

# Minutes

**Meeting of** : Northern Area Committee  
**Meeting held in** : Antrobus House, Amesbury  
**Date** : Thursday 13 December 2007  
**Commencing at** : 4.30 pm

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**Present:**

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

Councillors: D Brown, M Lee, I Mitchell, J Noeken, J Smale, J Spencer, I West, F Westmoreland and G Wright

Apologies: Councillors J Broom and K Wren

Parish Councillors: G Burt (Bulford), R Fisher (Amesbury), S Stubbs (Newton Toney)

Officers: Adam Madge (Principal Planning Officer), G Newell (Principal Solicitor), S Hughes (Senior Planning Officer), S Hawkins (Principal Planning Officer), P Trenell (Democratic Services Officer).

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**60. Public Questions/Statement Time:**

Mr S Bezant asked a question regarding council procedure relating to allotment provision in Durrington (attached at appendix 1). The Principal Solicitor addressed some of the issues raised by the question at the meeting, and the Chairman announced that a full written response would be provided within 10 working days.

Miss Hannah Murray asked a question regarding retail needs in Amesbury (attached at appendix 2). The Chairman announced that a full written response would be provided within 10 working days.

**61. Councillor Questions/Statement Time:**

Councillor Hewitt updated the committee on the health of Councillor Wren.

**62. Minutes:**

Councillor Westmoreland requested that the minutes of the meeting held on 15<sup>th</sup> November be amended to read that he is acquainted with the occupiers, rather than the owners, of the property at 101 Countess Road, Amesbury.

**Resolved:** that subject to the above amendment, the minutes of the last meeting held on 15<sup>th</sup> November 2007 (previously circulated) be approved as correct record and signed by the Chairman.



Awarded in:  
Housing Services  
Waste and Recycling Services



**63. Declarations of Interest:**

There were none.

**64. Chairman's Announcements:**

The Chairman congratulated Amesbury Town Council on the quality of their Christmas lights display and Christmas market.

The Chairman notified the panel that whilst the committee resolved at November's meeting to make an update on 'Community Leadership & Governance' a standing item, it did not feature on the agenda of the December meeting as there was no new information. There was a meeting of the relevant officers on this issue taking place on Friday 14<sup>th</sup> December 2007 and any outcomes were to be fed back to the committee at January's meeting.

**65. Community Police Update:**

No representative of Wiltshire Constabulary was present for this item.

Councillor Spencer notified the committee that he had not received literature on the Farmwatch scheme which was said to have been distributed by the police in November.

**66. GVA Grimley Retail and Leisure Needs Study:**

The committee considered the previously circulated report of the Senior Planning Officer along with the GVA Grimley Retail and Leisure Needs Study.

**Resolved: That:**

- 1) the committee notes the GVA Grimley Retail and Leisure Needs Study and endorses its conclusions with regard to Salisbury city;
- 2) the committee considers the conclusions with regard to Amesbury to be flawed and believes that the Northern Area and Amesbury are suitable for retail development and retail choice;
- 3) the committee considers that future studies should not be undertaken without councillor involvement from the outset.

Councillor Spencer expressed his dissent at the above resolution.

**67. Post Office Closures:**

The committee received an update from Councillor Martin Lee on behalf of the Northern Area Post Office Task Group. He informed members that the deadline for consultation responses had been extended until 31<sup>st</sup> January 2008 and asked councillors in affected wards to take responsibility for gauging the feelings of residents with regard to closures and communicating with the Democratic Services Officer.

**68. Community Update:**

Councillor Hewitt addressed the panel regarding the introduction of traffic lights at the Idmiston Arch. He was to attend a meeting between Wiltshire County Council and the contractors on the issue and report back to the Northern Area Committee.

Councillor Brown informed the panel that the Amesbury Community Partnership had been established. The constitution and terms of reference for the partnership are attached at appendix 3.

Councillor West addressed the committee regarding Stonehenge. He informed the panel of a letter written from the Leader of Wiltshire County Council, Jane Scott, to representatives of English Heritage and expressed his disappointment at the Government's decision not to continue with plans for highway development surrounding Stonehenge. He had set up a petition to for the resident's of Winterbourne Stoke to campaign for improved highway provision in the village and established a campaign against the closure of the A344.

Councillor Wright informed the panel that Durrington Parish Council, Salisbury District Council, Wiltshire County Council, and Wiltshire Constabulary had jointly produced a leaflet to promote considerate driving and parking which had been distributed to motorists around Durrington and received a positive response.

**69. Enforcement Report:**

The committee considered the previously circulated report of the Head of Development Services in conjunction with a verbal presentation from the Principal Planning Officer (Stephen Hawkins) and a schedule of additional correspondence circulated at the meeting.

**Resolved:** That:

- 1) That a Breach of Condition notice be served;
- 2) If the above notice is not complied with the issue should be referred back to the Northern Area Committee.

**70. S/2007/2140 - Proposed lean to conservatory at Paddock View, Newton Tony, Salisbury, SP4 0HQ for R Williams:**

The committee considered the previously circulated report of the Head of Development Services in conjunction with a verbal presentation from Principal Planning Officer (Adam Madge) and a schedule of additional correspondence circulated at the meeting.

**Resolved:** That the application be refused for the following reasons:

- 1) The proposed development will lie outside the housing policy boundary line as defined in the adopted Salisbury District Local Plan. It is considered that such a development in the open countryside will have an adverse effect on the character and appearance of the surrounding area and as such would be contrary to policy C24 of the adopted local plan.
- 2) The proposal by reason of its positioning directly adjacent to the neighbouring property's garden at 21 Beechfield it is considered would have a significant and adverse impact upon that property by reason of its height and design which would be an intrusive form of development directly adjacent the boundary and as such contrary to policy G2 (vi) of the adopted local plan.
- 3) The proposed development by reason of its design appearance and positioning is considered to be an incongruous form of development at odds with the other developments in the area and the surrounding conservation area. As such it is considered the proposal fails to preserve or enhance the character and appearance of the area and would be contrary to policy CN8 of the adopted local plan.

*The meeting closed at 7.14 pm  
Members of the public present: 11*

Question To Northern Area Committee - 13 December 2007

I'm an allotment holder in Durrington that heavily relies on the produce that it supplies to feed and support my family. Despite the protections put in place by this Executive in relation to planning application S/2006/1698, we are now faced as a result of the MOD's (DE) non compliance of its legal obligations contained in the Adopted Durrington Development Brief, and the resolution passed by this Executive on the 1<sup>st</sup> March this year, of being without allotments from the 22<sup>nd</sup> December 2007.

The Durrington Development Brief was adopted by SDC and this then formed the basis for the Outline Planning Application presented on the 1<sup>st</sup> March this year. It was made clear by SDC Legal Department to the Executive that since the Development Brief had been approved and adopted by the council, no parts of it could be changed, omitted or modified (i.e. it was a legally binding document).

My questions to the Executive therefore are:

1. The MOD (DE) failed to comply with the resolution passed by the Executive in regard to proving the status of the allotments, therefore is it appropriate or legal for the MOD (DE) not to comply with this resolution? If not what is the legal position for SDC as to what actions can or should be taken in this case?
2. Given that the MOD (DE) are not complying with the Development Brief that forms part of their outline planning application and which states that allotments will be provided with "**continuity of use**", is it appropriate or legal for applicant not to comply with these conditions? If not what is the legal position for SDC as to what actions can or should be taken in this case?
3. What is in the 106 agreement between the MOD (DE) and SDC that is specifically related to allotments?

Finally: Despite the fact that there is at least one plot holder who has not been served notice to quit and therefore cannot be legally evicted from their plot until December 2008, I am now left with valuable stock that I have to remove from my allotment, but with nowhere to put it because we have not been provided with replacements as promised. I would therefore urge the Executive to ensure that planning permission is not granted until the MOD (DE) meets its commitments and provides continuity of use as previously agreed.

Further and more detailed information can be provided on request.

Many thanks for your time.

Mr S Bezant  
95 Avondown Road  
Durrington  
Salisbury  
Wiltshire  
SP4 8JE

**Date: 31st December 2007**

Dear Mr Bezant,

**Regarding: Question to Northern Area Committee**

I am writing in response to your question to Salisbury District Council's Northern Area Committee of 13<sup>th</sup> December 2007. I have consulted the appropriate officers within the council in the process of compiling this response.

The resolution to which you refer in your first question sought clarification as to whether the allotments in question were statutory. I can confirm that satisfactory evidence was submitted to the council to ensure that the Secretary of State's consent was not required to develop on the allotment site.

Your second question refers to "continuity of use" of the allotments in question. "Continuity terms" in the Section 106 agreement are still being negotiated to ensure that the development complies with the Development Brief. If the applicant fails to agree terms that are acceptable to Head of Development Services and the proposals therefore fail to comply with the Development Brief there will have been a change in material considerations and the Local Planning Authority would be lawfully bound to review the position. This means the matter would have to go back before the Northern Area Committee.

Your third question, asking "what is in the section 106 agreement between the applicant of S/2006/1698 and Salisbury District Council that is specifically related to allotments?" cannot be answered at present because negotiations are ongoing and the terms of the section 106 agreement have not yet been finalised.

I hope this goes some way towards answering your concerns.

Yours sincerely,



**Paul Trenell**  
Democratic Services



Awarded in:  
Housing Services  
Waste and Recycling Services



Question to the Northern Area Committee  
of  
Salisbury District Council

In the light of the fact that your consultant's report demonstrates the following:

1. That the Co-Op store in the town centre is substantially over-trading (paragraph 8.21).
2. That over 75% of main food shopping expenditure from the Amesbury catchment area is leaking to predominantly large out of centre stores in Salisbury, Andover and Devizes, which provide a high quality of food shopping facility (telephone survey results Q1).
3. That the status of Amesbury is a Category B settlement in the RSS and emerging LDF documents where 'shopping... can be provided to meet the needs of the town and the surrounding area whilst minimising car dependence'.
4. That there are no suitable and available sites for a large store in or on the edge of the town centre.

Is there not a strong case for the provision of a modern large foodstore in an out of centre location in Amesbury that is accessible and that will have the minimum impact on the town centre?

**Eric Teagle, BA(Hons), Dip.Mgmt, MRTPI  
Head of Forward Planning and Transportation**

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Date: 20 December 2007

Dear Ms Murray,

**RE: Public question at Northern Area Committee on December 13<sup>th</sup> 2007  
regarding retailing in Amesbury.**

At the last northern area committee, you highlighted some points relating to the GVA Grimley leisure and needs study commissioned by the council as part of the Local Development Framework evidence base, and asked the following question;

*Is there not a strong case for the provision of a modern large foodstore in an out of centre location in Amesbury that is accessible and that will have the minimum impact on the town centre?*

As you are aware, there are currently three planning applications being considered by this authority for food stores in Amesbury. All three applications will be determined by the Northern Area Committee and will be assessed in a thorough and comprehensive manner in line with government guidance as set out in PPS6, Regional Guidance and the Local Plan, which all promote the principle of town centre first. It is through this process that your question will be answered.

Yours sincerely,

**Mrs Sarah Hughes**  
Senior Planning Officer



*Awarded in:*  
Housing Services  
Waste and Recycling Services





## CONSTITUTION & TERMS OF REFERENCE

1. The name of the organisation shall be Amesbury Community Partnership, herein known as ACP.
2. The aims of the Partnership are stated in the Terms of Reference, which forms part of the Constitution.
3. The ACP Board appointed by the ACP Community Partners shall manage the Partnership.
4. The ACP Board shall carry out the business of ACP, within the requirements of the Constitution meeting as often as required, but at not less than bi-monthly.
5. The ACP Board will consist of a Chairman & Vice Chairman and no more than 8 board members.
6. The quorum for the legal functioning of the ACP Board shall be 4 voting members.
7. The term of office for Board members will be one year and subject to election at the next Annual General Meeting.
8. All ACP Board members and Community Partners will be entitled to receive a copy of the Constitution.
9. The ATP Board will arrange for periodical Town Forums acting as General Meetings of the Community Partners as and when necessary.
10. An Annual General Meeting shall be arranged within the month of October each year when:
  - The Chairman of the Board will report on all matters including a Financial Report.
  - All ACP Board and Community Partners will be invited.
  - The election of ATP Board members will be held.
  - Retiring Board members will be allowed to stand for re-election.
11. At any ACP meeting where opinion is divided over a particular issue and a decision has to be made, a binding vote may be held to settle the matter one way or another.
12. The ACP will pursue its purpose and objectives with the minimum bureaucratic procedure and associated burdens on its participants.
13. The ACP Co-ordinator will provide practical support for the ACP Board.
14. Community Partners shall be kept informed of progress and consulted electronically and where necessary by other means.
15. A record of all meetings shall be kept and distributed to all Community Partners.
16. Financial and procedural matters shall be based on local government open forum governance procedures.
17. Funding shall be sought to enable the partnership to carry out its work.



## TERMS OF REFERENCE

### 1. PURPOSE

- To implement and build on the Action Plan for the Amesbury Community Strategic Plan developed by the Amesbury Market Town Partnership.
- To bring together all community interests within the curtilage of the town to identify, discuss and decide on all issues affecting the community for the purpose of retaining the best and improving the rest.
- To involve the communities in surrounding Parishes who use the town as a local centre, to contribute their views and perspectives of the town to the work of the ACP.

### 2. OBJECTIVES

- a) To focus on the long term, strategic development of the community.
- b) Provide a forum for consultation on community issues.
- c) Raise awareness and understanding of issues affecting the local community.
- d) Contribute to policy development and the business plans of organisations providing support for the local community.
- e) Facilitate improved communication, consultation and liaison amongst the public, community organisations, local businesses and organisations providing support for the local economy.
- f) Work with organisations and partnerships with an interest in the development of Amesbury
- g) Co-ordinate the delivery of projects and initiatives in the Community Strategic Plan through member organisations, partnership focus groups and other appropriate bodies.
- h) To work with Local Authorities, Business Partnerships, Tourism Partnerships and other groups to promote Amesbury's interests on the development of the local economy.
- i) To promote projects that will result in lifestyle and economic improvements for people in the area.
- j) To continuously develop the Community Strategic Plan as a guide and reference to influence the future development of the town for the benefit of all who live in it, work, shop and visit.

### 3. STRUCTURE

#### **ACP Board**

The Amesbury Community Partnership Board will:

- Establish priorities
- Set a programme of meetings
- Call Tasking Groups together to focus on issues, summarise and reconcile conclusions.
- Draw up draft plans
- Monitor progress

#### **Community Partners**

The body of the partnership shall consist of 'Community Partners' from all walks of life in the town.

Community groups, businesses, clubs, residents groups, providers of facilities and interested individuals will be encouraged to become Community Partners.

There will be no financial cost involved in becoming a Community Partner, only a desire to make a positive and objective contribution and on occasions to attend appropriate local gatherings to put forward ideas.

Groups shall appoint their own representatives who will be responsible for reporting back.

Examples:

- The Stonehenge Chamber of Trade
- The Amesbury Society
- The Rotary Club of Amesbury
- Churches Together
- Amesbury Women's Institute
- Schools, youth organisations and pre-school groups
- Resident Associations
- Age and health-related groups
- Individual businesses, accommodation providers, pub and catering establishments
- Emergency and other services
- English Heritage
- Amesbury Inner Wheel
- Interested Individuals
- Transport Providers
- Surrounding parishes

**Focus Groups**

Ad-hoc 'Tasking groups' will be formed from the body of Community Partners to focus both on established 'projects' and new ones that pursue objectives in connection with particular issues and to recommend aspirations for inclusion in the Community Strategic Plan.

Participation in any Focus Group could be a short-term commitment to undertake a specific task requiring one meeting or a longer-term commitment to achieve an outcome over a period of time.

Existing tasking groups already addressing issues can be allied to the ACP and contribute their ideas and conclusions to the work of the partnership.

**Amesbury Community Forums**

These shall be held at least twice a year and are to provide a public forum to inform about the general flow of progress and to test public opinion on recommendations put forward by Focus Groups. All Community Partners shall be invited.

**4. OPERATION**

- A Register of Community Partners shall be maintained by the ACP Co-ordinator to enable communication to take place and to indicate support for the partnership.
- Regular communication will be maintained within the partnership.
- Active steps will be taken to recruit new people to the partnership as when the opportunity arises.
- The partnership shall seek to evolve over time according to the will and aspirations of its participants.



AMESBURY COMMUNITY PARTNERSHIP

## **A PARTNERSHIP INVOLVING ALL THE PEOPLE IN AMESBURY WHO WISH TO PARTICIPATE**

- Businesses
- Public services
- Clubs & other organisations
- Churches
- Schools
- Commercial interests
- Interested individuals

### **BUT ALSO**

THE COMMUNITIES AROUND AMESBURY WHO USE IT AS A LOCAL CENTRE

### **THE PURPOSE**

- To offer potential ownership of the town's future to all who live in it and use it – that includes out of town communities.
- To progress the aims and objectives engendered in the Amesbury Strategic Community Plan.
- To develop the plan in a flexible way by involving local interests and linking with other plans that can affect the town.

### **THE AIM**

#### **TO RETAIN THE BEST & IMPROVE THE REST**

By

- Consulting
- Establishing priorities
- Lobbying
- Practical action

### **HOW WAS IT ESTABLISHED?**

- A REGISTER of COMMUNITY PARTNERS is being established with contact details and information about the issues that interest them most.
- A MANAGEMENT BOARD drawn from COMMUNITY PARTNERS has been formed to co-ordinate the work of the partnership.
- A PROFESSIONAL CO-ORDINATOR has been appointed in the shape of Helen Morrison.

### **WHAT IS IT ABOUT?**

- The built environment
- Shopping
- Transport
- Highways
- Commerce & employment
- Leisure facilities
- Public services
- Youth facilities
- Policing
- Housing
- Accessibility
- Car parking
- ANYTHING

## **HOW WILL IT WORK ?**

- Issues in need of addressing will be identified and prioritised by the ACP BOARD.
- Existing groups/bodies/organisations that are already addressing issues will be invited as Community Partners to contribute their own conclusions on their issues to the pool of information.
- Other task groups will be brought together from the pool of Community Partners to address particular issues. These task groups could be one off or continue depending on the issue and the will of its members.
- Public Forums will be programmed in from time to time to provide or gather information.
- Information gathered will be used to further the development of the Community Strategic Plan that will be a reference point when responding to planning applications and pressures that can affect the town.
- The partnership will be in the hands of its Community Partners who are likely to have views on how it should develop beyond what is envisaged now.

## **HOW CAN THE PARISHES CONTRIBUTE?**

- Place Amesbury Community Partnership on your agenda.
- Explain the principles of the Amesbury Community Partnership emphasising that it is about the perception of Amesbury from the point of view of YOUR community. It is not about Amesbury interfering with your parish.
- Seek the views of your members on Amesbury and how your parishioners would like to see Amesbury develop from their point view using the aim of RETAINING THE BEST AND IMPROVING THE REST.
- If you have an established Parish Plan pass a copy to ACP for reference.
- Cover the subjects listed above and include anything else that you decide.
- Feed comments and conclusions to HELEN MORRISON.
- Consider linking with the Amesbury Community Partnership as a Community Partner to keep your community within the loop

## **HOW WILL ATP COMMUNICATE?**

- ACP does not want to swamp people with paper - E-mailing is the favoured option but without excluding non-PC users.
- We do not expect Community Partners to attend lots of meetings.
- We intend to involve people only in matters that interest them.
- Communication will not necessarily be continuous – ACP is very much long term and whilst at times it may seem that nothing is happening, that will not be the case.

## **ANY QUESTIONS?**

## COMMUNITY PARTNERS in the Amesbury Community Partnership

### The nature of the ACP

- Permanent.
- Community based.
- Fully inclusive.
- Evolving over time.
- Not a conduit for complaints.

### Being a Community Partner - what it means.

- Being prepared to communicate.
- Being willing to participate in consultation.
- Being willing to work with others in a positive way.
- Being willing to contribute to creating a Town Plan.
- Being able to recognise and achieve the possible.
- Being able to work with an open mind.
- No partnership fee.
- No attendance at lots of meetings - unless you want to.
- No excessive bureaucratic procedures.
- No excessive paperwork.

### ACP – ATC?

#### Where does ATP sit in relation to Amesbury Town Council?

##### AMESBURY TOWN COUNCIL

- The elected body performing the most local tier of government with statutory powers and responsibilities.
- Publicly elected Councillors forming a Council with committees and other appropriate forums to fulfil its functions within Local Government legislation.
- Guides and oversees local developments and acts as a consultee on planning and public service matters.
- Undertakes the maintenance and/or management of some public amenities.
- Takes note of ACP conclusions.

##### AMESBURY COMMUNITY PARTNERSHIP

- A local body run by the community for the community, performing a more detailed function focusing on the local economy, community activity, local environment & lifestyle issues.
- Stimulates the release of local energy for the benefit of the whole community and acts as a channel of detailed local consultation.
- Proposes and contributes to the development of all aspects of the town in consultation with other communities that use the town as a local centre.
- Creates and proposes ideas, innovations, and plans either to be implemented directly or channelled through statutory bodies as part of an overall plan for the town.
- Provides a community perspective to the town's development complementing the work of the Town Council.

