application be approved since the scale, design, siting and materials proposed are appropriate to the general development criteria, in accordance with the adopted Salisbury District Local Plan policies

and subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. AS amended by section 51 (1)of the Planning and Compulsory Purchase Act 2004

2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

3. There shall be no further windows inserted in the northern side in the first floor elevation of the extension hereby permitted.

Reason: To ensure adequate privacy for the occupants of neighbouring premises.

4. The proposed bathroom window in the first floor eastern elevation shall be glazed with obscure glass and shall be maintained in this condition thereafter.

Reason: To prevent the undue overlooking of adjoining dwellings.

- (2) That the applicant be informed of the following:

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

- G2 - General Criteria for Development
- D3 - Good Design

- 654. S/2006/2134 – Two Storey infill Extension to provide ancillary annexe, Old Mill House, Warminster Road, South Newton – for Mr B M and Mrs H M Sayer:**
Mr Sayer, the applicant spoke in support of the proposal.

Further to the receipt of these statements and further to the site visit earlier that day, the Committee considered the previously circulated report of the Head of Development Services

Recommended to Planning and Regulatory Panel

- (1) that the application be approved providing that Natural England are satisfied with the proposed construction method statement and following the completion of a Section 106 Agreement to ensure that the accommodation is not sold, leased, rented or otherwise disposed of as a separate dwelling unit.

For the following reasons:-

In the absence of any objections in relation to the impact on flood risk, nearby watercourse, highways safety, or protected species (subject to Natural England response), and in the absence of any Policy objections as to the use of the development (subject to a Legal Agreement ensuring that the unit will not be let or sold separately from the main house), it is considered that the scale, design, siting and materials of the development are appropriate to the general development criteria, in accordance with policies.

And subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. AS amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004

2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

3. This development shall be in accordance with the submitted Flood Risk Assessment deposited with the Local Planning Authority on 13/10/06, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the locality and the development against the risk of flooding.

4. This development shall be in accordance with the submitted method statement deposited with the Local Planning Authority on 27/11/06, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent pollution to the River Wyle.

- (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:

Policy H33 Accommodation for dependent persons.

Policy H31 Extensions in the Countryside

Policy C6 Special Landscape Area

Policy G2 General Principles for Development

Policy D3 Design

Policy CN21 Area of Special Archaeological Significance

Policy C11 Area of High Ecological Value.

655. S/2006/8020 – New Single Storey Children’s Centre, Kitchener Road, Amesbury – for Wiltshire County Council:

Mr Buckell of Kitchener Road, speaking on behalf of himself and other nearby residents informed the Committee of the concerns the local residents had in relation to this proposal, particularly in terms of the impact it would have on traffic coming to the site and parking in Kitchener Road and the design of metal roof.

Further to the receipt of these statements and further to the site visit 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 Wiltshire County Council be informed of the following observations:-
 - (a) In light of concerns expressed by local residents, the Northern Area Committee would wish to see the introduction of appropriate traffic calming measures on Kitchener Road, e.g. yellow lines.
 - (b) The Northern Area Committee would not wish to see an increase in the maximum opening times of the Children’s Centre (8am until 6pm, Monday to Friday for 48 weeks of the year). If a change in opening hours is proposed then this matter must be brought back to the Northern Area Committee for further consideration.
 - (c) The Northern Area would wish to see further consideration given to the proposed metal roof and if possible, alternative materials used.
- (2) That in addition to the observations detailed in (1) above, that Wiltshire County Council be advised that the District Planning Authority has no objection in principle, subject to the following:
 1. That the Highway Authority are satisfied with the application on highway safety grounds, and appropriate conditions are attached, to ensure implementation of a travel plan.
 2. Conditions are attached to any permission, to ensure that materials used in the construction of the external surfaces of the development match those used in the existing school buildings.
 3. Conditions are attached to any permission requiring the applicant to implement the recommendations in the Habitat Survey of 10th August 2006.
 4. Conditions are attached requiring the applicant to submit further details of the new playground, and for the development to be implemented in full accordance with the details and maintained for recreational purposes thereafter.
- (3) That Wiltshire County Council be informed that the above comments detailed in (2) above are in accordance with the following policies of the adopted Salisbury District Local Plan:

G1	Sustainable Development
G2	General Principles for Development
PS5	Education
D2	Design
R5	School Playing Fields

656. Matters of Urgency – Exempt Business

Although this matter was not on the previously circulated agenda, the Chairman declared that it be taken as a matter of urgency since this matter needed to be considered before the next meeting of the Northern Area Committee

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 1 Information relating to any individual

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

Porton Down Masterplan

*The meeting concluded at 6.20pm
Members of the public present: 6*