

# 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**

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

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING  
COMMITTEE  
NORTHERN AREA 26-04-2007

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    Application No Parish/Ward**  
**Page    Officer Recommendation**  
          **Ward Councillors**

	S/2007/0518	AMESBURY EAST
	Mr A Madge	APPROVE SUBJECT TO S106
	Plot BW 2/3 Mid Summer Place Solstice Park Amesbury	Cllr Mr. Brown Cllr Noeken Cllr Mr. Peach

# **Part 1**

## **Applications recommended for Refusal**

No Refusals

# Part 2

## Applications recommended for Approval

1

Application Number:	S/2007/0518		
Applicant/ Agent:	HAMILTONS ARCHITECTS		
Location:	PLOT BW 2/3 MID SUMMER PLACE AMESBURY SALISBURY SP4 7SQ		
Proposal:	NEW LEISURE CENTRE DEVELOPMENT TO INCLUDE AMENDED LEISURE IMPACT ASSESSMENT, ADDITIONAL PEDESTRIAN ACCESS AND RELOCATION OF CYCLE PARKING		
Parish/ Ward	AMESBURY EAST		
Conservation Area:		LB Grade:	
Date Valid:	9 March 2007	Expiry Date	8 June 2007
Case Officer:	Mr A Madge	Contact Number:	01722 434541

### REASON FOR REPORT TO MEMBERS

The previous application on this site was determined by Northern Area Committee and it is therefore considered that this application should also be determined by committee.

### SITE AND ITS SURROUNDINGS

The site is a vacant plot of land 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.

Amendments have been made to the application by the applicants which include an amended leisure impact assessment, an additional pedestrian access and the relocation of the cycle parking

## 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

S/2007/0518 New leisure development to include new leisure building outdoor courts, parking and landscaping. Refused 2/2/06 *Refused on grounds that the applicant had not shown that there would be a quantitative need for this type of development and therefore the development would have an adverse effect on the vitality and viability of Amesbury town centre contrary to policy R1B of the adopted Salisbury local plan.*

## CONSULTATIONS

**WCC Highways** – (no response at time of writing but previous response stated. - 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 22m<sup>2</sup>. 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](http://www.environment-agency.gov.uk) and [www.ciria.org/suds](http://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** – No response to this application but previous application stated -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** – No response to this application but previous application stated - We note from the information accompanying the current application proposes the following facilities:

Swimming pool (150m<sup>2</sup>)

2 x squash courts

4 x outdoor tennis courts

Gym area (397m<sup>2</sup>), 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](http://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 recognizes 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 12/4/07
Site Notice displayed	Yes Expired 12/4/07
Departure	No
Neighbour notification	Yes Expired 2/4/07
Third Party responses	Yes 4 letters of objection. – Summarised as follows

4 letters of objection including that from Nathaniel Lichfield and Partners contained as appendix 1.

Consider that the local authority has the power not to determine the application and as little has changed in this application the authority should decline to determine it.  
If the local authority does decide to determine the application the only possible decision is that of refusal because so little has changed since the previous application and that which has changed is not material to the previous reason for refusal.  
Consider the application is still contrary to policy RB1 of the adopted local plan and the requirements of PPS6.  
Very little has changed from the first plans  
The application will affect the existing fitness facilities in the town.

The facilities the leisure centre will offer are already in place locally in Amesbury, Boscombe Down and Durrington.

The site should be used for new facilities such as a Bowling Alley, Climbing Wall or indoor running track.

There are already too many empty buildings in Amesbury without adding to them.

Gyms already exist at Bodyworks, Durrington Pool, Amesbury Sports centre and the MOD and Qinetiq have their own private gyms.

Other facilities are already available in the local area.

If the facility goes ahead in the form proposed this will undoubtedly kill off the independent businesses and local council run community services already provided in the surrounding area.

15 Letters of Support have been received in relation to this application summarised as follows.

Consider that the proposal supports leisure growth, area regeneration and drives Amesbury as a key leisure and business destination.

The leisure/conference facility will support the council's targets and increase job availability. This will be a large-scale employer for the area.

It will provide state of the art conference and banqueting facilities that are desperately needed in the town and South Wiltshire. This would be an opportunity for the South Wiltshire economy.

Sports and leisure facilities for the new hotel at Solstice Parks clients are not sufficient, as they presently exist in the town. The sports and conferencing facilities are needed for clients of the hotel.

The business plan for the hotel is based on corporate guests staying several nights. The sort of facilities offered at the sports facility are high on guests list of priorities.

Staff of the hotel who live locally have shown a keen interest in using the leisure facility, as similar facilities are not available locally.

The omission of conferencing and fitness facilities at the hotel was deliberate as it was likely that the new leisure facility would provide them

The hotel has been forced to sign up to a green travel plan and as such cannot ask guests to drive to the nearest facilities of an appropriate standard which are in Salisbury.

There is a basic gym in Amesbury but this does not offer the range of facilities that hotel guests now demand, it is merely an exercise room. Durrington has a swimming pool but regretfully this is also rather basic without Jacuzzi's, saunas etc.

The hotel can only cater for small groups and therefore the conferencing facility will draw more business to the hotel and the Amesbury area.

Consider that there are not enough leisure facilities in Amesbury to cater for need, existing facilities are either overpriced or lacking in proper equipment.

New leisure facility will draw many visitors to Amesbury.

Consider that 20% of the new workforce of 750 people at the Crescent office development will require a gym as based on experience with other similar office developments.

A leisure centre within a short walk of the new office development would be ideal

The crescent office development does not include conferencing facilities because they are targeting small and medium businesses. The provision of conferencing facilities elsewhere on the park is therefore an essential requirement.

Modern business parks now feature multifunction buildings similar to that which Nick Holmes is seeking to provide. A conference and leisure centre with catering facilities is essential for the offices on Solstice Park.

The previous assertion that this leisure centre would have a disastrous Knock on effect are not backed by evidence that this would be the case other than for self-preservation.

Amesbury town council states that such a development is unlikely to be of interest to the majority of residents in Amesbury due to cost. Negative statements are being made without any evidence to back them up.

From the point of view of a parent with two young children the new proposal will be unique in that this will have all the facilities under one roof. If a 100-room hotel is built on Solstice Park then where is the logic in not allowing a health facility that will not provide better options for the local residents and will also provide more jobs.

Salisbury and District Chamber of commerce and industry support the project. The business community need new conferencing facilities.

For Salisbury FC to progress into professionalism their training and gym facilities will need to improve. The leisure facility will offer just what they require.

For 18 years a swimming pool has been at the top of many residents priorities for Amesbury and this proposal will provide it.

Amesbury and the surrounding area is becoming more affluent with huge residential and commercial development. The leisure facility will complement this change. Currently travel to Salisbury every day to use the Parkwood facility which is a 16mile round trip it would make more sense to have a leisure facility locally. It is continually highlighted the lack of facilities in the area. This facility would help with that problem. Tintometer limited requires access to good conferencing facilities that this development would require. There are no other conference facilities in the area. The proposal is designed for serious fitness enthusiasts and is unlikely to detract from other facilities in the area. The granting of the facility is very important to Salisbury football club, as it will provide facilities that are missing at the grounds at Old Sarum. The leisure centre will provide facilities for the football club to organise six a side football tournaments, Soccer schools in half terms and school holidays and cricket schools. There is currently no market interest in providing a bowling alley, cinema, and Bingo type facility. Business parks around the country have leisure facilities associated with the businesses, as there is a synergy between the two.

Town Council response - We welcome this application as one that will enhance the attractiveness of the town.

### **MAIN ISSUES**

- 1 The previous application, the difference between this application and that one and the council's previous decision.
- 2 The need for a leisure facility/effect on the town centre/ competition.
- 3 Design size and scale of the proposed development
- 4 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 difference between this application and the previous and the councils' decision**

This new application is essentially for the same facilities as were previously applied for under planning application S/06/2326. There are changes which include an amended pedestrian access at the corner of the site adjacent the car park in order to improve pedestrian access and the cycle parking has been relocated as the local highways authority's previous request. The major change is that a modified Leisure Impact assessment has been submitted with this application.

Members previously refused this application on the basis that the applicant had not shown that there would not be a quantitative need for this type of development and therefore members considered that the proposal would have an adverse effect on the vitality and viability of Amesbury town centre. This decision now becomes a material planning consideration when assessing this new proposal.

In submitting the new impact assessment the applicants have directly tried to address members' concerns that the proposal would have an adverse effect on the vitality and viability of Amesbury town centre.

The local authority has the power to decline to determine a new application that is materially the same as a previously submitted application. In this instance, officers have registered the application and taken the decision to deal with the application as the main change with this application (the submission of the leisure impact assessment) goes to the heart of the previous reason for refusal in attempting to address the quantitative need for such a proposal.

### Leisure impact assessment

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.

#### Quantitative need

This report assesses the quantitative need and draws the following conclusions – That based on Sport England's own assessment Amesbury and its hinterland is under represented in terms of the number of fitness stations compared with the national average. With significant population growth, planned in particular at Amesbury and Durrington the shortfall will increase further.

The report concludes that the area could accommodate 2 gyms with over 1250 members each. Bodyworks have 700 members and there is therefore substantial potential for additional gym membership. This is even allowing for some limited gym provision by the military

The report states The Sport England mode indicates that there is room for 2 swimming pools in the area but currently only one is available at Durrington

In assessing this part of the report it is officers opinion that is clear that from the figures previously provided by Sport England in relation to the last application in combination with the detailed analysis provided by the applicants impact assessment report that there is a quantitative need for this proposal

#### Qualitative need

The applicants report concludes that no other facility in the Amesbury area offers the same type of facilities as the proposed development. The only existing club in the area offers only a very limited range of facilities. The report states that the qualitative need for such facilities is recognised in the Amesbury Community Strategic Plan. The facility will meet a training need for Salisbury Football Club.

The qualitative need for such a proposal was not questioned in the reason for refusal last time and therefore it could be said to be unreasonable to refuse the application on this basis this time. It is not considered that the qualitative need has changed and therefore this is not considered to be a reason for refusal

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.

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.

**The following parts of the report are replicated from the original report as they cover the same aspects of the proposal. Members do however need to consider these issues**

#### 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 Forum 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**

In conclusion it is considered that the content of the revised leisure impact assessment does, in this case, provide sufficient grounds in officers' opinion for reconsidering the decision on this application and given this revised information on the quantitative need for this development it is recommended that the application be approved

#### **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 07/06 / 2007**

## **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