

Schedule Of Planning Applications For Consideration

In The following Order:

Part 1) Applications Recommended For Refusal

Part 2) Applications Recommended for Approval

Part 3) Applications For The Observations of the Area Committee

With respect to the undermentioned planning applications responses from bodies consulted thereon and representations received from the public thereon constitute background papers with the Local Government (Access to Information) Act 1985.

ABBREVIATIONS USED THROUGHOUT THE TEXT

AHEV	-	Area of High Ecological Value
AONB	-	Area of Outstanding Natural Beauty
CA	-	Conservation Area
CLA	-	County Land Agent
EHO	-	Environmental Health Officer
HDS	-	Head of Development Services
HPB	-	Housing Policy Boundary
HRA	-	Housing Restraint Area
LPA	-	Local Planning Authority
LB	-	Listed Building
NFHA	-	New Forest Heritage Area
NPLP	-	Northern Parishes Local Plan
PC	-	Parish Council
PPG	-	Planning Policy Guidance
SDLP	-	Salisbury District Local Plan
SEPLP	-	South Eastern Parishes Local Plan
SLA	-	Special Landscape Area
SRA	-	Special Restraint Area
SWSP	-	South Wiltshire Structure Plan
TPO	-	Tree Preservation Order

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE
 FOLLOWING COMMITTEE
NORTHERN AREA 1ST FEBRUARY 2007

Note: This is a précis of the Committee report for use mainly prior to the Committee meeting and does not represent a notice of the decision

Item Page	Application No Officer Site Address Description	Parish/Ward Recommendation Ward Councillors
1.	S/2006/2437 Mr T Wippell	WYLYE APPROVED WITH CONDITIONS
	11 ORCHARD COTTAGES WYLYE WARMINSTER PORCH (RETROSPECTIVE)	CLLR MILLS CLLR WEST
2.	S/2006/2488 Mrs S Appleton	SHREWTON APPROVED WITH CONDITIONS
	17 HINDES MEADOW SHREWTON SALISBURY CONSERVATORY	CLLR MILLS CLLR WEST
3.	S/2006/2415 Mrs B Jones	AMESBURY EAST APPROVED WITH CONDITIONS
SV	FORMER TEXACO GARAGE SITE LONDON ROAD THE CENTRE AMESBURY CONSTRUCTION OF 21 FLATS & 2 RETAIL / OFFICE UNITS	CLLR BROWN CLLR NOEKEN CLLR PEACH
4.	S/2006/2326 Mr A Madge	AMESBURY EAST APPROVE SUBJECT TO S106
SV	PLOT BW 2/3 MIDSUMMER PLACE SOLSTICE PARK AMESBURY NEW LEISURE DEVELOPMENT TO INCLUDE NEW LEISURE BUILDING, OUTDOOR COURTS, PARKING AND LANDSCAPING	CLLR BROWN CLLR NOEKEN CLLR PEACH

Part 1
Applications recommended for Refusal

No Refusals

Part 2

Applications recommended for Approval

1

Application Number:	S/2006/2437		
Applicant/ Agent:	MR AND MRS SAUNDERS		
Location:	11 ORCHARD COTTAGES WYLYE WARMINSTER BA120RG		
Proposal:	PORCH (RETROSPECTIVE)		
Parish/ Ward	WYLYE		
Conservation Area:	WYLYE	LB Grade:	
Date Valid:	27 November 2006	Expiry Date	22 January 2007
Case Officer:	Mr T Wippell	Contact Number:	01722 434554

REASON FOR REPORT TO MEMBERS

Property owned by Salisbury District Council, HDS does not consider it prudent to exercise delegated powers.

SITE AND ITS SURROUNDINGS

11 Orchard Cottages, Wylie is a terraced property situated within the Conservation Area and Housing Policy Boundary.

RELEVANT PLANNING HISTORY

None

REPRESENTATIONS

Advertisement	Yes	expired 28.12.2006
Site Notice displayed	Yes	expired 28.12.2006
Departure	No	
Neighbour notification	Yes	expired 19.12.2006

Third Party Representations:

None

Consultations:

Conservation- No objections

Policy Context:

G2, D3, CN8, CN11

Parish Council:

No comment

PLANNING CONSIDERATIONS

Visual amenity

The scale, design, siting and materials proposed are appropriate to the overall appearance of the property in accordance with the adopted SDLP policies. The Conservation Officer has been consulted, and raises no objections to the scheme. Overall, it is considered that the character of the Conservation Area will be preserved.

There have been no objections to the scheme and it is considered that residential amenity will be preserved.

CONCLUSION

The porch would be of a small scale, and any harm caused to surrounding neighbour or visual amenity is not considered to be significant enough to warrant refusal.

RECOMMENDATION

APPROVE

For the following reasons:

The scale, design, siting and materials proposed are appropriate to the general development criteria, in accordance with the adopted SDLP 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 (0004 AMENDED)

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. (D01A)

Reason 0013: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

INFORMATIVE:

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
- H16 - Housing Policy Boundary
- CN8 - Preserving or enhancing Conservation Areas
- CN11 - New development in Conservation Area

Application Number:	S/2006/2488		
Applicant/ Agent:	D W HOURIHAN		
Location:	17 HINDES MEADOW SHREWTON SALISBURY SP3 4EA		
Proposal:	CONSERVATORY		
Parish/ Ward	SHREWTON		
Conservation Area:		LB Grade:	
Date Valid:	1 December 2006	Expiry Date	26 January 2007
Case Officer:	Mrs S Appleton	Contact Number:	01722 434541

REASON FOR REPORT TO MEMBERS

Council property, HDS does not consider it prudent to exercise delegated powers.

SITE AND ITS SURROUNDINGS

17 Hinds Meadow is a semi-detached property, which is located within a Housing Policy Boundary in the village of Shrewton.

THE PROPOSAL

The proposal involves the erection of a conservatory to the rear of the property.

PLANNING HISTORY

No planning history

REPRESENTATIONS

Advertisement	Yes – Expiry 04/01/2007
Site Notice displayed	Yes – Expiry 04/01/2007
Departure	No
Neighbour notification	Yes – Expiry 26/12/2006
Third Party responses	No
Parish Council response	Yes – No Objections

MAIN ISSUES

Principle
Scale and design
Impact on neighbour amenities

POLICY CONTEXT

Adopted Salisbury District Local Plan, G2 (General), D3 (Design) and H16 (Housing Policy Boundary).

PLANNING CONSIDERATIONS

Principle

This semi-detached bungalow is located within a Housing Policy Boundary in Shrewton. As a result of this, small-scale developments will be allowed provided they conform to the relevant design policy. In this case the design policy relevant is D3, which states that extensions should be of a scale and design that is appropriate to the overall appearance of the property using complementary materials. Policy G2 ensures developments do not have any significant adverse impacts on the amenities of the occupiers of the neighbouring dwellings.

Scale and design

The proposed conservatory will be a lean-to design to the rear of the property. The proposed conservatory will be approximately 3.9 metres wide, will protrude approximately 3 metres from the house and will have a mono-pitched roof with a maximum height of approximately 2.3 metres. The materials used in the construction of the conservatory will be UPVC and glass.

It is considered that due to the simplistic design of the proposed conservatory, it will be appropriate to the overall appearance of the existing dwelling, using complementary materials, therefore creating a harmonious environment.

Impact on the amenities of neighbouring dwellings

The proposed conservatory will be located close to the boundary with the neighbouring property to the west. However, the conservatory will be partially screened from this property the boundary fence and trellis. As a result, it is considered that the conservatory will not cause any overlooking significant enough to warrant refusing the application.

Due to the relatively low height of the conservatory, it is considered that the bulk of the structure will again not cause any adverse impacts on the neighbour significant enough to refuse the application.

RECOMMENDATION:

APPROVE

Reasons for approval

It is considered that the proposed extension will be appropriate to the overall appearance of the dwelling and will not have any significant adverse impacts on the amenities of adjoining dwellings.

And subject to the following condition:

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.

INFORMATIVE:

And in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

- G2 – General Criteria for Development
- D3 – Design
- H16 – Housing Policy Boundary

Application Number:	S/2006/2415		
Applicant/ Agent:	JOHN COLEMAN RIBA		
Location:	FORMER TEXACO GARAGE SITE LONDON ROAD AMESBURY SALISBURY SP4 7DY		
Proposal:	CONSTRUCTION OF 21 FLATS AND 2 RETAIL / OFFICE UNITS		
Parish/ Ward	AMESBURY EAST		
Conservation Area:		LB Grade:	
Date Valid:	23 November 2006	Expiry Date	18 January 2007
Case Officer:	Mrs B Jones	Contact Number:	01722 434388

REASON FOR REPORT TO MEMBERS

Councillor Peach has requested that this item be determined by Committee due to the prominent nature of the site, and the recommendation is also contrary to the Town Council's recommendation.

SITE AND ITS SURROUNDINGS

The site is located on the junction of London Road and The Centre, with Countess Road South and High Street in the centre of Amesbury, and was formerly occupied by the Texaco service station. To the north east is 6 London Road which is an existing dormer bungalow, opposite the site to the north are the properties of Countess Court, to the west lies Camelot Care Home (a listed building), to the south east is an electricity sub station and to the south west is the recent development of flats and commercial units (Stonehenge Walk) and the Barcroft Medical Centre.

THE PROPOSAL

The applicant is seeking to demolish the remaining structures on the site and erect a new building, comprising 17 one bed flats, 4 two bed flats and two commercial units. Parking (21 spaces), cycling, refuse and delivery facilities would be provided to the north of the new building. The Rowan tree adjacent to No 6 London Road would be retained, whilst the Rowan in the north east corner would be removed to make space for cycle parking (42 spaces). Some amenity garden space would be provided to the front of flats 4, 5 and 6, and separated from The Centre by a 900mm brick wall with railings.

The proposed building would be two and a half storeys in height, with accommodation in the second floor being in the roof, and served by a number of dormer windows on the front and rear elevations. The applicant has proposed slate tiles and render for the main residential portion of the building, and facing bricks with plain tiles for the commercial section which would have residential accommodation above. Storage would be provided at basement level. The two commercial units would be situated behind the west elevation, facing towards the junction and The Camelot (residential home). This elevation would have a steeply pitched roof, and symmetrical detailing including large glazed frontages for the commercial units.

PLANNING HISTORY

There have been various applications for signs and facilities (eg ATM) associated with the service station since 1978, the majority of which have been approved.

1993/1490 New service station following demolition of existing conditions.	Approved with
1996/444 Application for hot food servery	Withdrawn

CONSULTATIONS

The Committee’s attention is drawn to the fact that there has been a second round of publicity and consultation for the application, following receipt of amended plans. The comments below reflect the current stance from statutory consultees.

- WCC Highways** - No objection in principle (see below and late correspondence).
- WCC Education** - No financial contribution sought for education.
- WCC Archaeology** - No comment - the majority of the site has been disturbed and survival of any archaeological features is unlikely.
- Housing & Health Officer**- No objection subject to conditions (see below).
- Wessex Water Authority** - Awaited
- Environment Agency** - No objection subject to conditions (see below)
- Conservation** - Objection
- Tree Officer** - The conifer trees on the south east boundary of the site are unlikely to survive the development as considerable damage to the roots has taken place on the neighbouring side. No objection.
- Salisbury Design Forum** – Please refer to Appendix 3 and 4 attached for full summary of comments and objections.

REPRESENTATIONS

Advertisement	Yes	Expiry 1/2/07
Site Notice displayed	Yes	Expiry 1/2/07
Departure	No	
Neighbour notification	Yes	Expiry 25/1/07
Third Party responses	Yes	9 letters of objection of the following grounds:

Building out of scale with surroundings except new buildings opposite which are also too large and dwarf other buildings in Amesbury, overdevelopment, one parking space per flat is too few – need two spaces, no spaces for retail units, Amesbury has a number of unoccupied retail units so unrealistic to add more, new development to south of town would cover shortfall of housing in the area, overshadow existing properties, out of proportion to needs of the town, overlooking, loss of privacy, loss of light, overshadowing, loss of warmth, potential damage to retaining wall from cars, noise, fumes and disturbance from car parking (activity of petrol station was at the front of site in the past), danger from access road close to junction, impact on highway safety at junction, 3 storey development is gloomy and overbearing, refuse adjacent to road could be vandalised (swap with shrub area), tree planting required, not of benefit to Amesbury or residents, further urbanisation, loss of bush and shrub habitats, outlook onto refuse facility, no caretaker, refuse attract vermin, odour (bi weekly collection), no recycling facility (Countess Court and The Cloisters have one), canyon effect, undermines essential historic character of the town, does not fit with mish-mash of five styles of Stonehenge Walk, possible contamination, lack of adequate publicity, too many dwellings, accident blackspot, no demand for retail units, in favour of site being tidied.

HDS notes. The commercial units do not necessarily need to be retail. The proposed refuse facility has since been enclosed within a small building. There have been site notices, two advertisements and two sets of neighbour consultation (expiring 1/2/07).

Town Council: Objection on the grounds of overdevelopment, the dominating effect on neighbouring properties and the creation of a canyon effect at a prominent entrance to the town centre.

MAIN ISSUES

Principle
New Planning Policy Statement 3 (Housing)
Loss of Employment
Scale and Design, and Impact on adjacent Conservation Area.
Impact on Neighbouring Amenities
Contamination and Environmental Health issues
Highway Safety
Public Open Space

POLICY CONTEXT

Adopted Salisbury District Local Plan G1, G2, E16, S2, S3, S4, H16, D1, R2, TR11, TR14, CN11

And the guidance in Creating Places, PPS3, PPS6 and PPS1.

PLANNING CONSIDERATIONS

Principle

The site lies within the Housing Policy Boundary, in an Area of Special Archaeological Significance, and adjacent to the Conservation Area (south west) and secondary shopping area. The development is therefore acceptable in principle under Policy H16, subject to the other policy provisions of the local plan.

New Planning Policy Statement 3 (Housing)

PPS3 was published in November 2006, and sets out the Government's current policy stance on housing development. It gives a new national indicative minimum site threshold of 15 units for affordable housing provision and 30 dwellings per hectare. PPG3 was cancelled by the guidance. The Council's supplementary planning guidance states that the threshold set out in PPS3 *will be utilised when it is formally published*. However, PPS3 para 8 states that LPAs are not required to have regard to the statement as a material consideration until 1st April 2007, but the statement *may be capable of being a material consideration prior to this date*. In the light of the supplementary planning guidance, the Head of Development Services interpreted paragraph 8 of PPS3, and established that in Salisbury district, the trigger for affordable housing provision on developments of 15 units or more would be for applications registered from 1st January 2007. This was due to the lack of prior notice of the effect, the issue of pre application discussions where this did not feature, and to enable fair and equitable notice of the change. This application is therefore exempt from the requirement to provide affordable housing, being registered 23/11/06.

PPS3 seeks to ensure a wide choice of high quality homes, improve affordability and increase supply, through sustainable mixed communities. It sets out the criteria to consider when assessing **design quality** as the extent to which the development:

Is easily accessible and well connected to public transport and community facilities and services and is well laid out

Provides or enable good access to amenity space
Is well integrated with and compliments neighbouring buildings and the local area in terms of density, scale, layout and access
Facilitates efficient use of resources during construction and in use
Takes a design led approach to the provision of car parking space, with a high quality public realm
Creates a distinctive character and supports a sense of local pride and civic identity
Provides for biodiversity.

Loss of Employment

Policy E16 states that on existing employment land, the redevelopment of premises for other purposes will only be permitted where, "The proposed development is an acceptable alternative use that provides a similar number and range of job opportunities." The only exceptions are where the land or premises are a non employment use that would bring improvements to the local environment. The proposed development includes two commercial premises, which could potentially house two different employers. Use Classes A1 (retail), A2 (financial and professional services), B1 (offices) and A3 (restaurant, snack bar or café) are all considered to be acceptable employment uses which would be compatible with the surrounding residential uses. Several third parties have suggested that the units would not be viable for retail use, but this would not preclude the other uses listed above being sought for the building. The former use was a services station (*sui generis*), and the proposal is therefore considered to satisfy E16. Furthermore, the redevelopment would necessitate a clean up of the site to current acceptable standards, which would represent an environmental improvement.

The proposed commercial units lie immediately adjacent to the secondary shopping area. Whilst the proposed units could be occupied by a retail use, the location of the development is not considered to threaten the vitality and viability of the adjacent secondary shopping area. Furthermore, the former service station included a shop. No objection is raised under the shopping policy provisions of the Local Plan or PPS6.

Scale, Design and Impact on Adjacent Conservation Area.

The objections of the Design Forum are attached in the Appendices. Members may note that many of the concerns raised at the *first* Design Forum meeting have been overcome by the amended scheme (eg reduction in number of dormers, use of different materials to break up the frontage, alterations to access arrangements, rearrangement of refuse including a building enclosure, clarification of servicing for commercial units). Members may also note that some of the comments of the Forum have not been adopted, namely the suggestion of increasing the corner elevation to a full 3 storeys to create a "gateway" effect and deleting the front gardens to bring the building closer to the "back of pavement." These Forum views appear to run counter to several third party comments and the Town Council view that the development would create a "canyon" effect, and is already too tall. The amended plans were presented to a subsequent Design Forum and the views are attached at Appendix 4.

The design policies of the adopted Local Plan have been reinforced by the recent adoption of Creating Places as supplementary design guidance. Policy D1 sets out 7 criteria for extensive development. In summary, new development will be permitted where the proposals are compatible with, or improve their surroundings in terms of the layout and form of development, any features adjoining the site, the scale and character of townscape building heights, building line, plot size, density, elevation design and materials), the scale and use of spaces between buildings, views and vistas, landscape, roofscape and long/medium distance views.

The Design Forum has critically assessed the amended plans, and the Town Council shares the view of several third parties that the proposal represents overdevelopment, which would be out of scale with the existing character of Amesbury and could create a canyon effect. However, officers are of the view that the proposal is clearly finely balanced, because many of the views received during the consultation period are contradictory. The submitted Street Scene plan provides an impression of the levels of the site in relation to Stonehenge Walk and No 6 London Road. The new building would be set back from the street frontage (min 6m at Flat 6 and max 8.5m by the sub station), and separated by the proposed garden areas. Emery Little House would also provide a visual break in height between the proposal and Stonehenge Walk. The plan shows that the height and scale of the development would be significantly lower than Stonehenge Walk, taking the sloping levels into account. The pitched roof detail on the south west elevation further reduces the scale of the building from the north west approach when compared with Stonehenge Walk.

The proposed materials are further likely to visually break up the building, and help to differentiate between the commercial units on the corner, and the residential properties fronting The Centre. There would also be a significant visual break of about 10 metres between the development and the smaller scale residential properties on London Road.

Policy CN11 seeks to ensure that special care is taken when considering new development to ensure that views from and into Conservation Areas are safeguarded, and views which do not contribute to their character are improved where opportunities arise. The site is currently vacant, and has a poor visual appearance, as it contains a number of redundant buildings. The Conservation Area lies to the south and west, and views from High Street would include the site. Views along High Street are already dominated, to a degree, by the 3 storey Stonehenge Walk, which turns the corner into The Centre. The proposed south and south west elevations of the new build would therefore have the most impact on views out of the Conservation Area. Opposite the site are the low rise buildings which form Countess Court and The Closters, which also form part of the character when looking out from the Conservation Area. The Conservation Officer has objected to the development for a number of reasons below:

Whilst this site is not in the Conservation Area, it is on the edge and is a very visible site – it is therefore considered that any development on this site will have a visual impact on the character of the Conservation Area. Whilst it is clear that the Texaco garage did little for this area, we should not accept the scheme simply on the basis that it is an improvement over the ‘now historic’ situation. Nor should the previous indifferent development in the vicinity set the benchmark. Design is a more significant feature of the planning process, and the Council’s recent adoption of ‘Creating Places’ reinforces the corporate view that it is a material consideration in considering any application.

In terms of the present scheme as presented my objections to this scheme are as follows:

- I consider the building to be too tall in this location. Seen from further down Church Street (within the CA) it would tower over adjacent development. I understand that the architect is trying to enclose Salisbury Street and create another commercial avenue, but this is on a side of the road that is dominated by residential development or smaller businesses.*
- Bulk – the building, I think, would appear very bulky because of its height, repetitive elevation treatment and the perceived visual heaviness of the roof (exacerbated by the addition of numerous quite large dormers).*
- Corner – I think the building fails to properly address the corner – and I don’t think that the treatment of this particular elevation is successful. It has*

something I think to do with lack of visual compatibility between the ground floor shopfront windows and those of the first and second floor.

- *Treatment of the elevations. My objections to the new building on the opposite side of the road is the flat treatment of the elevation (ie no recession of doorways, windows or depth of projecting eaves). The same issue will arise with this building judging matters from drawing S/669/1 B which shows no recession of the shopfront features at ground floor level.*
- *Fenestration - including the dormers – a rather repetitive pattern with no hierarchy of scale up the building. The dormers look too top heavy.*
- *Differentiation between residential units – whilst the architect has attempted to differentiate between commercial and residential units, I think it is a shame that we have no vertical visual demarcation between the three residential units (except for whatever treatments there are to the front gardens). I feel this 'block' should be broken up in some way.*
- *North-west elevation to London Road – essentially a large blank brick wall with one window. I think the lack of detailing on this elevation is regrettable.*

In conclusion, the issues regarding the scale and design of the development and impact on the adjacent Conservation Area are considered to be very finely balanced *because* of the conflicting responses received during consultation. Some consultees such as the Design Forum feel the building should be three storeys in height on the corner to achieve a gateway to the town centre, whilst the Conservation Officer, Town Council and third parties feel the height of development should be significantly reduced. However, in coming to a recommendation, officers are of the view that on balance, the proposal would satisfy the criteria of Policy G2, H16 and D1, and would be acceptable within the existing town centre context of the site, for the reasons explained.

Impact on Neighbouring Amenities

On the opposite side of the road facing the site are properties which form part of Countess Court. To the west is Camelot Care Home and further north along London Road is The Cloisters. However, it is considered that the main amenity impact would be on the adjoining property, 6 London Rd. This property is a dormer bungalow, with sloping driveway and garage on the boundary with the site. This dwelling is at a higher level than the site, and is separated by retaining walls. The proposed parking areas would separate the new building from this dwelling and its rear garden.

The proposal would clearly have an impact on the occupiers of this dwelling. In terms of outlook, the development would occupy the front portion of the site, and would not immediately impact on the boundary of No 6. However, concerns have been raised regarding the second floor dormers, which would face towards the dwelling and those areas of the rear garden which aren't screened by the existing garage. Due to differences in site levels, the first floor windows would be almost level with the ground floor windows of the bungalow. Five second floor dormers (serving beds and lounges) would face the dwelling at a height which could introduce a degree of overlooking. However, the separation of the windows from the bungalow would be nearly 23m (18m from the garden) and due to this separation, it is not considered that overlooking, loss of privacy, loss of light or even dominance could be valid reasons for refusal.

There would be an increased level of disturbance to the occupiers of No 6 arising from the car parking area. Any development on this site is likely to require parking provision, and Members *may* feel that the any disturbance from cars using the 12 spaces positioned against the retaining wall (which is at a lower level than the bungalow) would be acceptable. The existing Rowan tree has been retained at the request of the occupiers.

Third parties at Countess Court have raised an objection on the grounds of loss of light. The development would be to the south of these properties, but would be separated by over 20m. It is not considered that this could be a valid reason for refusal, as the development is unlikely to detrimentally affect light levels reaching Countess Court. A general point about loss of light to pavements is not considered to be material to the application, as even a single storey building could cast shadow onto pavements.

The development would be separated from Emery Little House by the electricity sub station and large conifers at the rear of the site. The amenities of occupiers of this property, Stonehenge Walk and The Camelot would not be unduly affected.

Refuse, Recycling, Contamination and Environmental Health Issues

Whilst the contaminated land report was considered to be comprehensive, other issues raised by the EHO were a primary reason for the amendments to the scheme. The EHO has raised no objection to the revised scheme, subject to the following:

- Restriction of hours of use of commercial units Mon- Sat 8.30-6am and Sunday 9-1pm
- Restriction of hours of deliveries *outside* Mon- Sat 6pm-8.30am Sunday and Bank Hol 9 –1pm
- Provision of acoustic glazing and ventilation to ameliorate noise impact on ground floor rear, front and side flats
- A remediation strategy for human health leakages and groundwater receptors.

A dedicated refuse building is proposed close to the entrance of the site. The submitted waste and recycling statement suggests that recycling space would be provided within the flats, and the views of the Recycling Officer will be reported in late correspondence.

The Environment Agency have also raised no objection, subject to conditions and informatives for a remediation strategy for groundwater protection, a water efficiency scheme, and control over surface water disposal. The proposal would therefore comply with Policy G1 and G2.

Highway Safety

Third parties have raised objections on the grounds of highway and pedestrian safety, given the location of the site close to a busy junction, the proposed new access and new commercial premises. However, the Highway Authority have not raised an objection of safety grounds. Final comments on the amended plans are awaited, and will be presented to the Committee in late correspondence.

Public Open Space

The applicant has signed a Section 106 Agreement in respect of Policy R2. The relevant commuted payment would normally be due within the 13 week period for the major application, and this should form part of any subsequent Section 106 Agreement recommended by the committee.

CONCLUSION

Competing design objectives for the development of this important and prominent town centre site have been raised during the consultation period, and the issues are therefore very finely balanced. The scheme has been amended in an effort to resolve most of the issues raised, and on balance, officers feel that the proposal would be

acceptable within the existing town centre context of the site, and would not unduly disturb neighbouring amenities.

RECOMMENDATION:

- Subject to**
- a) there being no new material considerations arising within the second public consultation period which expires on 1/2/07**
 - b) the applicant submitting the required commuted sum in respect of Policy R2 by 17/2/07, or**
 - c) the applicant entering into any relevant Section 106 Agreement as may be stipulated by the Highway Authority (to be reported in late correspondence) and the applicant submitting the required commuted sum in respect of Policy R2 by 17/2/07, then**

APPROVE

Reasons for Approval

The development of the former service station site for 21 flats and two commercial units would be in accordance with the adopted policy context of the Salisbury District Local Plan and would not unduly disturb neighbouring amenities, or be detrimental to the streetscene, highway or pedestrian safety, and would safeguard existing views out of the Conservation Area.

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. (A07B)

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. 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 (including the refuse store, cycle park and front elevation wall/railings) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D04A)

Reason: To ensure a harmonious form of development

3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development (Amendment) Order 2005, (or any Order revoking and re-enacting that Order), the commercial uses hereby permitted for Unit 1 and Unit 2 of the development shall be limited to Use Classes A1, A2, A3 and B1 Class II (a) (office), as defined by the Use Classes Amendment Order 2005.

Reason: In the interests of neighbouring amenities, to prevent undue disturbance from noise or fumes.

4. The commercial uses hereby permitted for Unit 1 and Unit 2 shall not operate outside the following times: Monday to Saturday 8.30am –6pm and Sunday 9am – 1pm.

Deliveries to Unit 1 and Unit 2 utilising the delivery bay or parking spaces to the north (rear) of the building shall not take place inside the following times: Monday to Saturday 6pm – 8.30am, Sunday and Bank Holidays 9am - 1pm

Reason: In the interests of neighbouring amenities and to prevent undue disturbance during unsocial hours.

5. Before the installation of any extractor fans, ventilation and other similar equipment associated with Commercial Units 1 and 2, a scheme for the control of fumes (and for the sound insulation of that equipment) shall be submitted to and approved in writing by the Local Planning Authority. The equipment shall not be brought into use until the approved scheme has been implemented in accordance with the approved details to the satisfaction of the Local Planning Authority, and the scheme of fume control and sound insulation shall be maintained in that condition thereafter.

Reason: In the interests of neighbouring amenities and to prevent undue disturbance from noise, fumes or cooking smells

6. Flat numbers 1 to 6,7,9,11,12,14,16, 18 and 20 as shown on the floorplans hereby approved shall not be occupied until the bedroom windows have been provided with acoustic glazing and ventilation, in accordance with a scheme to be submitted to the Local Planning Authority and agreed in writing.

Reason: To ameliorate noise on these dwellings, whose bedrooms are in close proximity to and level with the parking spaces (ground floor flats) and overlook a busy traffic intersection (front and side elevation flats).

7. The development shall be constructed in accordance with the provisions of the Waste Management statement received on 23rd November 2006. Before there is any occupation of the flats or commercial units, the Refuse Storage Building shall be completed and available for use (including the provision of the refuse and recycling bins as shown on the approved drawing).

Reason: In the interests of neighbouring amenity and sustainable development.

8. No development shall commence until a remediation strategy for the site 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: To prevent pollution of the water environment and to assess the risks to the water environment.

9. No development 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.

10. Before development commences, a scheme for the discharge of surface water from the building(s) hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved. (L07A)

Reason: 0064 To ensure that the development is provided with a satisfactory means of surface water disposal.

11. The Rowan tree shall be protected during construction and retained thereafter in accordance with the approved site plan. The shrub planting area shall be implemented in accordance with the details shown on the approved site plan before there is any occupation of the flats. Elevation details of the cycle park building and the front retaining wall/railings for Flats 4-6 shall be submitted to and approved in writing by the Local Planning Authority. The cycle park and wall/railings shall be constructed in accordance with the agreed details, and the cycle park shall be available for use before there is any occupation of the Flats.

Reason: In the interests of the visual amenity of the site, and to ensure provision of secure cycle parking.

12. 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. (C03A)

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

Further Highway Conditions or requirements for legal agreements will follow as late correspondence

INFORMATIVES:

1. The applicant's attention is drawn to the informatives contained in the Environment Agency letter dated 13/12/06.

And in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

Policy G1	Sustainable Development
Policy G2	General Principles for Development
Policy E16	Employment
Policy H16	Housing Policy Boundary
Policy D1	Design
Policy R2	Public Open Space
Policy TR11	Parking Standards
Policy TR14	Cycle Parking
Policy CN11	Views into and out of Conservation Areas
Policy S2, S3 and S4	Shopping

And the guidance in Creating Places, PPS6, PPS3 and PPS1.

d) Should the applicant not have completed the Section 106 Agreement within the stated time, then the application should be delegated to the Head of Development Services to REFUSE on the grounds of non compliance with Policy R2.

Application Number:	S/2006/2326		
Applicant/ Agent:	NIALL MONAGHAN		
Location:	PLOT BW 2/3 MID SUMMER PLACE SOLSTICE PARK AMESBURY SALISBURY SP4 7SQ		
Proposal:	NEW LEISURE DEVELOPMENT TO INCLUDE NEW LEISURE BUILDING OUTDOOR COURTS PARKING AND LANDSCAPING		
Parish/ Ward	AMESBURY EAST		
Conservation Area:		LB Grade:	
Date Valid:	13 November 2006	Expiry Date	8 January 2007
Case Officer:	Mr A Madge	Contact Number:	01722 434541

REASON FOR REPORT TO MEMBERS

Councillor Noeken has requested that this item be determined by Committee in order to consider the impact that this application may have on Amesbury Sports Centre as well as other facilities in the town and in Durrington.

SITE AND ITS SURROUNDINGS

The site is a vacant plot of land the on the existing Solstice Park site (Plot BW2). This parcel of land is part of a larger plot situated at the Northern end of Solstice Park designated within the original application 99/0721 for a comprehensive redevelopment of the surrounding area for business uses. This part of that site was designated for recreational and leisure uses. At present further east of this site a new pizza hut restaurant has been built as well as a KFC and Brewers Fayre public house. A new hotel is now well advanced in construction terms and a Somerfield store with associated petrol station has also been built. Immediately to the East of the site is a further and final plot on the leisure section of this site, which as yet does not have an end user.

To the north of the site runs the main A303 road, which provides good vehicular access to the Solstice Park development. In a wider context the town of Amesbury itself is situated to the west and south and the smaller settlement of Durrington to the North.

The site is surrounded on three of four sides by access roads to Solstice Park whilst on the final side the site is bounded by the A303.

THE PROPOSAL

The proposal is for the erection of a three-storey building comprising gym and leisure facilities. In detail the proposal includes on the lower ground floor a new 150 square metre pool, 2 squash courts, changing facilities and seating area, on the Upper ground floor proposed are a restaurant and kitchen, Dance Studio, Staff Area, Coffee Bar and entrance Foyer, Whilst on the first floor there is proposed a Gym area, function space and separate Studio Gym. Externally there are four tennis courts, which can double as five a side football pitches, 158 Parking spaces and landscaping.

PLANNING HISTORY

S/2003/028 Full planning application for the erection of 120 bed hotel and roadside service area and associated parking, landscaping and access ways together with detailed drainage Approved 17/11/03

S/2004/0777 Proposed 149 Bed hotel (C1) petrol filling station, family pub and restaurant (A3) associated parking landscaping and access ways with detailed drainage proposals. 18/10/04

CONSULTATIONS

WCC Highways - Pre-application discussions have taken place and I note that size of the proposal is now smaller than originally considered by applicant -this is welcomed as the parking level did initially present some concern. The parking level is now considered appropriate for the level of activity proposed based on the PPG13 and LP parking guideline advice of 1 space per 22m². The applicant states that parking level is low but I am not clear why this statement is made. Applicant also states that a green travel plan will be instigated, which is welcomed.

Access is made via an existing internal access road within the mixed use area of Solstice Park and I confirm that there are no in principle highway objections to the development from a highway safety viewpoint subject to confirmation on the matters below: -

Access for pedestrians and cyclists should be improved by providing an additional link at the west end of the development near to the London Road roundabout. Cycle access to the front of the building should be improved by providing covered cycle stand near to the main access, not as shown in a remote location. Finally, I am also concerned about level differences between the site and the section of Porton Road north of the London Road roundabout - although a section/elevation is shown, this is not to scale and is confusing because it appears to indicate that some parking areas close to Porton Road may be within the sloping/graded banking area. Therefore improved detailing of this area is required before I am prepared to make a formal recommendation.

I confirm that I will recommend that a travel plan shall be approved prior to the start of the development.

I look forward to the further details.

WCC Planning - The principle of developing this site for leisure development is established within the approved Master plan for the Solstice Park site. Therefore, Wiltshire County Council, as strategic planning authority, has no objections regarding this application and welcomes the use of sustainable building design in this development.

WCC Library/ Museum - The site was the subject of an archaeological evaluation as part of an outline application for the whole business park (S/1992/721). There were no significant archaeological features identified in the area, while a watching brief was carried out during the subsequent landscaping. On this basis I have no comments to make on the application.

Housing & Health Officer - I have no objection to the application in principle however if you were minded to grant consent I would recommend that the following conditions be attached to it.

1. Before commencement of the development hereby permitted there shall be submitted to and approved by the LPA a scheme for the insulation against noise emissions from any extractor fans, compressor motors and all similar equipment. Such a scheme as approved in writing by the LPA shall be implemented to the satisfaction of the LPA before any part of the development is brought into use.

2. A similar scheme is recommended for the control of odour.

3. Before the commencement of the development hereby permitted there shall be a scheme submitted to and approved by the LPA in writing for the control of dust emissions on and from the site during the construction phase. Such a scheme as approved shall be implemented to the satisfaction of the LPA through the period of construction

Wessex Water Authority - Foul Drainage

- There is a section 104 Agreement in place for the sewers to serve this site
- The S104 foul sewerage system has adequate capacity to serve the proposals
- Flow calculations to be submitted for approval in due course
- *Surface Water Drainage*
- There are no public surface water sewers in the vicinity of the site.
- A new discharge to watercourse or ditch may be required
- The use of Soak ways may be possible
- *Sewage Treatment*
- There is sewage treatment capacity available
- There is adequate capacity at the terminal pumping station
- *Water Supply*
- There are new S41 water mains constructed adjacent to the site.
- There will be adequate capacity in the distribution system unless the development requires abnormally high volumes of potable water. Details of demands should be provided for approval in due course.

Environment Agency - We have no objection to the proposed development subject to the following conditions and informatives being included in any permission granted.

Surface Water Drainage
CONDITION

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

REASON

To prevent the increased risk of flooding.

Pollution Prevention

CONDITION

All foul drainage, including swimming pool filter backwash water, from the site must be discharged to the public sewerage system.

REASON

To protect the local water environment from pollution.

INFORMATIVE

The applicant must liaise with the local sewerage undertaker regarding the availability, location and adequacy of the existing public sewerage and sewage treatment facilities.

CONDITION:

Prior to being discharged into any soak away system, all surface water drainage from parking areas and hardstandings should be passed through deep sealed trapped gullies or oil interceptors designed and constructed to have a capacity and details compatible with the site being drained. Roof water should not pass through the interceptor.

REASON:

To protect the local environment from pollution.

INFORMATIVE

Surface water from car parking areas less than 0.5 hectares and roads should discharge via deep sealed trapped gullies. For car parks greater than 0.5 hectares in area, oil interceptor facilities are required such that at least 6 minutes retention is provided for a storm of 12.5mm rainfall per hour. With approved "by-pass" type of interceptors, flows generated by rainfall rates in excess of 5mm/hour may be allowed to by-pass the interceptor provided the overflow device is designed so that oily matter is retained. Segregation of roof water should be carried out where possible to minimise the flow of contaminated water to be treated. Detergents, emulsifiers and solvents must not be allowed to drain to the interceptor, as these would render it ineffective.

Water Efficiency

CONDITION:

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.

INFORMATIVE

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, dual-flush toilets, water butts, spray taps, low flow showers (no power showers) and white goods (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.

RECOMMENDATIONS

Flood Risk

Section 4 of the Environmental Report submitted forms a Flood Risk Assessment (FRA). This FRA is considered to meet our requirements of Planning Policy Guidance Note PPG25- Development and Flood Risk, and that the proposed development is therefore in accordance with the guidance contained therein. We do not accept any liability for the detailed calculations contained in the FRA. This letter does not constitute approval of those calculations nor does it constitute our consent or approval that may be required under any other statutory provision byelaw, order or regulation.

Flood risk cannot be eliminated and is expected to increase over time as a result of climate change and this letter does not absolve the developer of their responsibility to ensure a safe development.

Sustainable Drainage Systems

Surface water run-off should be controlled as near to its source as possible with sustainable drainage systems (SUDS). This reduces flood risk through the use of soakaways, infiltration trenches, permeable pavements, grassed swales, ponds etc. SUDS can also increase groundwater recharge, improve water quality and provide amenity opportunities. A SUDS approach is encouraged by Approved Document Part H of the Building Regulations 2000. Further information on SUDS can be found in :

PPG25 paragraphs 40 – 42 and appendix E.

CIRIA C522 document Sustainable Urban Drainage Systems-design manual for England and Wales.

Interim Code of Practice for sustainable Drainage Systems (advice on design, adoption and maintenance issues, available at www.environment-agency.gov.uk and www.ciria.org/suds)

Pollution Prevention

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site.

Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes.

Defence Estates – We confirm that the Ministry of Defence has no safeguarding objections to this proposal.

Natural England – Thank-you for sending me the Environment Agency's response, which places the onus on Wessex Water in this instance. As long as the abstraction and discharge requirements for this planning application fall within current Wessex Water licences, and as long as there is a definite commitment to water efficiency measures such as rainwater harvesting, clearly identified through planning conditions, Natural England has no further objections in these respects.

In addition, I am satisfied that protected species survey is not required, based on photographs and aerial photography which show the site to be bare ground.

Highways Agency – No Objections

Sport England - We note from the information accompanying the current application proposes the following facilities:

- Swimming pool (150m²)
- 2 x squash courts
- 4 x outdoor tennis courts
- Gym area (397m²), plus studio gym
- Changing rooms
- Function / conference rooms

The Leisure Impact Assessment includes an analysis of need for health and fitness facilities in the Amesbury area, and concludes (para 4.18) that 'there is a clear quantitative and qualitative need for the proposed development'.

Sport England's Active Places Power database of sports facilities in England (available free to registered local authorities at www.activeplacespower.com) shows that, in terms of health and fitness facilities:

- Salisbury District has an overall provision of 409 fitness stations (public and private) – this equates to 3.57 per 1,000 population. Whilst Salisbury is currently the best provided local authority in Wiltshire, it is still below the regional and national average for health and fitness stations per 1,000 population (England being 4.94 and the South West 4.09).
- An analysis of Amesbury and surrounding six wards shows that the level of provision per 1,000 population is also below both the national and regional average, and stands at about 2.6 stations per 1,000 population.

In the light of this, Sport England's view is that, based on information contained in our Active Places database, it is unlikely that the proposed development would lead to any significant adverse impact on existing health and fitness provision in the area. We therefore wish to lend our support to this application.

Economic Development - I understand policy E8A of the local plan identifies leisure as an appropriate use within the Solstice Park allocation. I have read the RPS report and they appear to have addressed the local impact issues sensibly. I understand they suggest there is both a quantitative and qualitative need for the proposed development.

It is also very encouraging to see the conference facilities provided as part of the development. From what I can make out (and assuming the plans are fairly accurate) the first floor function space alone could seat at least 270 at round tables. This gives scope for a much larger capacity conference seated theatre style, or as exhibition space. Together with the adjacent hotel, this could provide valuable (and currently unavailable) facilities for businesses at Solstice Park, and also for major employers of the Salisbury Research Triangle. It is also likely to be attractive for businesses further afield, due to its proximity to Stonehenge, Salisbury city etc.

MOD – No objections

Design Forum

- The Design Forum's overall view is that the scheme for a glazed box with more solid 'book ends' represents a clear simple design concept, which fits well into the context of Solstice Park.

- The Forum recognises that the scheme is still developing and that it contains a number of issues yet to be resolved, but that it demonstrates promise of being a well designed building.

- The critical issue of sustainability still needs to be addressed. The activities within the building are likely to generate surplus heat and energy, which will require sophisticated means of ventilation. It is important to investigate how the building can be designed sustainability to achieve an excellent BREEAM rating. A Services Engineers Sustainability Statement will be needed.

- Information will be needed on how the mechanics of the building are expressed on the external elevations and roof, and in the surrounding landscaped areas.

- The Forum expresses concern that the proposed landscaping scheme does not appear to follow the overall landscaping approach agreed for Solstice Park.

- The amount of green areas shown on the landscape drawings is over optimistic. Much of the area shown colored green is likely to be paved or semi-paved.

- The impact of the loading area and the boundary landscaping between the Sports Centre and the Kentucky Fried Chicken outlet to the east, is not shown.
- When the application is formally submitted, the forum hope to see the inclusion of some specimen trees, which will become significant landscape features within the development, located where there is sufficient space for them to grow to full maturity.
- The design, function and landscaping of the area between the Sports Centre and the A303 needs to be given much more detailed consideration.
- Provision should be made for coach and bus drop off points and for coach parking.

REPRESENTATIONS

Advertisement	Yes Expired 4/12/06
Site Notice displayed	Yes Expired 4/12/06
Departure	No
Neighbour notification	Yes Expired 4/12/06
Third Party responses	Yes 8 letters of objection. – Summarised as follows

1. There is already existing capacity within the town centre for this type of leisure use and a further out of town leisure use is unnecessary and likely to detract from town centre facilities.
2. Amesbury and Durrington Sports centres are already struggling for customers and this new development will only add to existing problems.
3. Trade will be lost from Amesbury town centre by less trips being made to the town centre and more to Solstice Park.
4. There will be a loss of trade and customers from the existing private facility in the town centre.
5. Should have something like a bowling alley or Ice skating rink that will benefit the town rather than this type of leisure development
6. There are already many gyms run by the army in the surrounding area.
7. Understand that there is a clause in the Solstice Park agreement, which prevents new businesses that will affect existing trade in the town centre.
8. Regard should be had to PPS6 which aims to protect town centre uses
9. PPS6 States that quantitative need must be assessed as part of the application. Question the catchment area used in the assessment of the application.
10. Also question the use of private gyms only in the assessment
11. Consider there is no quantitative need for new facility. (for details see separate letter)
12. Consider there is no qualitative need for the application.
13. No need for leisure floorspace therefore no need for sequential test.
14. Consider that the gym is significantly out of scale with Amesbury thus failing PPS6
15. Consider that the proposal will have a significant impact on Amesbury town centre, which could force existing facilities, which are encouraged by PPS6 to close.

Members should take note of the Nathaniel Lichfield and Partners Letter attached to this report as appendix I and also the applicant's response from their planning Consultants RPS at appendix II summarised as follows.

1. Consider that the Nathaniel Lichfield letter is motivated by commercial competition

2. Consider that there is a need for a leisure facility to help meet the aims of the Amesbury vision and for the use of businesses at Solstice Park, Solstice Park could eventually employ up to 5000 people.
3. The leisure provision on offer at the new site is different to that at the Bodyworks studio as it includes swimming pool, squash courts all weather courts, dance studio and conference facilities.
4. Consider the catchment area used in the NL report to not represent the correct catchment area.
5. Sport England have assessed that there is a need for this type of facility as the level of sports provision in Amesbury is little more than half the national average.
6. Consider the scale of the development to be entirely in accordance with the role and function of the centre within the wider hierarchy and catchment served.
7. Anecdotal evidence of members leaving Bodyworks fitness studio due to it being too busy.
8. Proposal will not affect the majority of linked trips as peak hours are in the early morning and in the late evening when most shops are closed anyway.

Town Council response

No objection with the following caveats

1. That such a development is unlikely to be of interest to the majority of residents in Amesbury due to cost.
2. Whilst accepting that there has always been the intention for a leisure facility intended on Solstice Park, it had been hoped that it would be an additional facility e.g. Ice Rink or Cinema rather than the proposal that is in direct competition to existing facilities in Amesbury and Durrington.

MAIN ISSUES

1. The need for a leisure facility/effect on the town centre/ competition.
2. Design size and scale of the proposed development
3. Other issues

POLICY CONTEXT

Policies E8A Land allocated for employment at Solstice Park, R1A Sports and recreation facilities, R1B impact of new sports facilities, G2 General policies, G3, Development that would increase the requirement for water, G9 Planning obligations, D1 Extensive development.

PLANNING CONSIDERATIONS

The need for a leisure facility/effect on the town centre/competition

Members should note that competition between one sports facility and another is not a material planning consideration in terms of market forces. None the less the effect that this proposal may have on town centre facilities is a material planning consideration in terms of its effect on town centre vitality and viability.

Members will note in the representations that we have received representations from agents representing the owner of the bodyworks fitness studio and that a corresponding letter has been received from the applicants planning consultants.

The site is allocated under Policy E8A of the local plan; this allocates the site for employment development. The policy also allows for leisure development on the site subject to there being no adverse effect on the vitality and viability of Amesbury Town Centre. The policy was carried through from the previously adopted local plan. As a

result of the policy a development brief was prepared and adopted on the site as Supplementary Planning Guidance. The masterplan incorporated within this SPG allocates the area that is subject to this application for leisure use. Paragraph 4.25 of the SPG requires all proposed leisure facilities to be tested in terms of impact on Amesbury town centre, giving regard to government planning policy and advice, the paragraph continues by suggesting that potential exists for a range of facilities which are unlikely either to have an impact in planning terms or be able to be suitably accommodated in the town centre e.g. Hotel, pub / restaurant. Therefore the principal for a leisure use including health and fitness and restaurant use has already been established.

Policy R1A allows the provision of new indoor and outdoor sports and recreation facilities within or on the edge of settlements, subject to there being no significant adverse landscape implications and provided they are accessible by means of public transport and other sustainable modes. Policy R1B further requires the impact of out of town proposals to be assessed in terms of their vitality and viability. If no central locations are available, the locations highly accessible by public transport will be considered favourably if deemed suitable in all other respects.

A Leisure impact assessment has been provided to accompany the planning application. The impact assessment identifies the proposed clients as those people working on the business park, living in and around Amesbury and visitors to the hotel located on the business park. The assessment concludes that 'the existing population levels and current average member levels could sustain more health and fitness facilities than currently exist at present and that there is a quantitative need for a new facility'. The impact assessment also identifies that continued growth in population and in the health and fitness sector will increase that need over time. In this case part of the need also arises from the employees of the business park and hotel visitors'. The assessment furthermore states that 'there is currently no leisure operation offering the range and type of facilities which is available in many town centres and cities'. An assessment of available sites has also been undertaken and the assessment concludes that there are no sites available within Amesbury Town centre, which could accommodate the proposed development. Although need has been shown, concern should be had to the viability to other leisure businesses that the development may cause. There are two leisure facilities in Amesbury, the first is the council run sports centre and the second is the 'Bodyworks' fitness studio. This development could have an impact on the viability of these facilities. With regard to Bodyworks it is felt that the range of facilities provided is less than that provided by this proposal and therefore could attract a slightly different clientele with a different price bracket. As far as impact on the council run facilities is concerned, although again the proposal could have an impact as it does have members, it also provides pay as you go services which provide for a different need, council facilities furthermore tend to provide for the 'lower end of the market' and therefore this proposal will probably be aiming at a different level of clientele. It is also felt with increasing populations through an increase in housing and employment land in Amesbury this facility can provide for an increasing need.

Sport England has furthermore provided a response to this application. This identifies that leisure / sport provision is less within Salisbury District than their identified minimum standards and that this facility would go towards this further provision.

It is therefore felt that a qualitative and quantitative need has been established and that the scale and impact of this facility will be in line with PPS6 and policies R1A and R1B of the local plan.

Design size and scale of the proposed development

The proposal brought before members has been to the Design Forum three times, on the last occasion the Design Forums comments were as at the top of this report. As can be seen the Design Forum largely supported the proposal in design terms. They felt that the building which would essentially 'bookend' the new hotel being constructed would in terms of its size and design be acceptable. The building will be very prominent due to its size and will be highly visible from the A303 and from points around Solstice Park. It is therefore important that the design is of a quality that fits with the rest of the Solstice Park development.

There will be a substantial buffer of trees adjacent the A303, which will in years to come help to soften some of the impact that this building will have. In addition the building is partly set in to the ground so that the lower ground floor will not be seen from the front of the site and this also makes the building appear less tall.

Members will be aware that there is a design code for Solstice Park that all buildings should adhere to in order to gain approval. The Design Code for Solstice Park was written by the same architects who have designed this building and in officers opinion the building adheres to this design code. The design code envisages that Solstice Park will consist of modern buildings of a high architectural design, which use modern materials including amongst others (as this building does) glass and brick. The colour scheme used to this point in Solstice Park, as members will be aware is primarily grey colours with Buff brick supplemented in places by flint and other materials. To this extent the design which consists of primarily grey colours using glass and brick for much of the exterior is considered to comply with the design code in place, although the brickwork is of a different colour to that used elsewhere on the development

Members will note that the design forum raised the point that further work was required on the environmental credentials of the building. The applicants had at the time of writing submitted a full environmental statement. However officers had some concerns about the adequacy of this statement in view of the possible significant environmental demands that such a building could have. At the time of writing officers were awaiting a new environmental statement from the applicants and an update on this matter will be brought to members when it is available.

Other issues

Other issues that have been brought up during the course of this application were that English Nature stated that an appropriate Assessment may be needed for this application and that they would let us know. However despite attempts to obtain advice from them on whether an appropriate assessment was required or not they have not responded. In any case an appropriate assessment has been carried out for Solstice Park and this needs to be updated in view of this application.

CONCLUSION

RECOMMENDATION:

Subject to

- a) completion of a supplementary s106 agreement to link this development to the provisions of the existing agreements relating to the whole of Solstice Park by 12 / 02 / 2007**
- b) receipt of a satisfactory amended sustainability statement by the date of the committee.**

APPROVE

Reasons for Approval

The application provides for a substantial new sports facility in Amesbury providing a significant number of brand new facilities that are not currently available within the town centre. The site is located in an area already allocated for leisure development. It is considered that this particular development will cater for facilities that are not fully provided elsewhere in the town.

The design of the proposal accords with that in the design code for Solstice Park and will provide a high quality development to serve Solstice Park and the surrounding area

It is considered that the proposal complies with both local policies contained within the adopted plan and national policies contained within PPS6

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. (A07A)

(2) Before development is commenced, a schedule of external facing materials shall be submitted, 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. Development shall be carried out in accordance with the approved details. (D05A)

(3) Prior to the commencement of development a revised scheme for the siting of the bicycle storage shall be submitted and approved in writing by the local authority

(4) The bicycle parking areas, as referred to in condition 3 shall be completed and made available for use prior to the first occupation of the Leisure unit.

(5) Prior to any development commencing, a scheme for the management of the construction of the proposal, including times of operations, and details of how adjacent amenities and the adjacent highway are to be protected, shall be submitted to and agreed in writing by the Local Planning Authority, and the scheme shall be developed as agreed.

(6) The areas allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby approved.

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

(8) Before development commences a scheme of water efficiency measures for the proposed development shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.

(9) Before development commences, a scheme to minimise the detrimental effects to the water interests of the site and the risks of pollution during the construction phase shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme.

(10) No development shall take place until details of the treatment to all hard surfaces have been submitted to and approved in writing by the Local Planning Authority. The

development shall accord with the details as so approved unless otherwise agreed in writing by the Local Planning Authority. (G21A)

(11) No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

(12) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. (G23A)

(13) Prior to the commencement of development a plan shall be submitted and agreed in writing showing an additional pedestrian access at the South Western corner of the site. The pedestrian access shall be constructed prior to the first opening of the leisure centre.

(14) All foul drainage, including swimming pool filter backwash water, from the site must be discharged to the public sewerage system.

(15) Prior to being discharged into any soakaway system, all surface water drainage from parking areas and hardstandings should be passed through deep sealed trapped gullies or oil interceptors designed and constructed to have a capacity and details compatible with the site being drained. Roof water should not pass through the interceptor.

(16) 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.

(17) Before commencement of the development hereby permitted there shall be submitted to and approved by the LPA a scheme for the insulation against noise emissions from any extractor fans, compressor motors and all similar equipment. Such a scheme as approved in writing by the LPA shall be implemented to the satisfaction of the LPA before any part of the development is brought into use.

(18) Before the commencement of the development hereby permitted there shall be a scheme submitted to and approved by the LPA in writing for the control of dust emissions on and from the site during the construction phase. Such a scheme as approved

Reasons for the above conditions

(1) To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

(2) To secure a harmonious form of development

(3) In order to secure adequate bicycle storage for the development.

(4) In the interests of the amenity of the development

- (5) In the interests of amenity
- (6) In the interests of highway safety.
- (7) To prevent the increased risk of flooding
- (8) In order to achieve the sustainable use of water sources
- (9) To minimise the detrimental effects to the water interests of the site and the risks of pollution during the construction phase.
- (10) In the interests of amenity of neighbouring occupiers
- (11) In the interests of amenity.
- (12) In order to ensure that adequate landscaping is provided.
- (13) In order to ensure that adequate pedestrian access is provided to the site
- (14) In the interests of the amenity and the environment of the development.
- (15) To protect the local environment from pollution.
- (16) 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.
- (17) In the interests of amenity
- (18) In the interests of amenity

INFORMATIVE POLICY

And in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

Policy E8A Land allocated for employment at Solstice Park, R1A Sports and recreation facilities, R1B impact of new sports facilities, G2 General policies, G3, Development that would increase the requirement for water, G9 Planning obligations, D1 Extensive development.

INFORMATIVE

The applicant must liaise with the local sewerage undertaker regarding the availability, location and adequacy of the existing public sewerage and sewage treatment facilities.

Surface water from car parking areas less than 0.5 hectares and roads should discharge via deep sealed trapped gullies. For car parks greater than 0.5 hectares in area, oil interceptor facilities are required such that at least 6 minutes retention is provided for a storm of 12.5mm rainfall per hour. With approved "by pass" type of interceptors, flows generated by rainfall rates in excess of 5mm/hour may be allowed to by-pass the interceptor provided the overflow device is designed so that oily matter is retained. Segregation of roof water should be carried out where possible to minimise the flow of contaminated water to be treated. Detergents, emulsifiers and solvents must not be allowed to drain to the interceptor, as these would render it ineffective.

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, dual-flush toilets, water butts, spray taps, low flow showers (no power showers) and white goods (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.

Notwithstanding the details shown on the approved plans relating to signage a separate advertisement application will be required for such signage and the approval of this application does not indicate that approval will be forthcoming for such signage. This is without prejudice to any future advertisement application received.

c) Should the s106 not be completed by the date given, it be delegated to the Head of Development Services to refuse for reason of non-compliance with the travel plan and parking restrictions pertinent to the Solstice Park Development.

Part 3
Applications recommended for the Observations of the
Area Committee

No Observations