

Minutes

Meeting of : Northern Area Committee
Meeting held in : Antrobus House, Amesbury
Date : Thursday 17 January 2008
Commencing at : 4.30 pm

Present:

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

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

Apologies: Councillors S Dennis, K Wren, G Wright

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

Inspector Martyn Sweett – Wiltshire Constabulary

Officers: A Madge (Principal Planning Officer), J Ferguson (Principal Solicitor), L Flindell (Senior Planning Officer) and P Trenell (Democratic Services Officer)

71. Public Questions/Statement Time:

There were none.

72. Councillor Questions/Statement Time:

There were none.

73. Minutes:

Resolved: that the minutes of the meeting held on 13th December 2007 (previously circulated) be approved as correct record and signed by the Chairman.

74. Declarations of Interest:

County Councillor Baker declared a personal interest in the matter set out under minute 78 (Post Office Closures) due to his ownership of a Post Office and position on the National Federation of SubPostmasters. He remained in the meeting and spoke on the matter.

Councillor West declared a personal interest in the matter set out under minute 81 (S/2007/2046) as he attended a previous meeting of the Winterbourne Stoke Parish Council at which the same application had been discussed. He remained in the meeting, spoke and voted thereon.

Councillor Noeken declared a personal interest in the matter set out under minute 77 (Community Leadership & Governance) as he was a member of the Transitional Executive. He remained in the meeting, spoke and voted thereon.

75. Chairman's Announcements:

Councillors Hewitt and Noeken informed the committee that Councillor Wren was making good progress in his recovery from a recent stroke.

The committee sent their best wishes to Councillor Cole-Morgan following his recent accident and hoped that he would make a full recovery.

76. Community Police Update:

Inspector Martyn Sweett addressed the committee on the priorities of the area's Neighborhood Policing Teams and local crime figures. There was to be a public meeting on Improving Community Safety at City Hall, Salisbury on 5th February 2008 at 7:00 pm which would feature representatives of the Police Authority, Fire Service and Primary Care Trust among others. Residents were encouraged to attend and help to shape community safety priorities in the district. The committee commended Inspector Sweett on his section's performance.

77. Community Leadership & Governance:

Councillor Mills reminded the committee that all district councillors had been invited to a meeting at the Corn Exchange in Devizes on 21st January at 6pm at which the political management structure of the forthcoming unitary authority would be discussed. There was discussion of the Area Board pilot scheme during which members expressed a view that Salisbury District Council should play an active role.

Resolved:

- 1) that the committee write to the Chief Executive and the Leader of the Council expressing their interest in participating in the Area Boards pilot scheme.

78. Post Office Closures:

The committee received an update from the Democratic Services Officer on behalf of the Northern Area Post Office Task Group. This was considered in conjunction with his previously circulated report. Mr Norman Baynes, Chairman of Tilshead Parish Council addressed the committee, stating that his Parish Council felt there was little hope of successfully fighting the Post Office's proposals for Tilshead. A suggestion was made that the long-term future of Post Offices could be assisted if more council business was conducted through Post Offices. Members expressed a will that this possibility be investigated further.

79. Community Update:

Councillor Mills informed the committee that he had received a communication from Wiltshire County Council asking for the Northern Area Committee's consent to apply for permission to block a disused section of the A345 at Amesbury and Durrington. He was to investigate the matter and if there was a deadline for the response which fell before the next meeting of the Northern Area Committee he and Councillor Hewitt would respond on behalf of the committee. Otherwise, the matter was to be brought to February's Northern Area Committee meeting

Councillor Westmoreland asked for it to be noted that he and councillors West, Noeken, and Mills along with County Councillor Baker had agreed to set up a Stonehenge monitoring group. They requested that any information received by the council relating to Stonehenge be forwarded to councillor Mills who would then circulate this to the group and local Parish Councils.

Councillor Westmorland informed the committee that there had been a meeting organised by the Government on December 10th 2007 to discuss Stonehenge. Salisbury District Council were invited but sent apologies. It was requested that the minutes of this meeting be attained and circulated to the monitoring group.

Councillor Westmoreland requested that the LDF Core Strategy Preferred Options paper be brought before the Northern Area Committee in February.

Councillor Westmoreland expressed his dissatisfaction that the planning officers report on S/2007/1616 referred to a study by GVA Grimley. The Northern Area Committee had previously expressed their discontent with the conclusions of this consultant with regard to retail in Amesbury. It was requested that a report be brought to February's Northern Area Committee by the Head of Forward Planning and Transportation informing the panel of the outcome of their resolution in December.

Councillor Fisher informed the committee that the new Amesbury Community Centre was making progress and he hoped it would be opened in February.

80. S/2007/2209 – Redevelopment to form 28 category 2 type sheltered apartments for the elderly with associated car parking and landscaping at Grayan House & Orchard House, Countess Road, Amesbury for The Planning Bureau Ltd:

The committee received a presentation from the Principal Planning Officer which they considered in conjunction with the previously circulated report of the Head of Development Services, a site visit held earlier in the day, and information in the schedule of additional correspondence circulated at the meeting.

Mr D Carpendale addressed the committee in objection to the application. Mr P Davies addressed the committee in support of the application.

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

1. The proposal by reason of its scale, height and massing is considered to be an intrusive development which will have a negative impact on views of the grade II* listed building (Kent House) particularly when viewed from the south along Countess Road and will have a negative impact on the conservation area, being out of character with that area because of its scale, height and massing which it is considered are unrelated to surrounding buildings. As such the proposal is considered to be contrary to policies CN5 and CN8 of the Salisbury District Councils retained planning policies.
2. The proposal by reason of its design and appearance is considered to be an incongruous form of development out of character with adjacent properties by reason of its poor architectural design and lack of traditional detailing. As such the proposal is considered to be contrary to policies D2 of Salisbury District Councils retained planning policies and objective 13 of Salisbury District Councils adopted Design Guide SPG, 'Creating Places'.
3. The proposal lies within the grounds of the Priory of Fontrevault which was refounded on the site of a saxon Abbey in 1177, buildings known on the site such as barns, a gatehouse, a bakehouse and a laundry are recorded and as such there is the potential to find outbuildings relating to the Priory within the area of the development proposal. PPG 16 advises that where there is potential to find features of archaeological importance an archaeological evaluation should be undertaken prior to the commencement of development. No such archaeological evaluation has been undertaken and the proposal it is therefore considered could have a detrimental impact on features of archaeological importance contrary to PPG16 and contrary to policy CN21 of Salisbury District Councils retained planning policies.
4. It is not considered that the applicants have adequately demonstrated that the proposed development would be financially unviable with the provision of 40% affordable housing as required in the councils adopted SPG, Delivering affordable housing in Salisbury District, as such the proposal for the provision of an off site contribution of 25% is considered to be contrary to the aims of this SPG and the government's published guidance as contained within PPS3.
5. The site lies close to the River Avon Special Area of Conservation, the information provided with the application does not address how the developer will protect ground water sources during construction. As such it is considered that the proposal could have a serious and adverse effect on nature conservation interests within the river Avon SAC and as such the proposal is considered to be contrary to PPS9. It is also considered that insufficient information has been provided to demonstrate that the proposal would not have an adverse effect on protected species in the form of a protected species survey and as such the proposal is considered to be contrary to policy C12 of the Salisbury District Councils retained planning policies and PPS9.
6. Insufficient information has been provided to demonstrate that there will not be overlooking of neighbouring properties in the form of sectional drawings of the proposed building and the surrounding dwellings. As such it is considered that the proposal by reason of the positioning of windows on its south-western elevation will directly overlook neighbouring properties at nos 20, 21 and 22 Fairfax Close to the detriment of the amenity of the occupiers of those properties and will also indirectly give the perception of overlooking in the gardens of properties at Kent House and nos 25 and 26 Fairfax Close from windows on the north-western and south-eastern elevations respectively of the new development to the detriment of the amenity of those properties and contrary to policy G2 of Salisbury District Councils retained planning policies.
7. The proposal by reason of its siting, scale, height and massing would have an adverse impact on the setting of the grade II* Kent House, furthermore it is considered that insufficient information has been provided to justify the demolition of the curtilage listed outbuildings adjacent the Boundary of

Kent house (in the grounds of Grayan House) which forms part of its historic setting and without such justification it is considered that the development would have an adverse impact on the historic fabric of the area contrary to policy CN1 and CN9 of Salisbury District Councils retained planning policies.

8. The proposed development fails to make provision for the requirement for a commuted sum in respect of the provision of recreational public open space required under policy R3 of the adopted Salisbury district local plan.

81. S/2007/2046 – Demolition of existing agricultural buildings existing dwelling and outbuildings and construction of replacement dwelling and replacement agricultural buildings at Wisma Farm, Berwick St. James, Salisbury, SP3 4TQ for Alex Oliver Associates:

The committee received a presentation from the Principal Planning Officer which they considered in conjunction with the previously circulated report of the Head of Development Services, a site visit held earlier in the day, and information in the schedule of additional correspondence circulated at the meeting. During discussion some members of the committee questioned the necessity for this application to be referred to the Planning & Regulatory Panel.

Mr A Oliver and Mr W Grant addressed the committee in support of the application.

Resolved:

- 1) that the application be referred to the Planning and Regulatory Panel;
- 2) that the committee recommend approval for the following reasons;
 - i) there would be a general environmental gain to the site from the proposed development.
 - ii) the proposal would retain an agricultural use on the site.
 - iii) the development would enhance the special landscape area in which it is situated.
 - iv) the proposed development is considered to be of an appropriate size for the site.
- 3) the committee wished to impose the following conditions;
 - i) a condition requiring the removal of the existing chicken sheds prior to first occupation of the new dwelling.
 - ii) a condition requiring the closure of the site entrance adjacent the existing hay barn prior to first occupation of the new dwelling.
 - iii) a condition requiring limiting permitted development rights to the area within the curtilage of the proposed new dwelling.

Councillor J Spencer abstained.

82. S/2007/1616 – Demolition of existing vacant mechanical workshop and the erection of a Lidl neighbourhood foodstore with associated parking at land at Minton Distribution Park London Road Amesbury Salisbury SP4 7RT for Lidl Foodstores:

Resolved: That the above application be deferred to the February meeting of the Northern Area Committee.

The meeting closed at 7.28 pm
Members of the public present: 26