

# Minutes

**Meeting of** : Northern Area Committee  
**Meeting held in** : Antrobus House, Amesbury  
**Date** : Thursday 20 September 2007  
**Commencing at** : 4.30 pm

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## Present:

Councillor MA Hewitt – Chairman  
Councillor JC Noeken – Vice-Chairman

Councillors: Mrs JV Broom, DW Brown, IM Mitchell, JF Smale, JRG Spencer, F Westmoreland and G Wright

Apologies: Councillors SL Dennis, MD Lee, CG Mills, IC West and KC Wren

Parish Councillors: R Fisher (Amesbury), P Fisher (Idmiston), S Stubbs (Newton Toney)

Dennis Edwards -Tennant's Panel Representative

PC Lucy Smith - Community Beat Manager (Amesbury East)

Officers: Adam Madge (Principal Planning Officer), G Newell (Legal and Property Services), S Milton (Principal Democratic Services Manager), Paul Trenell (Democratic Services Officer) and Rob Hannis (Wiltshire County Council).

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## 1. Public Questions/Statement Time:

There were none.

## 2. Councillor Questions/Statement Time:

Councillor Noeken brought to the attention of the committee a statement from Wiltshire County Council regarding ongoing road works in Amesbury town centre. The contractor, Mouchel Parkman, had announced a delay to phase two of the works (Salisbury Street), possibly for a number of weeks. Councillor Noeken informed the committee of a meeting at Wiltshire County Council on Wednesday 26<sup>th</sup> September at which issues surrounding the delay were to be discussed and attempts made to reduce the delay.

## 3. Minutes:

**Resolved:** That the minutes of the last meeting held on 23<sup>rd</sup> August 2007 (previously circulated) be approved as correct record and signed by the Chairman.



**Awarded in:**  
Housing Services  
Waste and Recycling Services



**36. Chairman's Announcements:**

The chairman confirmed with the committee that Councillor Mills and Parish Councillor Stan Stubbs would attend the Northern Area SWAG meeting on 3<sup>rd</sup> October.

The chairman informed parish councillors of a forthcoming consultation from Wiltshire County Council regarding the status of byways in their parishes in relation to Countryside and Rights of Way legislation.

The chairman announced that councillors had received the final instalment of their Member's Training packs that evening and invited feedback on the programme.

**5. Declarations of Interest:**

There were none.

**6. Transfer of recreation land from developers to parish councils:**

The committee considered the previously circulated report of the Senior Planning Officer. During discussion members expressed a view that Parish Councils should be consulted from the outset when R2 funded projects are being developed.

**Resolved:** that:

- (1) Councillors endorse the principle of parishes signing up to a memorandum of understanding and recommend to Cabinet that legal services draft the memorandum, for circulating to all parishes.
- (2) In order to ensure that the views of the local Parish and Town Councils are taken fully into account, full consultation be undertaken prior to the agreement of any such memorandum of understanding to ensure that as far as possible the requirements of Parish and Town Councils are accommodated.

**7. Community Update:**

PC Lucy Smith reviewed the local crime figures for the past month and outlined the priorities of each Community Beat Officer for the coming months. Members raised concerns about the stagnation of the Farmwatch scheme and recent instances of theft from farms as a result of rising scrap metal prices. PC Smith acknowledged these concerns and agreed to consult with PC Amanda Warren and Inspector Martyn Sweete to arrange an update for the committee at their next meeting.

The panel expressed concern at the possible delays to road works in Amesbury, with specific reference to the potential impact on Christmas trading. It was requested that Councillor Noeken report back following a meeting at Wiltshire County Council and, if necessary, a letter be sent to the County Council on behalf of Northern Area Committee.

Further to the discussion under minute 41, it was suggested that the committee could play a role in monitoring the development of R2 funded projects within the Northern Area.

It was raised that the A36 is no longer going to be de-trunked. In light of this the committee wondered whether the money saved would be re-invested into other highway improvements in Wiltshire.

**8. S/2007/1137 - Retrospective application for the erection of a 1.3 metre high fence to the front of the property at Wessex Lodge, Wyndham Lane, Allington, Salisbury, SP4 0BY for Mrs Karen Lane:**

The committee considered a verbal presentation from the Area Planning Officer in conjunction with the previously circulated report of the Head of Development Services and a site visit held earlier in the day.

**Resolved:** That the above application be approved.

**9. S/2006/2611 - Residential development comprising 20 two and three bed semi-detached dwellings, related access, garage and landscaping at land adjacent to Ringwood Avenue, Amesbury, Salisbury SP4 7PF for Turley Associates:**

The committee considered a verbal presentation from the Area Planning Officer in conjunction with the previously circulated report of the Head of Development Services and a site visit held earlier in the day.

**Resolved:** that the above application be rejected on the following grounds:

- 1) The proposal by reason of its design including lack of traditional architectural detailing, shallow pitched roofs and lack of meaningful variety in house types, is considered to be a bland, suburban development which lacks visual interest or local character and as such is considered

to be contrary to policy D1 (iii) of the adopted local plan and objective 13 of the councils adopted supplementary planning guidance 'creating places'.

- 2) The proposal by reason of the siting of plots 9 and 10 on this sloping site within close proximity of the boundary of properties fronting Lyndhurst Road is considered likely to give rise to unreasonable levels of overlooking into the rear of properties fronting Lyndhurst Road and as such is contrary to policy G2 (vi) of the adopted local plan.
- 3) The existing sewage system, is unadopted and it is unclear as to whether the existing system has adequate capacity, or that it has been maintained to a satisfactory standard, to cope with the additional flows generated by the proposed development. As such the Local Planning Authority has insufficient information to assess the environmental health impacts of the proposed development and whether the sewage infrastructure is adequate. The proposal is therefore contrary to policy G5 of the adopted local plan.
- 1) The proposal makes no provision for affordable housing on the site. Planning policy statement three which was implemented on the 1<sup>st</sup> April 2007 requires sites of over 15 dwellings to provide for affordable housing, as such the proposal is considered to be contrary to PPS3 and the council's supplementary planning guidance on affordable housing, 'Delivering Affordable Housing in Salisbury District'.
- 5) The proposal involves the loss of an important and attractive open space which makes a significant contribution to the visual amenity and character of this estate as such the loss of this open space would result in detriment to the visual amenity of the surrounding residential properties. Its loss would therefore be contrary to policy G2 (v) of the adopted local plan.

*The meeting closed at 6.06pm  
Members of the public present: 14*