

## Minutes

**Meeting of** : Northern Area Committee  
**Meeting held in** : Antrobus House, Amesbury  
**Date** : Thursday 1 March 2007  
**Commencing at** : 4.30 pm

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**Present:**

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

Councillors M Baker, D W Brown, Mrs J M Greville, J C Noeken, A G Peach, J Rodell, F Westmoreland and K C Wren.

**Apologies:** Councillor J A Brady, J R G Spencer, I C West and T Woodbridge

**Parish Councillors:** Mr Healing (Durrington), Mr S Stubbs (Newton Toney) and Mrs Towle (Durrington)

**Apologies:** Mrs J Swindlehurst (Amesbury Town Council)

**Officers:**

A Davies (Democratic Services), A Madge (Development Services), G Newell (Legal and Property Services) and A Skyring (Community Initiatives)

**675. Public Questions/Statement Time:**  
There were none.

**676. Councillor Questions/Statement Time:**  
There were none.



*Awarded in:*  
Housing Services  
Waste and Recycling Services



**677. Minutes:**

**Resolved:** That subject to the minutes of the last ordinary meeting held on 1<sup>st</sup> February 2007 being amended to reflect Councillor Noeken's personal interest in Planning Application S/2006/2326 since he was a member of the **Amesbury Sports Centre** in his capacity as a Wiltshire County Councillor, then these minutes and those of and the Special Meeting held on 8<sup>th</sup> February 2007, be approved as correct records and signed by the Chairman.

**678. Declarations of Interest:**

Councillor Baker declared a personal interest in Planning Application S/2006/1698, but was not required to leave the meeting during the consideration of this item.

Councillor Rodell declared a personal interest in Planning Application S/2006/1698 since he was a member of Durrington Parish Council's Amenities Committee, but was not required to leave the meeting during the consideration of this item.

**679. Chairman's Announcements:**

The Chairman informed Members that the Wylve Valley Art trail had written to thank the Northern and Western Area Committees for their support and grant of £1000 (£500 from each committee) towards the 2007 Art Trail. As a result of this funding, together with the grant from West Wiltshire District Council, the Wylve Valley Arts Trail now had a full budget for this year's event.

The Co-Ordinator for the event has written to SDC inviting a representative from SDC to open the Arts trail on Saturday 26<sup>th</sup> May and either the Chairman or Councillor Draper (depending on the outcome of the District Elections on 3<sup>rd</sup> May) hoped to attend.

**680. Amesbury Town Plan Endorsement**

The Committee considered the previously circulated of the Principal Community Development Officer and received a short presentation on this matter.

Mr Wicks, a resident of Bulford informed the Committee that much could be said for Amesbury town identifying its unique selling points. With the increase in residential dwelling, the critical mass of Amesbury would also increase and consequently, focus on marketing the town would need to be addressed.

The Principal Community Development Officer informed the Committee that the Plan would be officially launched on 27<sup>th</sup> March and there would be an opportunity for any interested persons to join the Steering Group.

**Resolved –**

- (1) That the plan be approved for endorsement (on the basis that the process was comprehensive; the validation process does not make a judgement on the content or any form of commitment to actions from Salisbury District Council or other agencies).
- (2) That the Chairman of the Steering Group, Mr Ian Mitchell be thanked and congratulated for all his work in connection with the production of the Amesbury Town Plan.
- (3) That the Principal Community Development Officer and her team be thanked for all the assistance that they provided to the volunteers working on the development of the Amesbury Town Plan.

**681. Public Objection to the proposed adoption of new taxi rank stands in Salisbury Street, Amesbury:**

Mr McHugh, on behalf of the local taxi community was in attendance to inform the Committee that taxi drivers would like to see the introduction of a safe loading area for passengers, including those in wheelchairs. He added that he hoped the taxi rank would be adopted.

Following the receipt of this statement, the Committee considered the previously circulated report of the Hackney Carriage and Private Hire Licensing and Enforcement Officer and noted the objections raised by Mr Bealing, resident of Cholderton.

**Resolved** – that in light of the consideration given by the Northern Area Committee to the one objection received in connection with the new taxi rank stands proposed for Salisbury Street, Amesbury, together with the fact that the concerns of local traders have been addressed, the Northern Area Committee supports the proposed adoption of the new taxi rank stands and that Wiltshire County Council be informed accordingly.

**682. Update on Boscombe Down and Porton Down**

**Boscombe Down**

Councillor Wren informed Members of the Northern Area Committee that the runway was to be subject to sectioned repairs. The highways impact of contractors' traffic to and from Boscombe Down would be heavy. Councillor Wren added that he was concerned about the effects of this traffic on residents living in the Woodford Valley, Amesbury and the Bourne Valley. Until a date had been agreed for the works to commence, there was no further information on this matter.

**Resolved** – That an update be brought to a future meeting of the Northern Area Committee when further information was made available.

**Porton Down**

Councillor Wren informed Members that all the concerns expressed by residents in connection with the Porton Down Masterplan had been passed on to Highways at Wiltshire County Council for consideration.

Councillor Westmoreland went on to inform Members that the Porton Down Master plan had been considered by the Cabinet at its meeting on 28<sup>th</sup> February. The Cabinet had discussed the issues relating to roads and housing in great depth. Councillor Wren added that the Northern Area Committee would be updated on the agreement reached between the three agencies involved with the Porton Down Master plan to ensure that the impact on local residents was controlled.

**Resolved** – That an update on the Porton Down Master plan be brought to the Northern Area Committee in April for further consideration.

**683. Tree Preservation Order 382, Manor Cottage, Cholderton**

Mr Prince, on behalf of the owner, spoke in objection to the Tree Preservation Order.

Following the receipt of this statement, the Committee considered the previously circulated report of the Arboricultural Officer, together with the schedule of late correspondence circulated at the meeting.

**Resolved** – that Tree Preservation Order 382 should be confirmed, providing no further objection is received from the Mortgagee before 12<sup>th</sup> March 2007.

**684. S/2006/2611 – Residential development comprising 20 two and three bed semi-detached dwellings, related access, Garage and Landscaping – Land adjacent to Ringwood Avenue, Amesbury, Salisbury – for Turley Associates**

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** – That the above application be deferred for the following reasons:-

- (a) To give Members of the Committee time to consider the revised report of the Planning Officer based on the amended plans submitted by the applicant;
- (b) To give the Planning Officer the opportunity to update the planning history in connection with this application; and
- (c) To give all concerned persons the opportunity to resolve any land ownership issues in connection with the application.

**684. S/2007/0033 – Proposed new dwelling and garage in grounds of listed building with opening for new site access: 40 High Street, Bulford, Salisbury – for R B Goggin Partnership:**

Miss Lush, one of the applicants, spoke in support of the above proposal.

Following the receipt of this statement, 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 the above application be refused for the following reason:-

The proposed dwelling would be sited between a Grade II listed stone farmhouse and a traditional brick and flint cottage fronting High Street in Bulford. The design and materials of the proposed dwelling are considered to be unsympathetic given the sensitive context of the site, contrary to Policy D2, H16 and CN5, and the guidance in Creating Places.

- (2) That the applicant be informed that the above application is contrary to the following policy/policies of the adopted Salisbury District Local Plan:

Policy CN5	Listed Buildings and their settings
Policy H16	Housing Policy Boundary
Policy D2	Design of Infill Development

**685. S/2007/0023 – Demolition of 6 m length of existing wall to form new access to WCC requirements: Alongside Lower Manor Farm House, 40 High Street, Bulford, Salisbury – for R B Goggin Partnership:**

The Committee considered the previously circulated report of the Head of Development Services.

**Resolved –** That the above application be refused for the following reason:-

It has not been demonstrated to the satisfaction of the Local Planning Authority that the partial loss of the existing curtilage listed wall and the design of the replacement boundary for the site would be visually acceptable, and would not harm the character or setting of the listed building, contrary to Policy CN3, CN5 and the guidance in PPG15.

**686. S/2006/1698 – Development of site with 156 dwellings, access roads and ancillary infrastructure works, relocation of non-statutory allotments and provision of public open space: land between Netheravon Road and High Street, Durrington, Salisbury – for Barton Willmore Planning Partnership:**

At the Chairman's discretion, the following members of the public were allowed to raise their objections to the application, taking a total of five minutes.

Mr Wright, a local resident, on behalf of himself and a number of other residents, spoke in objection to the above proposal.

Mr Allan and Mr Bezant, members of the Durrington Allotment Association, informed the Committee that allotment holders had not been consulted, as set out in the original development brief and had taken legal advice on the deed relating to the allotments.

Mr Healing of Durrington Parish Council informed the Committee that the Parish Council's main concern in connection with this application was pedestrian safety on the high street and felt that the Highways Authority should reassess the proposed access to the development. The Parish Council was also of the view that the affordable homes proposed should look the same as other dwellings on the site and hoped that local people would be given first priority to purchase affordable homes.

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 subject to

- (a) all relevant persons concerned entering into a Section 106 legal agreement under the provisions of the Town and Country Planning Act 1990 (as amended) within two months of the resolution to grant relating to:

- The provision and phasing of 37% affordable Housing
  - The provision of a commuted sum towards an acceptable level of off site recreational facilities for youth and adult need.
  - The provision of on site toddler play facilities,
  - The maintenance of on site public open spaces including street trees.
  - The payment of a commuted sum relating to the need for local educational infrastructure improvements,
  - The payment of a commuted sum towards off site highway infrastructure as required by Wiltshire County Council (including bus shelters, provision for the schools as outlined in WCC highways letter dated 28<sup>th</sup> November 2006) and the implementation of a residential travel plan,
  - The payment of a commuted sum as a community contribution
  - The provision for and timing of the allotment facilities
- (b) Wiltshire Highways confirming their acceptance to compulsory purchase the strip of land between the proposed southern boundary pedestrian path and the neighbouring Pinckney's estate.
- (c) No further representations raising new issues being received on or before 6 March 2007
- (d) The applicant's demonstration to the satisfaction of the Council's solicitor that the allotments are non-statutory. If this cannot be demonstrated within two months of the planning permission being granted, this matter will be referred to the Secretary of State for consent to dispose of the existing allotments, with a recommendation to approve.

Then the above application be approved for the following reasons:-

This application represents an important element within the local plan's strategy, achieving a significant housing allocation to go along with other Brownfield sites within the local plan.

The replacement local plan process has identified the site as a housing allocation site appropriate for residential development. This has been achieved following the assessment of the need for and supply of housing land. The inspector made it clear that this site was appropriate for housing.

A development brief was subsequently developed which set out the principles for development on this site. These principles it is considered have been met in the development.

Aside from the principle of development the application acknowledges the need to meet local infrastructure requirements via contributions towards education, recreation and highways improvements as well as the on site provision for 33% affordable housing.

The design form adopts the framework set out by the development brief in terms of height range and density accepted within that brief.

In conclusion therefore this proposal represents an effective Greenfield development wherein the developer has indicated a commitment to the creation of an attractive and identifiable place.

And subject to the following conditions:

1. Approval of the details of the appearance of the buildings to be erected and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing prior to the commencement of development.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of

the Town and Country Planning (General Development Procedure) Order, 1995. (as amended)

The permission is in outline form only and requires the submission of further details.

2. Plans and particulars of the reserved matters referred to in condition 01 above, relating to the scale, design and external appearance of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995. (as amended) The permission is in outline form only and requires the submission of further details.

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

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

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

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

5. Prior to the submission of the first reserved matter application the applicant shall submit to and have approved in writing by the Local Planning authority a phasing plan for the overall development approved in principle by this planning permission, and the phasing of development shall subsequently accord with the approved scheme unless subsequently agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the development, if it is to be phased, occurs in a reasonable manner

6. The details of all lighting proposals, including street lighting, lighting for footpaths, communal parking areas and public areas, including the intensity of the lighting and design for light column shall be submitted to, and approved in writing by the Local Planning Authority prior to the development of each phase of development, and the works shall subsequently accord with the approved scheme.

Reason: In the interests of amenity

7. As part of each reserved matters application submitted in accordance with the approved phasing plan (under condition 5) a schedule of external facing materials relating to that reserved matters application shall be submitted, and, where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on site, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the development has an adequate appearance

8. As part of each reserved matters application submitted in accordance with the approved phasing plan (under condition 5), full details of the requirements of that reserved matters submission site in terms of both hard and soft landscape works, to include the phasing of implementation, shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development hereby permitted. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. Drainage, power, communications cables, pipelines etc. indicating lines , manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant).

Reason: In the interests of amenity

9. As part of each reserved matters application submitted in accordance with the approved phasing plan (under condition 5) details of the requirements of that reserved matters submission site in terms of earthworks shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity

10. As part of each reserved matters application submitted in accordance with the approved phasing plan (under condition 5) full details of the requirements of that reserved matters submission in term of all proposed tree planting, and the proposed times of planting, shall be approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.

Reason: In order to ensure that adequate tree planting takes place.

11. Before any development is commenced on the site, including site works of any description all the existing trees to be retained shall be protected by a fence, of a type and in a position to be approved by the Local Planning Authority, erected around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (50mm) or more shall be left unsevered (See British Standard BS 5837:1991, entitled 'Trees in relation to Construction'.

Reason: In order to ensure adequate tree protection is proposed.

12. The development shall strictly accord with the approved Code of Construction Management. Additional details will be submitted to, and approved in writing prior to the commencement of each reserved matter application setting out the provision for staff car parking away from adopted roads, together with precise location of stored materials, the provision of noise attenuation measures, dust management and wheel washing facilities where necessary, and the construction process shall subsequently accord with the approved working practices.

Reason: In the interests of amenity

13. No construction work (excluding the internal fitting out of dwellings), nor the movement of spoil from site shall take place outside the hours of 0700 - 2000,

Monday to Thursday, 0700 - 1800 on Friday, 0800 - 1300 on Saturday and at no time on Sundays and Bank holidays.

Reason: In the interests of amenity

14. No dwellings within any subsequent reserved matters submission shall be commenced on site until a scheme for the disposal of sewerage (to include the timing for provision) relating to that reserved matters proposal has been submitted to, and approved in writing by the Local Planning Authority and development shall subsequently accord with the approved scheme.

Reason: In order to ensure that adequate sewage provision is made on site.

15. No development shall begin until details of a scheme for the provision of surface water run-off limitation incorporating sustainable drainage principles, as detailed in the Flood Risk Assessment (Hyder Consulting (UK) Ltd, dated July 2006), has been submitted to and approved by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details and timetable agreed.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and in order to ensure adequate drainage is provided to the development.

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

Reason: In order to ensure any archaeological features are adequately recorded.

17. No development approved by this permission shall be commenced until a scheme for water efficiency, achieving a 21% saving on current average levels of water consumption in new buildings (150 litres per day), has been submitted to and approved by the Local Planning Authority, in consultation with the Environment Agency. Dwellings as part of the development should achieve a credit rating of at least 3 (WAT 1) and 1 (WAT2), as set out in the "Ecohomes 2005 - environmental Rating for Homes Guidance 2005, Issue 1.1" through the use of approved water efficient internal and external appliances, fittings and systems.

Reason: In order to ensure that adequate water efficiency measures are incorporated into the scheme.

18. No tree, shrub or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S. 3998: 1989)

- i) If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed or dies or becomes severely damaged or diseased within 5 years of the completion of the development, another tree, shrub or hedge shall be planted at the same place and that tree, shrub or hedge shall be of such a size, specification and species and should be planted as such time as may be specified in writing by the Local Planning Authority.
- ii) If within a period of 5 years from the date of planting any replacement tree is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree of the species and size as that



originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of amenity

19. No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter, the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.
- i) The Arboricultural Method Statement shall show areas which are designated for the protection of trees, shrubs and hedges, hereafter referred to as Tree Protection Zones. Unless otherwise agreed, the Tree Protection Zones will be fenced, in accordance with British Standard Guide for Trees in Relation to Construction (BS5837: 2005) and no access will be permitted to the Tree Protection Zone for any development operation. Tree Protection Zones shall be provided for all trees to be retained on the site and also to take account of the root spread into the site of trees on adjoining sites.
  - ii) The Arboricultural Method Statement shall also include all other relevant details, such as changes in levels, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences, placement of service runs i.e. BT, water, gas, sewage, electric etc. It shall also include the control of potentially harmful operations such as burning, the storage, handling and missing of materials, the movement of people and machinery across the site where these are within 10 metres of any designated Tree Protection Zone.
  - iii) The Arboricultural Method Statement shall include the provision for the supervision and inspection of tree protection measures on a regular basis throughout the different phases of construction. Reports produced as a result of these inspections shall be forwarded to the Local Planning Arboricultural Officer, The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works and soft landscaping have been completed and all equipment, machinery and surplus materials removed from site, unless the prior approval of the Local Planning Authority has been given in writing.

Reason: In the interests of amenity

20. No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained; other vehicle and pedestrian access and circulation areas; hardsurfacing materials; other minor artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers/densities where appropriate. If within a period of ten years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of amenity

21. No development shall take place, until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of the proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity

22. No development shall take place, until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the existing hedge or hedges which are to be retained, the minimum heights at which they will be maintained and appropriate trees within the hedge or hedges which shall be retained and allowed to grow on. The Plan shall also show where the hedgerows are to be reinforced with further planting, details of which are indicated in a timetable of implementation. The hedges shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of amenity

23. No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement has been approved by the Local Planning Authority in writing. All landscape works shall be undertaken in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Landscape Method Statement shall include as appropriate, protection of the planting areas, where appropriate by fencing, during construction, preparation of the whole planting environment, particularly to provide adequate drainage, and the provision which is to be made for weed control, plant handling and protection, watering, mulching and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements, that are removed, are uprooted or which die or fail to thrive, for a period of five years from their planting, in the first available season and at the same place, with an equivalent plant, unless the Local Planning Authority has given its prior written consent to any variation.

All hard and soft landscape works shall be completed prior to the occupation or use of any part of the development, unless the Local Planning Authority has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision which is to be made for supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

Reason: in the interests of amenity

24. Before the occupation or use of any phase of the development, whichever is the soonest, a Landscape Management Plan shall be submitted to and approved by the Local Planning Authority.
- i) The Landscape Management Plan shall contain a statement of the long term aims and objectives covering all elements of the implementation of the agreed landscape scheme and full details of all management and establishment operations over a five year period, unless otherwise

agreed in writing by the Local Planning Authority. It shall also include details of the relevant management and supervisory responsibilities.

- ii) The Landscape Management Plan shall also include provision for a review to be undertaken before the end of the five year period. A revised Landscape Management Plan shall be submitted for the agreement of the Local Planning Authority before five years has expired. The revised details shall make similar provisions for the long term maintenance and management of the landscape scheme. The revised scheme shall also make provision for revision and updating.
- iii) The provisions of the Landscape Management Plan, and subsequent revisions, shall be adhered to and any variation shall have been agreed beforehand in writing by the Local Planning Authority. No trees, shrubs, hedges or other plants shall be removed for the duration of the Landscape Management Scheme or its revisions, without the prior written consent of the Local Planning Authority. Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the Local Planning Authority. Management of the landscape scheme in accordance with the Landscape Management Plan or their agreed revisions shall not cease before the duration of the use of the development unless agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity

- 25. No development shall commence until details of a scheme including the design and implementation of raft foundations for all those dwellings and structures situated to the north of the new main access road which runs east to west on the approved plans, have been submitted and approved in writing by the Local Planning Authority. Such scheme shall thereafter be implemented in accordance with the details submitted.

Reason: in order to ensure adequate protection to any potential archaeological remains in this part of the site.

- 26. No excavation below 50cm in depth shall take place on the area of land north of the new main access road unless in accordance with details submitted in relation to condition 25 or otherwise agreed in writing with the local planning authority.

Reason: In order to ensure adequate protection to any potential archaeological remains in this part of the site.

- 27. During site redevelopment, if contamination not previously identified is found at the site, no further development (unless otherwise agreed in writing to the LPA) shall be carried out. Further development shall only proceed once the developer has submitted and obtained written approval from the Local Planning Authority for an addendum to the Method statement. The addendum to the Method Statement must detail how the unsuspected contamination will be dealt with.

Reason: The prevent pollution of groundwater by the release of soil contaminants disturbed by the construction process.

- 28. No development shall commence until a detailed CEMP (Construction Environmental Management Plan) has been provided and agreed with the Local Planning Authority.

Reason: In the interests of the environment surrounding the site

- 29. The recommendations and measures outlined in the Hyder Environmental Statement dated July 2006 shall be carried out and implemented in accordance

with a scheme that shall first be submitted to the local planning authority which details the timing and phasing of such measures in relation to building. Such measures shall then be carried out in accordance with the submitted scheme.

Reason: In the interests of the environment

30. Notwithstanding the outline nature of the application no more than 156 dwellings shall be built on this site.

Reason: It is considered that a greater number of dwellings than that currently proposed in this outline application would have a significant adverse effect on the amenity of existing residents in terms of highway impact, particularly on the High Street and would result in a cramped form of development out of keeping with the built form of the surrounding area.

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

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.

- (3) That the applicant be informed that the above permission is in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

G1 & G2	General principles of development
G3	The Water environment
D1	Design – Extensive development
H12	Housing – Durrington
H25	Affordable Housing
C10	Nature Conservation
C12	Development affecting protected species
R2 & R3	Open Space provision.

- (4) That the applicant be informed that should the S106 Agreement referred to under (1) (a) above, not be completed within the time specified, the application be delegated to the Head of Development Services to REFUSE on for the reasons of non compliance with the criteria of the clauses of the S106 Agreement.
- (5) That the applicant be informed that Members of the Committee expressed concern about the junction of the road on the application site where it meets the existing High Street and asked that the applicants consider carrying out a further traffic impact assessment in order to assess the effect of the increase in traffic on this part of the High Street.

*The meeting concluded at 18.48pm  
Members of the public present: 27*