

Minutes

Meeting of : Northern Area Committee
Meeting held in : Antrobus House, Amesbury
Date : Thursday 28 June 2007
Commencing at : 4.30 pm

Present:

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

Councillors Ms J V Broom, D W Brown, Mrs S L Dennis, M D Lee, I M Mitchell
J C Noeken, J F Smale, J R G Spencer, I C West, F Westmoreland, K C Wren and G Wright

Apologies: Councillors I C West, Inspector Sweet and Mr Haviland (Wylve Parish Council).

Parish Councillors: Mr G Burt (Bulford), Mr Fisher (Amesbury), Mr Healing (Durrington) Mr S Stubbs (Newton Toney), Mr Sweet (Shrewton) and Mr F Stace (Figheldean)

Tenants Panel: Mr Edwards

Officers: A Crampton (South Wiltshire Strategic Alliance), G Gould (Marketing, Economic Development and Tourism), J Howles (Development Services), R Jones (Development Services), A Madge (Development Services), E Milton (Forward Planning), S Milton (Democratic Services) and G Newell (Legal and Property Services).

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

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

7. **Minutes:**

Resolved: That the minutes of the last ordinary meeting held on 26 April 2007 and the special meeting held on 21 May 2007 (both previously circulated) be approved as correct record and signed by the Chairman.



Awarded in:
Housing Services
Waste and Recycling Services



8. Declarations of Interest:

Councillor Noeken declared a personal interest in the matter set out under minute 23 (Planning Application S/2007/0518 - New Leisure Centre Development) below arising from his Chairmanship of the Amesbury Sports Centre Managing Body. The councillor remained in the meeting and spoke and voted thereon.

Councillor Westmoreland declared a personal in the matter set out under minute 10 below (Salisbury Vision) arising from his previous involvement as a member of the Cabinet and a personal interest in the matter set out under minute 13 below (R2 Contribution) arising from his role as Mayor of Amesbury. The councillor remained in the meeting and spoke and voted on the matter set out under minute 10 and spoke but did not vote on the matter set out under minute 13.

Councillor Broom declared a personal interest in the matter set out under minute 23 (Planning Application S/2007/0518 - New Leisure Centre Development) arising from her membership of Bodyworks Health and Fitness Centre. The councillor remained in the meeting and spoke and voted thereon.

Councillor Mills declared a personal and prejudicial interest in the matters set out under minute 20 (Planning Application S/2007/0886 - Former Packway Service Station) in that he was personally acquainted with the applicant and minute 23 (Planning Application S/2007/0518 - New Leisure Centre Development) in that he felt his previous statements had compromised his impartiality in respect of developments at Solstice Park. Councillor Mills left the meeting during consideration of both items.

Councillor Mitchell declared a personal interest in the matter set out under minute 23 (Planning Application S/2007/0518 - New Leisure Centre Development) arising from his previous membership of Bodyworks Health and Fitness Centre. The councillor remained in the meeting and spoke and voted thereon.

9. Chairman's Announcements:

The Chairman explained that he and the Vice Chairman had met with staff in the Democratic Services Unit to discuss ways of enhancing the role the Northern Area Committee. He would be submitting a short paper outlining some proposals for consideration at the next meeting,

10. Salisbury Vision Area Development Framework: Consultants final report and consultation process

The Committee considered the previously circulated report of the Policy Director and Head of Marketing, Economic Development and Tourism.

Resolved:

- (1) that the Committee notes the Vision report at this stage and looks forward to receiving the results of public consultation;
- (2) that the Cabinet be asked to consider the appointment of the Project Manager as suggested in the report for which 12 months external funding has been secured; and
- (3) That the following points be referred to Cabinet for consideration:
 - Consideration is needed to ensure the Vision links to plans developed by the Market Towns Partnership;
 - The '40' Rule' restricting the height of development in the City should be protected;
 - The council needs to be more proactive with its planning policies, shaping the development of the City rather than simply reacting on a site-by-site approach; and
 - The council should resist the temptation to 'cherry-pick' proposals in the Vision, but rather it should develop a programme to ensure that it is implemented as a whole.

11. Community Planning Update:

The Committee received an update on community planning in the Northern Area from the Partnership Team Manager.

Resolved: that the report be noted and the following points be referred back to the officers for investigation:

- Simpler presentation with sequential numbering to aid discussion
- 156 (29): Is out of hours emergency dental treatment available at weekends?
- 160 (30): What will be the impact of withdrawal of funding for the Homestart project?
- 176 (26): Targets of social housing completions should be used rather than approvals
- 244 (34) & 245 (35): That a report be requested from the County Council on these two issues and the low priority currently afforded to footpath and cycle-way schemes.
- 202 (5): Could statistics be made available to members as soon as possible on the impact of the new licensing laws
- 29(12): A report on progress in Amesbury to be included in the next report.

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

The Committee considered the previously circulated report from the Head of Forward Planning and Transportation.

Resolved: that the application to divert Byway 1 and Bridleway 29 be supported.

13. Release of “R2” Financial contributions in Amesbury for New Recreational Facilities:

The Committee considered the previously circulated report from the Development Services Support Supervisor.

Resolved: that £76,770 plus any interest accrued to a maximum of £80,000 of the ‘R2’ contributions be released by this Council to assist the funding of the recreation scheme outlined in the report and that the release of the monies be made following receipt of invoices for the works undertaken.

14. Update on Boscombe Down:

Councillor Wren reported that proposals to realign runways at Boscombe Down had now been deferred until the end 2008 and that he would report further nearer that time.

15. Appointment of Members to the South Wiltshire Area Grants Scheme Review Panel: The Committee considered the previously circulated report of the Principal Democratic Services Manager.

Resolved: that Councillors Mills, Noeken (with Councillor Hewitt as deputy) and Parish Councillor Stubbs be appointed to serve on the Northern Area Grants Panel.

16. Representation on Outside Bodies:

Resolved – that Councillors be appointed as follows:

<i>Amesbury Sports Centre Managing Body</i>	Councillor Mills
<i>Durrington Sports Centre Managing Body</i>	Councillor Broom Councillor Wright Councillor J Spencer
<i>Best Kept Village Judging Panel</i>	Councillor Noeken
<i>Old Sarum Flying Club Forum</i>	Councillor Noeken

17. **S/2007/0594 Additions and Alterations to Existing Ancillary Building, Construction of Garage, Creation of New Vehicle Access at Church House, Shrewton, Salisbury for Development Partnerships Limited:**

Mr Eadie spoke in support of the application. Parish Councillor Sweet informed the Committee that Shrewton Parish Council did not object to the proposal. Following receipt of these statements and with reference to a schedule of late correspondence circulated at the meeting, the Committee considered the previously circulated report from the Head of Development Services.

Resolved: that the above application be approved for the following reason:

The proposed new vehicular access and associated driveway will result in the removal of two Yew Trees subject to a Tree Preservation Order. However the resultant highway safety benefits from the proposed new access is considered to outweigh the visual amenity provided by the trees.

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. (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.

- (2) The materials and finishes of the external walls and tiles for the roof of the proposed development hereby permitted shall match in colour and texture those of the existing building[s] unless otherwise agreed in writing upon submission of sample materials/finishes to the Local Planning Authority.

Reason: To secure a harmonious form of development.

- (3) The bricks and mortar to be used in blocking the existing vehicular access shall match in colour and texture the brickwork and mortar used on the adjacent existing brickwork.

Reason: To secure a harmonious form of development.

- (4) The new entrance gates of the development hereby permitted shall be faced in vertical timber planking painted in a finish to be submitted to and approved in writing by the Local Planning Authority, prior to development commencing on site. The development shall be completed in accordance with the approved details.

Reason: To secure a harmonious form of development.

- (5) Development shall not commence until a method statement detailing the potential risks and measures to limit these risks of pollution during construction works to the river system has been submitted to and agreed in writing by the Local Planning Authority. The development shall be in accordance with the agreed details.

Reason: To ensure that the nature conservation interests of the SSSI/SAC are safeguarded

- (6) Floor levels of any habitable accommodation should be set no more than 30mm below the principal ground level within the main house.

Reason: To protect the development from flooding.

- (7) No development approved by this permission shall be commenced until detailed drawings showing the construction as indicated within the Flood Risk Assessment received by this office on the 15th March 2007 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details

Reason: To ensure the mitigation proposals contained within the Flood Risk Assessment are included within the final scheme

- (8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the annex will be used for use by the occupants of the main house and will not be sub let or used as holiday accommodation

Reason: To prevent intensification of use within the flood plain which would put additional people at risk.

- (9) The external doors and windows of the development hereby permitted shall be of timber and painted in a finish to be submitted to and approved in writing by the Local Planning Authority, prior to development commencing on site. The development shall be completed in accordance with the approved details.

Reason: To ensure that the development is appropriately detailed being located within the grounds of a Grade II listed property.

- (10) The garage doors of the development hereby permitted shall be side hung and faced in vertical timber planking painted in a finish to be submitted to and approved in writing by the Local Planning Authority, prior to development commencing on site. The development shall be completed in accordance with the approved details.

Reason: To ensure that the development is appropriately detailed being located within the grounds of a Grade II listed property.

- (11) The development shall not commence until detailed drawings showing the elevations of the external doors and the elevations, horizontal and vertical sections of the windows (at a scale of 1:10) have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details.

Reason: To ensure that the development is appropriately detailed being located within the grounds of a Grade II listed property.

- (12) Sample panels of the external finishes of the sections of new wall/piers 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.

Reason: To secure a harmonious form of development.

- (13) As soon as the new vehicular access is available for use, the existing vehicular access to the site shall be permanently stopped up.

Reason: In the interests of highway safety.

INFORMATIVES: Policy

This decision has been in accordance with the following policy/policies of the Adopted Salisbury District Local Plan: G1 (Sustainable development) G2 (General criteria for development), G4 (Flooding), H16 (Housing Policy Boundary), D3 (development of ancillary outbuildings), H33 (Accommodation for dependent persons), CN3 and CN5 (Listed building), C6 (Development within special landscape area), CN17 (trees covered by Tree Preservation Orders)

INFORMATIVE: Wessex Water

- (1) The development is located within a foul sewer area. It will be necessary for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal. This can be agreed at the detailed design stage. The developer has proposed to dispose of surface water to 'existing'. As there are no existing public/separate surface water sewers in the vicinity of the site, it is advised that the developer investigate alternative methods for the satisfactory disposal of surface water from the site
- (2) Surface water should not be discharged to the foul sewer. Your Council should be satisfied with any suitable arrangement for the disposal of surface water. With respect to water supply, there are water mains within the vicinity of the proposal. Again, connection can be agreed at the design stage. It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.

INFORMATIVE:- Environment Agency

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structure in, under, over or within 8 metres of the top of the bank of the river Till, designated a 'main river'. We do not accept 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.

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.

Water Efficiency

Water efficiency measures should be incorporated into this scheme. These could include, for example, water butts, rainwater recycling and the use of water efficient internal appliances and systems. It would assist in conserving natural water resources and offer some contingency during times of water shortage. A copy of our publication 'Conserving Water in Buildings' is available upon request.

18. S/2007/1138 - Proposed Single Garage with Internal Storage Area for Disabled Equipment at Wessex Lodge Wyndham Lane, Allington, Salisbury SP4 0BY for Karen & Karis Lane:

Mrs Karen Lane the applicant spoke in support of the application. After this statement and following the site visit held earlier that afternoon and with reference to a schedule of late correspondence circulated at the meeting, the Committee considered the previously circulated report of the Head of Development Services.

Resolved: that the above application be approved for the following reason:

Although the proposed garage would be prominent in the street scene and would therefore be detrimental to the visual amenities of the surrounding area, it is considered that in this case, the personal circumstances of the applicant outweigh the material planning considerations and as such, the Local Planning Authority approve the application.

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. And in accordance with the following policies of the Adopted Salisbury District Local Plan.

H16 - Housing Policy Boundary
D3 - Design
G2 - General Criteria for Development
C6 - Special Landscape Area

Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

19. S/2007/0448 - Demolish Partially Collapsed Grade II Listed Barn and Attached Stores at Barn to North of The Manor House The Portway, Winterbourne Gunner, Salisbury SP4 6JL for Mr Richard Bruce-White:

With reference to a schedule of late correspondence circulated at the meeting, the Committee considered the previously circulated report of the Head of Development Services.

Resolved – that the above application be refused for the following reason:

The case for the demolition of the listed building and building in the conservation area has not been made, and therefore the loss of a historic asset, and a significant building within the traditional farm complex and the conservation area has not been adequately justified. This would be contrary to the advice contained in PPG15, and Policies CN1 and CN9 of the Adopted Salisbury District Local Plan.

20. **S/2007/0886 - Erection of 4 Two-Bedroom & 10 One-Bedroom Flats with Off Road Parking Following Removal of Existing Garage Workshop/Office Building & Forecourt Canopy at Former Packway Service Station The Packway Larkhill Salisbury for John A Goldfinch:**

Mr Wildman spoke in support of the application on behalf of the applicants. Parish Councillor Healing informed the Committee that Durrington Parish Council supported the development in view of the need for smaller units of affordable housing in the area. After these statements and following the site visit held earlier that afternoon and with reference to a schedule of late correspondence circulated at the meeting, the Committee considered the previously circulated report from the Head of Development Services.

Resolved: that the above application be refused for the following reasons

- (1) The development would comprise fourteen flats, with six amenity spaces and parking areas to the north and south. By virtue of its siting, density, layout and massing, the development would be uncharacteristic of the spacious layout of existing residential development in the locality and is likely to create a living environment which would adversely affect the amenities of the existing occupiers of 4 and 6 Howard Vyse Road and the future occupiers of the flats. The development would therefore be contrary to Policy G2 and D2 of the adopted Salisbury District Local Plan, and the guidance in PPS1 and PPS3.
- (2) The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the Adopted Replacement Salisbury District Local Plan, as appropriate provision towards public recreational open space has not been made.
- (3) Inadequate provision has been made to provide sufficient storage for waste and recycling bins and boxes in a suitable location for kerbside collection adjacent to the road. Therefore, the proposal would be contrary to Policy G2 of the Salisbury District Local Plan.

And contrary to the following policy/policies of the adopted Salisbury District Local Plan:

Policy

G2	General Principles for Development
D2	Design
R2	Public Open Space

And the guidance in Creating Places, PPS3 and PPS1.

It should be noted that the reason given above relating to Policy R2 of the Salisbury District Local Plan could be overcome if all the relevant parties agree to enter into a Section 106 legal agreement, or if appropriate by condition, in accordance with the standard requirement for recreational public open space.

Informative: The applicant is advised to contact the Local Planning Authority for advice and specifications in respect of waste and recycling provision.

21. **S/2007/0827 - Single Storey Extensions to NW & NE Elevations Garden Wall Link to Annex at Acorn Cottage 279 Ablington Figheledean Salisbury Wiltshire SP4 8JX for Damen Associates:**

Mr Balls the applicant spoke in support of the development. Parish Councillor Stace informed the Committee that Figheledean Parish Council supported the application. Following receipt of these statement and with reference to a schedule of late correspondence circulated at the meeting, the Committee considered the previously circulated report of the Head of Development Services.

Resolved: that the above application be approved for the following reason

The proposed rear extension by reason of its overall scale and built form will not have an adverse impact upon the historic form and small scale, simple linear character of the Grade II listed building and as such will not have an adverse impact to the Conservation Area and Special Restraint Area of Ablington, in accordance with policies CN3, CN5, CN8 H21 and D3 of the Adopted Local Plan and guidance contained within PPG 15.

And subject to the following conditions:

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

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. as

amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004

- (2) The materials and finishes of the external walls and roof of the proposed development hereby permitted shall match in colour and texture those of the existing building[s].

Reason: To secure a harmonious form of development.

INFORMATIVES: - POLICY

This decision has been in accordance with the following policy/policies of the Adopted Salisbury District Local Plan: G2 (General), C6 (SLA), H21 (extensions to dwellings in Special Restraint Area), CN8 (Development in Conservation Areas), CN3 & CN5 (Listed Buildings), D3 (extensions)

In connection with this matter, Councillor Westmoreland was asked to investigate the issues raised in the late correspondence and report back to the Committee with his conclusions.

Councillor Spencer requested his dissent recorded in respect of the above decision.

22. S/2007/0828 - Single Storey Extensions to NW & NE Elevations Garden Wall Link to Annex at Acorn Cottage 279 Ablington Figheledean Salisbury Wiltshire SP4 8JX for Damen Associates:

Further to minute 21 above, the Committee considered the previously circulated report from the Head of Development Services.

Resolved: that the above application be approved for the following reason

The proposed rear extension by reason of its overall scale and built form will not have an adverse impact upon the historic form and small scale, simple character of the Grade II listed building, in accordance with policies CN3 and CN5 of the Adopted Local Plan and guidance contained within PPG 15.

And subject to the following conditions:

- (1) The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 (4) of the Planning and Compulsory Purchase Act 2004 as amended.

- (2) The materials and finishes of the external walls and roof of the proposed development hereby permitted shall match in colour and texture those of the existing building[s].

Reason: To secure a harmonious form of development.

- (3) The external doors and windows of the development hereby permitted shall be of timber and painted in a finish to be submitted to and approved in writing by the Local Planning Authority, prior to development commencing on site. The development shall be completed in accordance with the approved details.

Reason: To ensure that the Grade II listed property is appropriately detailed.

INFORMATIVES: POLICY

This decision has been in accordance with the following policy/policies of the Adopted Salisbury District Local Plan: CN3 & CN5 (Listed Buildings)

Councillor Spencer requested his dissent recorded in respect of the above decision.

23. S/2007/0518 New Leisure Centre Development to Include Amended Leisure Impact Assessment, Additional Pedestrian Access and Relocation of Cycle Parking at Plot BW 2/3 Mid Summer Place Amesbury Salisbury SP4 7SQ for Hamiltons Architects:

Gillian Jones of Bodyworks spoke against the application. Derek Ball the applicant's agent spoke in support of the proposal. Town Councillor Fisher informed the Committee that Amesbury Town Council supported the application. Following receipt of these statements and with reference to a schedule of late correspondence circulated at the meeting, the Committee considered the report of the Head of Development Services.

Resolved:

- (1) that subject to the 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, then the application be approved for the following reasons:

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)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

- (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)

Reason: To secure a harmonious form of development

- (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

Reason: In order to secure adequate bicycle storage for the development.

- (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.

Reason: In the interests of the amenity of the development

- (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.

Reason: In the interests of amenity

- (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.
- Reason:** In the interests of highway safety
- (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.
- Reason:** To prevent the increased risk of flooding
- (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.
- Reason:** In order to achieve the sustainable use of water sources.
- (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.
- Reason:** To minimise the detrimental effects to the water interests of the site and the risks of pollution during the construction phase.
- (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)
- Reason:** In the interests of amenity of neighbouring occupiers
- (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.
- Reason:** In the interests of amenity.
- (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)
- Reason:** In order to ensure that adequate landscaping is provided.
- (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.
- Reason:** In order to ensure that adequate pedestrian access is provided to the site.
- (14) All foul drainage, including swimming pool filter backwash water, from the site must be discharged to the public sewerage system.

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

- (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.

Reason: To protect the local environment from pollution.

- (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.

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.

- (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.

Reason: In the interests of amenity.

- (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

Reason: In the interests of amenity.

Informative: Policy

The above decision is taken 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.
- The applicant be informed that they 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.
- (2) Should the S106 not be completed by the date given, the matter shall 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.

*The meeting concluded at 8.10pm
Members of the public present: 26*