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Minutes

Meeting of : Northern Area Committee
Meeting held in : Antrobus House, Amesbury
Date : Thursday 13 March 2008
Commencing at : 4.30 pm

Present:

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

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

County Councillor Mark Baker

Apologies: Councillors S Dennis, J Spencer, I Mitchell and K Wren

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

Officers: S Hughes and N Styles (Forward Planning & Transportation), A Madge (Development Control), J Ferguson (Legal and Property Services) and T Bray (Democratic Services)

96. Public Questions/Statement Time:

Mr J Todd submitted a question relating to Stockport Road, Amesbury. The Principal Planning Officer gave a brief verbal response during the meeting and undertook to provide a full written reply within ten working days (attached as appendix 1).

97. Councillor Questions/Statement Time:

There were none.

98. Minutes:

Resolved: that the minutes of the meeting held on 14th February 2008 (previously circulated) be approved as a correct record and signed by the Chairman.

99. Declarations of Interest:

Councillor Westmoreland declared a personal and prejudicial interest in the item set out under minute 107 (Northern Area Discretionary Fund Grant Allocations) because he was Chairman of Trustees of the Bowman Centre. Councillor Noeken also declared a personal and prejudicial interest in the item set out



Awarded in:
Housing Services
Waste and Recycling Services



100. Chairman's Announcements:

The Chairman informed the committee that:

- Richard Munro was unable to attend the meeting to address the Committee as set out under agenda item 7 (Brief on the Potential for Parish Councils to Take on Delegated Services from Wiltshire Council).

Resolved – That a letter be sent to the Chief Executive of Wiltshire County Council to express the Committee's disappointment that Richard Munro did not attend and request that a representative of Wiltshire County Council attends the Committee when more information is available on the issue (attached at appendix 2).

- Item 10, Durrington Designated Public Place Order, had been withdrawn. Councillor Wright expressed his disappointment and stated that Durrington Parish Council and the Police had been working hard to get the order in place, and urged that the issue be resolved as soon as possible.

101. Brief on the Potential for Parish Councils to Take on Delegated Services from Wiltshire Council:

Due to Richard Munro being unable to attend this item was deferred until a future meeting.

102. Consultation on the LDF Core Strategy Preferred Options:

The committee considered the previously circulated report of the Planning Officer and a presentation given at the meeting.

Members raised concerns that the consultation deadline of 11th April on the LDF Core Strategy did not give residents of the Northern Area sufficient time to respond, given that the newly arranged public meeting had been scheduled for the 8th April. The Planning Officer confirmed that the deadline for the consultation would be extended to the 18th April so that residents of the Northern Area are given sufficient time to consider the document and respond accordingly.

Furthermore, due to the complexity and importance of this consultation, the committee deemed it necessary to consider this item in a special meeting.

Resolved – that a special meeting be arranged within the next 14 days to discuss the above issue. This will be a public meeting.

103. Community Policing Update:

Inspector Sweett informed the Committee that Brian Moores was the new Chief Constable of Wiltshire Constabulary and outlined his commitment to delivering safe and satisfied communities. The Inspector emphasised the strong link between the Neighbourhood Policing Team (NPT), the Committee and the residents of the Northern Area. He further updated the Committee on the current local crime statistics and priorities.

104. Durrington Designated Public Place Order:

This item was deferred until a future meeting.

105. Planning application S/2006/1698 land between Netheravon Road and High Street Durrington – Allotment Provision:

The Committee considered the previously circulated report of the Principal Planning Officer. Mr S Bezant, an allotment holder, spoke on the matter.

Resolved - that the committee agreed the heads of terms set out in the report as recommended by the Principal Planning Officer.

106. Planning application S/2006/1698 land between Netheravon Road and High Street Durrington – Footpath Link:

The Committee considered the previously circulated report of the Principal Planning Officer.

Resolved – that the additional condition, as set out below, be added to planning application S/2006/1698 requiring a scheme be submitted to the local planning authority showing an unencumbered access to the adjacent estate:

1. No development shall be commenced on plots 75 – 156 until a scheme (including a timetable) has been submitted to and approved by the local planning authority which secures a free and unencumbered pedestrian and cycle access from the new development to Maple Way on the

neighbouring Pinckneys estate and a timetable for its provision. To construct pedestrian and cycle in accordance with the approved scheme and timetable.

Reason: In the interests of good design and in order to ensure that a sustainable cycle and pedestrian link is available between the existing and proposed development as shown in the adopted development brief.

107. Northern Area Discretionary Fund Grant Allocations:

Parish Councillor Stubbs addressed the committee and outlined the findings of the South Wiltshire Area Grants Review Panel.

Resolved: That the recommendations of the South Wiltshire Area Grants Review Panel as set out below be approved:

Ref. no.	Application	Panel Recommendations
NAC/DIS 07-08/01	Allington Parish Council To purchase an additional piece of toddler equipment for the playground	That Allington Parish Council be awarded £768 from the discretionary budget The panel felt that the piece of toddler play equipment was a good price and would compliment the rest of the equipment already planned for the park, providing the toddlers with a piece of apparatus not previously available to them.
NAC/DIS 07-08/02	Cholderton Village Hall Committee To install a new lighting system in the main hall	That Cholderton Village Hall Committee be invited to re-apply in Tranche 1 of 2008/09 with the following condition:- <ul style="list-style-type: none"> • That three quotes for the proposed work are supplied
NAC/DIS 07-08/03	Bowman Centre To purchase a wall mounted video system for the community room at the new centre.	That The Bowman Centre be awarded £350 from the discretionary budget, with the following recommendation:- <ul style="list-style-type: none"> • That the applicant investigates the possibility of purchasing the screen from a supplier such as John Lewis, in order to receive a free 5 year warranty on the product. The panel felt that the screen would provide the centre with a versatile asset, which could be used in many ways by those at the centre. The panel noted that as these screens were susceptible to failure it would be advisable to source the product from a supplier who offered the longest warranty period, as well as being competitive on price.

108. Stonehenge Monitoring Group:

Councillor West informed the Committee that he would be attending a meeting in London on the 18th March and would therefore give a full update to the Committee at the next meeting.

109. Community Leadership & Governance:

Councillor Noeken informed the Committee the Implementation Executive would be considering a paper on governance at its forthcoming meeting. From there, the work on matters such as community area boards and development control would start to be progressed.

Councillors Westmoreland, Hewitt and Brown informed the committee of their roles in the joint scrutiny work that is due to take place where they will be involved in reviews on planning, community area boards and waste respectively.

110. Community Update:

Councillor Mills, as a village hall representative, stated the village hall grants have been agreed and that he hopes that they continue under the unitary authority.

Councillor West reported that the Leader of Wiltshire County Council would start up a task group to look at ways that Wiltshire County Council can assist post offices under threat of closure.

Councillor Noeken informed the Committee of the Local Transport Plan and that a zebra crossing on Earls Court Road is on the provisional list of works. He stated that he will be pressing for this work to be placed on the confirmed list. He also highlighted Wiltshire County Council's improved system of attending to pot holes and was delighted to say that the the Wilton Depot would be implementing these improvements.

Councillor Hewitt informed the committee that the MOD section of Winterslow Road, Porton would be closed between April 28th and 5th May.

111. S/2007/2586 – Erection of Side Extension Incorporating Accommodation in the Roof and new Brick Boundary Wall and Repositioning of Access at Lorraine Nett Road, Shrewton, Salisbury, SP3 4HB for MA Architecture and Design Ltd:

The committee received a presentation from the Senior Planning Officer which they considered in conjunction with the previously circulated report. Mr Gallagher, the applicant, spoke in support of the above application. Shrewton Parish Council reported that they had no objection to the application.

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

It is considered that whilst the extension is relatively large, due to the eclectic mix of dwelling types and designs within the immediate surrounding area, it is appropriate in terms of its design to both the existing dwelling and the street scene. It is also considered that the proposal will not have any significant adverse impacts on the residential amenities of neighbouring dwellings.

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 to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

3. Both in the first instance and on all subsequent occasions, the dormer window and roof lights on the south west roof slope of the extension hereby permitted shall be glazed in obscure glass and be hung in such a way to prevent the effect of the obscure glazing being negated by reason of opening, in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Reason: To prevent the undue overlooking of adjoining dwellings.

4. 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), no windows, dormer windows or rooflights [other than those expressly authorised by this permission] shall be inserted into the south western roof slope of the extension hereby permitted.

Reason: To prevent the undue overlooking of adjoining dwellings.

5. Any gate[s] provided to close the access to the site shall be made to open inwards (away from the highway) only.

Reason: In the interests of highway safety

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

G2 - General Criteria for Development

D3 - Design

H16 - Housing Policy Boundary

C6 - Special Landscape Area

The meeting closed at 19:45
Members of the public present: 9

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Mr. John Peter Todd
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DATE: 14th March 2008 **OUR REF:** S/2002/1650 **YOUR REF:**

Dear Mr. Todd,

PROPOSAL: **Closure of Stockport Road, Amesbury**

LOCATION: **Stockport Road, Amesbury**

I write further to your question to Northern Area Committee of the 13th March 2008 in which you enquired as to the following –

1. **Why, when the development brief for Archer's Gate (our policy reference H9) was changed in relation to Stockport Road were the industrial units at Stockport Farm not consulted?; and**
2. **Why, when 10 new businesses have purchased into the Stockport Farm industrial estate, did none of the land charges searches reveal changes to the access to the properties?**

I will respond to each of these questions in turn.

1. In response to your first question I would comment as follows-

As with many major development sites it is normal practice for the Local Planning Authority to work either in partnership with the prospective developer(s) or alone to produce a planning brief to guide the development process and to deliver a high quality outcome. In this instance, the Development Brief to which you refer was produced in partnership with the developers and sets out the broad objectives and development principles that are to influence the development.

The Approved Development Brief in discussing the highway and access aspects of the proposed development includes two diagrams (Figure 4.3 on Page 29 and Figure 4.4 on Page 31) that indicate the provision of two potential links between the Link Road and Stockport Road. In addition to the proposed new roundabout junction at the southern end of the Link Road with the A345, the Development Brief also outlines at Paras 4.24 - 4.27 (Page 28) other junctions that may be developed. In this respect, these paragraphs state:

"4.24 Up to two additional junctions will be developed along the link road to provide vehicular access to Boscombe Down and the industrial units located along Stockport Road, once the junction with Stockport Road and the A345 is closed.

4.25 The first potential junction comprises a T-junction to be located between the Stock Bottom roundabout and the southern roundabout serving the residential development, as shown in figure 4.3.

4.26 The second potential junction comprises a three or four-arm roundabout, or a further T-junction, to be located in the vicinity of the MoD sports ground. Whilst a T-junction would enable this link to be used by buses only, a roundabout offers the opportunity to provide an additional all-traffic access to Stockport Road as well as the main residential development.

4.27 The actual form, design and location of these other junctions will be agreed with the County Highway Authority at the detailed planning application stage".

It is my understanding that it is the potential T-junction referred to at Paragraph 4.25 of the Development Brief that lies at the centre of your concerns.

Subsequent to the adoption of the Development Brief in February 2001, an outline planning application (S/2002/1075) that sought permission for residential development of up to 550 dwellings, including affordable housing provision, the southern section of the Amesbury Link Road and four associated junctions between Underwood Drive and Stock Bottom, a local centre comprising retail facilities, local services, a community building and associated parking facilities, a primary school, a cemetery, playing fields and changing facilities, informal open space and landscaping was submitted in May 2002.

In August 2002, a full planning application (S/2002/1650) providing and seeking permission for the detailed design of the southern section of the Amesbury Link Road between Underwood Drive and Stock Bottom was also submitted. It is this application that proposed a different road layout to that indicated within the Development Brief as it did not include the provision of the first potential junction connecting the Link Road with Stockport Road referred to at Paragraph 4.25 of the Development Brief. Instead it proposed a single roundabout junction connecting the Link Road to Stockport Road to the north east of Stockport Farm (referred to at Paragraph 4.26 of the Development Brief). This application was determined at Northern Area Committee on 29th April 2004 when it was resolved to grant planning permission provided that all parties concerned enter into a Section 106 Agreement in relation to S/2002/1075 (the outline planning application relating to the whole development site). This Section 106 Agreement was subsequently completed on 25th February 2005 and both the outline planning permission for the whole development site and the full planning permission for the southern section of the Link Road were issued on 1st March 2005.

To put it simply, the Development Brief itself was not amended but it was the proposed details of the subsequent planning application that differed from the Development Brief. Essentially, the Development Brief was superseded by the approval of the details submitted with the detailed planning application (S/2002/1650) and the second link was not proceeded with. The important point to note is that the Development Brief made it clear at Paragraph 4.27 that the actual form, design and location of these other junctions will be agreed at the detailed planning application stage and were not set by the Development Brief itself.

Given that I have not previously had any direct involvement with the application relating to the construction of the Amesbury Link Road and the closure of the junction of Stockport Road and the A345 and this application was determined prior to my involvement with the Archer's Gate development, I have taken the opportunity to discuss with Mr. Hannis (County Highway Officer) the reasons why the subsequent planning application differed from the details indicated in the Development Brief.

As a result of these discussions it is my understanding that this decision was made following discussions between the Local Highway Authority and the developers and their consultants. In summary, it was decided that an option to allow Stockport Road to remain open and to connect at the roundabout junction to the A345 or close to it was unacceptable on highway safety grounds. Instead, it was decided that when the new roundabout junction between the Link Road and the A345 at Stock Bottom becomes available for use, the existing junction of Stockport Road with the A345 would be closed up. With regards to the link connections between the Link Road and Stockport Road it was decided that a link would be provided between the Link Road and Stockport Road to the north east of the industrial units at Stockport Farm that would allow vehicular access to them (i.e. the link referred to at Paragraph 4.26 of the Development Brief). In light of the provision of this link, it was determined that a second link connecting the Link Road to Stockport Road (i.e. that link referred to at Paragraph 4.25 of the Development Brief) was not therefore necessary and could encourage traffic to use Stockport Road that is of a relatively poor standard and that should not remain open as a through route when the new Link Road, built to modern standards, is available.

Turning to the issue of consultation, it is my understanding that these changes have been the subject of an extensive consultation process. In respect of the outline planning application (S/2002/1075) almost 600 members of the public were either notified of the application or submitted representations to the Local Planning Authority. The consultation process with this application also included the posting of site notice(s) and an advertisement in the press.

Similarly, with regards to the detailed planning application for the construction of the southern section of the Amesbury Link Road (S/2002/1650), as part of the consultation process over 500 members of

the public were either notified of the application or submitted representations to the Local Planning Authority, while again site notice(s) were posted and an advertisement published in the press.

In addition to the above, I also understand that a Public Exhibition of the Link Road proposals was held at the Baptist Church, Butterfield Down on 5 March 2003 to address the strongly felt concerns within East Amesbury. This exhibition allowed the public to discuss their concerns and to address these concerns with officers representing the District and County Council. Additionally, representatives for the developers were present and contributed to the ongoing discussion. The opportunity to submit further comments to the Local Planning Authority was also made available via a comments sheet. The Officer report to the outline planning application states that about 230 people attended the exhibition and 28 completed comments sheets were returned.

It is clear from the above, that following the adoption of the Development Brief in February 2001 and during the course of the application process and prior to their determination an extensive consultation process was undertaken in respect of both the outline planning application relating to the whole development site and the detailed planning application for the southern section of the Amesbury Link Road.

2. In response to your second question I would comment as follows-

Land charges searches carried out by solicitors when purchasing properties cover the area of the property which is the subject of the land charges search and not usually any area of land outside of the property boundaries. The exception to this is where the buyers' solicitor has specifically asked about development outside of the property boundaries but within a certain radius of the property and asked about development that is taking place within that radius. If the buyers' solicitor did not specifically ask these questions then only a general search would have been carried out and this would only relate specifically to the industrial unit in question and would not cover an area further afield, such as Stockport Road.

I hope that this answers the queries raised in your letter but should you require anything further please do not hesitate to contact me.

Yours sincerely,

Stephen Llewellyn
Principal Planning Officer

Councillor Colin Mills
Chair of Northern Area Committee
C/o Democratic Services
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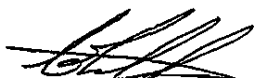
DATE: 25 March 2008

Dear Mr Robinson,

I am writing in response to the recent withdrawal of Richard Munro from the Northern Area Committee meeting held on March 13th 2008. He was due to attend the meeting, at his own request, regarding the following item: Brief on the Potential for Parish Councils to Take on Delegated Services from Wiltshire Council.

The Northern Area Committee was very disappointed that Mr Munro did not attend and that no clear justification for the withdrawal was given. Parish Councils within the area are extremely keen to participate in the process of Local Government Reorganisation and would have welcomed the chance of direct communication with those who may shape their future. With this in mind it is hoped that Wiltshire County Council will send representatives to a future meeting of the Northern Area Committee to discuss the issue of delegation to parish and town councils.

Yours sincerely,



Councillor Colin Mills
Chair of Northern Area Committee
Salisbury District Council