

Minutes

Meeting of : Northern Area Committee
Meeting held in : Antrobus House, Amesbury
Date : Thursday 8 May 2008
Commencing at : 4.30 pm

Present:

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

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

County Councillor Mark Baker

Parish Councillors: R Fisher (Amesbury), D Healing (Durrington), D Ridgley (Wishford), S Stubbs (Newton Toney).

Apologies: Councillors K Wren, I Mitchell, J Spencer, Inspector M Sweett

Officers: A Madge and J Howles (Development Control), J Ferguson (Legal and Property Services) and P Trenell (Democratic Services)

131. Public Questions/Statement Time:

There were none.

132. Councillor Questions/Statement Time:

Councillor Hewitt announced that there was to be a meeting at the Guildhall, Salisbury on Tuesday 13th May from 6:00 to 8:30 pm at which Community Area Partnerships under the forthcoming unitary authority would be discussed. He urged members to attend.

Councillor Hewitt asked for an update on Porton Down. Adam Madge informed him that the applicant was in the process of providing further information. It was hoped that the application would come before the committee at their next meeting.

Councillor Mills announced that there was a South Wiltshire Area Grants Review Panel meeting scheduled for 21st May 2008. As this fell just two days after Annual Council he requested the committee's consent for the current SWAG Review Panel to attend the meeting. A new SWAG Review Panel would then be elected at the next meeting of the Northern Area Committee.



Awarded in:
Housing Services
Waste and Recycling Services



133. Minutes:

Councillor Smale stated that he had given his apologies for the previous meeting.

Resolved: that subject to the above amendment the minutes of the meeting held on 10 April 2008 (previously circulated) be approved as a correct record and signed by the Chairman.

134. Declarations of Interest:

Councillor Noeken declared a personal non-prejudicial interest in planning applications S/2007/1865 and S/2008/0572 as set out under minutes 136 and 138 below because he was a County Councillor and the County Council formerly owned land to the rear of the site at London Road. He remained in the meeting, spoke and voted on the matter.

Councillor Westmoreland declared a personal non-prejudicial interest in planning applications S/2007/1865 and S/2008/0572 as set out under minutes 136 and 138 below because he lived on Holders Road, which would potentially be impacted on as a result of the development. He remained in the meeting, spoke and voted on the matter.

135. Chairman's Announcements:

There were none.

136. S/2007/1865 – Demolition of all buildings & redevelopment to form a Class A1 foodstore with associated parking & landscaping and alterations to access at 140 London Road & land & buildings to rear, Amesbury, Salisbury, SP4 7EQ for GL Hearn:

The committee considered a presentation from the planning officer in conjunction with the previously circulated report, information included in a schedule of additional correspondence circulated at the meeting and a site visit held earlier in the day. Mr Peter Horne, a local resident, Mr Andy Williams, Chairman of Stonehenge Chamber of Trade, and Mr Rob Pearson, of White Young Green, spoke in objection to the application. Mr Mike Beese spoke in favour of the application on behalf of the applicant.

Resolved: That the above application be referred to the Planning & Regulatory panel with a recommendation to approve.

For the following reasons:

- (i) There is an identified need for a further supermarket within Amesbury and it is considered that there is no current site currently available to meet the identified need within the town centre;
- (ii) It is considered that the impact would not damage the town centre by reason of the beneficial clawback in trade to Amesbury that would result and the town centre's role and future as a speciality retail centre. The proposal will therefore comply with saved policy G1 of the adopted Salisbury District Local Plan;
- (iii) The proposal would not be detrimental to employment in the district and does not conflict with policy E16 as it would provide a significant number of jobs and would provide improvements to the local environment that outweigh any potential loss of jobs at the site;
- (iv) The design of the proposal is considered acceptable in its context;
- (v) The proposal will make good use of a brownfield site;
- (vi) The proposal complies with policy DP6 of the approved Wiltshire and Swindon Structure Plan in that the financial contributions towards pedestrian/cycle route improvements, pedestrian crossings and a bus service promote sustainable travel to the site and reduces the need to travel to other supermarkets outside of Amesbury.

And subject to a section 106 legal agreement to include the following:

- 1) £150,000 payable upon commencement of development towards providing a footway/cycleway towards Bulford this sum to be ring fenced until 2011 after which time if it has not proved to be a viable project, for other pedestrian/cycle improvements in the Stonehenge Community Area which would benefit those travelling to the site.
- 2) The provision of a contribution of £50,000 towards improving pedestrian access between the store and the town centre.
- 3) A contribution of £275,000 to fund the provision of a new circular bus service 6 days a week for 5 years to link the store with the town centre, Solstice Park and Archers Gate.
- 4) The provision of a new roundabout on London road as access to the site.
- 5) The provision of a new bus lay by and two new bus shelters on London Road with real time bus information.

- 6) Provision of a cycle/footway across the site frontage to link into the cycle way to be provided by Lidl to the east of the site.
- 7) A scheme for the improvement of the A345/London road junction and traffic signals being installed including pedestrian crossing points.
- 8) A scheme for the improvement of the London road/Porton road junction
- 9) A scheme for the improvement of the Holders road/London road junction.
- 10) A scheme displaying the former history of the site in the form of an artefact or interpretation board close to the store entrance.
- 11) A scheme for the management of access to the site for delivery vehicles to reduce usage of the London road from the town centre.

And subject to the following conditions:

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

Reason: to comply with the provisions of section 91 & 92 of the Town and country Planning Act 1990

(2) Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to 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.

(3) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc).

Reason: to enable the Local Planning authority to secure a satisfactory standard of design and implementation of landscaping of the development in the interests of visual amenity.

(4) Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/ densities where appropriate; implementation programme].

Reason: to enable the Local Planning authority to secure a satisfactory standard of design and implementation of landscaping of the development in the interests of visual amenity.

(5) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason: to enable the Local Planning authority to secure a satisfactory standard of design and implementation of landscaping of the development in the interests of visual amenity.

(6) No development shall take place until a schedule of landscape maintenance for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: To enable the Local Planning authority to secure a satisfactory standard of design and implementation of landscaping of the development in the interests of visual amenity.

(7) No development shall commence until a comprehensive programme for the undertaking of the off-site highway works, shall have been submitted to and approved in writing by the Local Planning

Authority. All necessary off-site highway works shall be provided and undertaken strictly in accordance with the approved programme or any changes to the programme as may subsequently have been agreed by the Local Planning Authority.

Reason: In the interest of ensuring that the required infrastructure is provided at the appropriate times.

(8) No development shall commence until a comprehensive construction phase programme shall have been submitted to and approved in writing by the Local Planning Authority. The plan will include the routing and timing of construction traffic, together with any necessary temporary access arrangements.

Reason: In the interests of highway safety and to mitigate any adverse environmental impact to neighbouring communities.

9) No development shall take place until a detailed Construction Environment Management Plan has been submitted to and approved by the Local Planning Authority. Such a plan shall incorporate the mitigation measures proposed of paras 6.5.42 of the Environmental Statement in respect of noise and shall be adhered to at all times thereafter.

Reason: In the interests of the amenities of the residential occupiers in the locality.

(10) No construction work shall take place on Sundays or public holidays or outside the hours of 7.00am to 7.00pm Monday – Friday 7.00am –1.00pm Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason: In the interests of the amenities of the residential occupiers in the locality.

(11) No development shall take place until details of the type and siting of acoustic barriers and site hoardings to be erected during the construction period have been submitted and agreed in writing by the Local Planning authority. No construction work shall then take place without the barriers and hoardings thus approved being in their agreed location.

Reason: In the interests of the amenities of the residential occupiers in the locality.

(12) Any ventilation, refrigeration, and combined heat and power plant shall achieve a noise rating of no more than the following dB (A)

Day time LAeq (15 min) 42dB (A)

Night time LAeq (15min) 36dB (A)

At the boundary of the site with Annett's Close.

Reason: In the interests of the amenity of residents in Annett's Close.

(13) No development shall take place until a scheme for the control of airborne dust emissions from the application site, during the demolition and construction phases, has been submitted to and approved by the Local Planning Authority. The scheme as approved shall be implemented to the satisfaction of the Local Planning Authority.

Reason: In the interests of the amenity of neighbouring residents.

(14) There shall be no spillage of light into residential dwellings adjacent to the development hereby consented greater than 10 lux before 11pm and 2 lux after 11pm.

Reason: In the interests of the amenity of neighbouring residents.

(15) Before development commences the applicant shall commission the services of a competent contaminated land consultant to carry out a detailed contaminated land investigation of the site and the results provided to the Local Planning Authority:

The investigation must include:

A full desktop survey of historic land use data,

A conceptual model of the site identifying all potential and actual contaminants, receptors and pathways (pollution linkages).

A risk assessment of the actual and potential pollution linkages identified,

A remediation programme for contaminants identified. The remediation programme shall incorporate a validation protocol for the remediation work implemented, confirming whether the site is suitable for use.

The remediation programme shall be fully implemented and the validation report shall be forwarded to the local planning authority prior to use of the premises.

Reason: In order to ensure and contamination at the site is adequately remediated.

(16) The retail unit hereby approved shall only be open between the hours of 7am to 11pm Monday to Saturday and 10am to 5pm on Sundays and Bank Holidays.

Reason: In the interests of the amenity of neighbouring residents.

(17) No deliveries (including home shopping deliveries) shall be taken at or despatched from the site outside the hours of 7:00am to 10pm Monday – Saturday nor at any times on Sundays, Bank or Public Holidays.

Reason: In the interests of the amenity of neighbouring residents.

(18) The acoustic barrier as shown on the approved plans shall be designed with a minimum superficial density of 10kg/m² and of minimum 2 metres in height. The barrier shall be fully erected prior to the retail unit first coming into use, and shall thereafter be retained and maintained in accordance with a scheme of repair and maintenance to be submitted to and agreed in writing by the Local Planning Authority prior to the barrier being erected.

Reason: In order to ensure that the acoustic barrier is erected and maintained thereafter in a manner which protects the amenities of adjacent residential properties.

(19) No development shall commence until further details of any external lighting to be installed (which shall demonstrate measures to reduce light spillage) shall be submitted to and approved by the Local Planning Authority and shall thereafter be operated in accordance with those further details approved.

Reason: In the interests of visual amenity of neighbouring residents.

(20) Before the first occupation of any part of the building a scheme for the covered secure parking of bicycles shall be submitted to and approved by the Local Planning Authority and the scheme as approved shall be implemented prior to first occupation and thereafter shall be retained in relation to the development hereby permitted.

Reason: To promote the use of energy efficient modes of transport in accordance with local and national policy objectives.

(21) Before the first occupation of any part of the building a scheme to restrict shopping trolleys leaving the curtilage of the site, shall be submitted to and approved by the Local Planning Authority and the scheme as approved shall be implemented prior to such first occupation and thereafter shall be retained in relation to the development hereby permitted.

Reason: In the interests of the general amenity of the surrounding area.

(22) This permission grants a net convenience sales floor area of 1950 square metres and a net comparison goods sales area of 1022 square meters. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), there shall be no provision of retail floorspace in excess of the net areas defined within the building without the prior express consent of the Local Planning Authority neither shall there be any alteration or subdivision of the sales floor, nor provision of ancillary or subsidiary retail units within that sales floor.

Reason: In the interests of the preservation of the vitality and viability of the specialist retail function of Amesbury Town Centre.

(23) Immediately upon the commencement of trading of the retail store hereby permitted , provision shall be made at the entrance to the store for the advertising of town centre retail and service facilities in accordance with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority prior to commencement of the internal fitting out of the building.

Reason: In the interests of the preservation of the vitality and viability of the specialist retail function of Amesbury Town Centre.

(24) Notwithstanding the provisions of Part 4 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), the car parking and service yard areas shall not be used for any other purpose without the prior approval by the Local Planning Authority

Reason: To prevent temporary uses and structures ancillary to the retail use of the building taking place within the car park in the interests of the amenities of the locality and to ensure that adequate servicing and turning facilities are provided at all times.

(25) Surface water shall be disposed of in accordance with the details submitted to ensure that there is no surface water run off from the site for all events up to the 1 in 100 year storm Including an allowance of 20 % increase in peak rainfall intensity to take account of climate change in accordance with Planning Policy Statement 25

Reason: To ensure the satisfactory provision of drainage facilities to serve the proposed development.

(26) No development shall commence until a scheme of energy and water efficiency measures to reduce the energy and water consumption of the building hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall subsequently be implemented and brought into operation prior to the first occupation of the building and shall thereafter be retained, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable development and prudent use of natural resources.

(27) Prior to being discharged into any watercourse surface water sewer or soakaway system all surface water drainage from impermeable parking areas and hardstandings for vehicles, commercial lorry parks and petrol stations shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained Roof water shall not pass through the interceptor.

Reason: To prevent petrochemical substances from car parking surfaces polluting the water environment.

(28) Before the development hereby permitted a Travel Plan including the following additional information must be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Agency:

Implement Travel Plan measures to discourage single occupancy vehicle travel;

The number and type of cycle parking facilities, to be agreed with the Local Highway Authority and Highways Agency;

Provision of bus service diversion information and whether these changes have been agreed with the local bus operator;

Information regarding the number of staff car parking spaces and the potential provision of car sharing spaces.

The provision of an enforcement mechanism to ensure mode share targets are met;

Financial incentive measures to encourage sustainable travel.

Reason: To minimise the impact of the proposed development on the Strategic Road Network.

(29) No development shall take place until a detailed scheme for site accesses, both vehicular and pedestrian/cyclists, has been submitted and agreed in writing by the local planning authority.

Reason: In the interests of highway safety and amenity.

(30) No development shall take place until a comprehensive programme for the undertaking of the off-site works, including the processing of any Traffic Regulation Order, has been submitted to and approved in writing by the Local Planning Authority, and the highway works and other requirements shall be provided and undertaken strictly in accordance with the approved programme or any changes to the programme as may subsequently have been agreed by the local planning authority.

Reason: In the interests of promoting sustainable travel.

(31) No development shall take place until a scheme for the translocation of protected species as detailed at paragraph 6.4.153 of the environmental statement has been submitted to and approved in writing by the local planning authority. The scheme as is approved shall be implemented prior to the commencement of development.

Reason: In the interests of protecting wildlife at the site.

INFORMATIVES:

Pollution Prevention During Construction

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.

You are recommended to refer to Environment Agency Pollution Prevention Guidelines found at <http://www.environment-agency.gov.uk/business/444251/444731/ppg/>

Condition 26

It is noted that the submitted calculations do not take into account any allowance for climate change however the F S is given as 2 which should accommodate this extreme event. Neither the Local Planning Authority nor the Environment Agency accept any liability for the detailed calculations contained in the FRA. This permission does not constitute approval of those calculations nor does it constitute the Environment Agency's consent or approval that may be required under any other statutory provision byelaw order or regulation

Condition 27

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 Applicants should visit www.environmentagency.gov.uk. Subjects Water Resources How We Help To Save Water Publications Conserving Water in Buildings for detailed information on water saving measures. A scheme of water efficiency should be submitted in accordance with the information supplied on the website. The following may also be helpful: www.savewatersavemoney.co.uk.

137. S/2007/2226 – Development of a 6131sqm store (Class A1) together with ancillary servicing and parking with highways improvements and alterations to the roundabout at Porton Road and Sunrise Way to increase capacity at Plot C1, Solstice Park, Amesbury, Salisbury, SP4 7SQ for John Littman:

The committee considered a presentation from the planning officer in conjunction with the previously circulated report, information included in a schedule of additional correspondence circulated at the meeting and a site visit held earlier in the day. Mr J Littman, on behalf of the applicant, and Mr Wigglesworth, a local resident, spoke in favour of the application.

Resolved: That subject to:

A. Financial contributions to highway/pedestrian/cycle improvements as follows:

- 1) £55,000 per year for a period of 5 years from commencement of development (total £275,000) for a bus service which serves Amesbury and the store
- 2) £18,000 per year for a period of 3 years from commencement of development (total £54,000) for the Solstice Park bus
- 3) £25,000 payable upon commencement of development towards improving pedestrian/cycle facilities on Porton Road in addition to the infrastructure shown on the plans
- 4) £150,000 payable upon commencement of development towards providing a footway/cycleway towards Bulford, this sum to be ring fenced until 2011 after which time if it has not proved to be a viable project, for other pedestrian/cycle improvements in the Stonehenge Community Area which would benefit those travelling to the site

B. Adherence to the terms of the original S106 Agreement for Solstice Park.

The above application be referred to the Planning & Regulatory panel with a recommendation to approve.

For the following reasons :

- (i) There is an identified need for another supermarket within Amesbury and it is considered that there is no site currently available to meet the identified need within the town centre.
- (ii) Taken together with the London Road site previously recommended to Planning & Regulatory Panel for approval, the cumulative impact would not damage the town centre by reason of the beneficial clawback in trade to Amesbury that would result and the town centre's role and future as a speciality retail centre. The proposal will therefore comply with saved policy G1 of the adopted Salisbury District Local Plan.
- (iii) The proposal would not be detrimental to employment as it would provide an equivalent number of jobs and a range of jobs. Furthermore, the cancellation of the proposed dualling of the A303 has reduced the attractiveness of Solstice Park to future employers.
- (iv) The design of the building complies with the design code of Solstice Park
- (v) The proposal complies with DP6 of the approved Wiltshire and Swindon Structure Plan in that the financial contributions towards pedestrian/cycle route improvements, pedestrian crossings and a bus service promote sustainable travel to the site, and address any concerns about the sustainability of the site and will be of benefit to Solstice Park.

And subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A)

Reason: to comply with the provisions of sections 91 & 92 of the Town & country Planning Act 1990

- (2) No building on any part of the development hereby permitted (including any superstructures) shall exceed 11.5 m in height.

Reason: the application is in proximity to an airfield- in the interests of airfield safeguarding.

- (3) Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the

external wall[s] and roof[s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D04A)

Reason: To secure a harmonious form of development

(4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant]. (G01A)

Reason: to enable the Local Planning authority to secure a satisfactory standard of design and implementation of landscaping of the development in the interests of visual amenity.

(5) Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/ densities where appropriate; implementation programme]. (G02A)

Reason: to enable the Local Planning authority to secure a satisfactory standard of design and implementation of landscaping of the development in the interests of visual amenity.

(6) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority. (G03A)

Reason: to enable the Local Planning authority to secure a satisfactory standard of design and implementation of landscaping of the development in the interests of visual amenity.

(7) No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed reprofiling of land areas including the levels and contours to be formed, showing the relationship of proposed landform to existing surrounding landform and roads. Development shall be carried out in accordance with the approved details.

Reason: to enable the Local Planning authority to secure a satisfactory standard of design and implementation of reprofiling and landscaping of the development site in the interests of visual amenity.

(8) No development shall take place until a schedule of landscape maintenance for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule. (G08A)

Reason: to enable the Local Planning authority to secure a satisfactory standard of design and implementation of landscaping of the development in the interests of visual amenity.

(9) No development shall commence until a detailed scheme of works to cover access to the site by vehicles, pedestrians/cyclists and buses shall have been submitted to and agreed in writing by the Local Planning Authority in general accordance with diagrams 0719/44_1_500, 0719/45B, 0719/7A and 0719/27A, For the avoidance of doubt, the measures are to include the vehicular site access, service yard, pedestrian/cycle crossing facility on Sunrise Way, bus facilities on Porton Road (both next to the site and to the north of London Road) and 2 pedestrian/cycle crossings on Porton Road. Development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety and servicing of the site.

(10) No development shall commence until a comprehensive programme for the undertaking of the off-site highway works, shall have been submitted to and approved in writing by the Local Planning Authority. All necessary off-site highway works shall be provided and undertaken strictly in accordance with the approved programme or any changes to the programme as may subsequently have been agreed by the Local Planning Authority.

Reason: In the interest of ensuring that the required infrastructure is provided at the appropriate times

(11) No development shall commence until a comprehensive construction phase programme shall have been submitted to and approved in writing by the Local Planning Authority. The plan will include the routing and timing of construction traffic, together with any necessary temporary access arrangements.

Reason: In the interests of highway safety and to mitigate any adverse environmental impact to neighbouring communities.

(12) No development shall take place until a detailed Construction Environment Management Plan has been submitted to and approved by the Local Planning Authority. Such plan shall incorporate the recommendations of paras 6.115-6.126 of the revised Environmental Statement (in respect of noise) and paras 7.90 – 7.93 of the Environmental Statement in respect of dust mitigation and shall be adhered to at all times thereafter..

Reason: In the interests of the amenities of the residential occupiers in the locality - The site is bare chalk and there is otherwise a risk of windblown dust and noise transmission .

(13) The service yard shall not be brought into use until screen walls shown on the approved drawings have been erected.

Reason: In the interests of the amenities of the locality

(14) No construction work shall take place on Sundays or public holidays or outside the hours of 7.00am to 7.00pm Monday – Friday 7.00am to 1.00pm Saturdays. This condition shall not apply to the internal fitting out of the buildings. The exception at para 6.1117 of the Environmental Statement to noisy working will only include internal fitting out unless otherwise agreed by Local Planning Authority.

Reason: In the interests of the amenities of the residential occupiers in the locality

(15) No development shall take place until details of the type and siting of acoustic barriers and site hoardings to be erected during the construction period have been submitted and agreed in writing by the Local Planning authority. No construction work shall then take place without the barriers and hoardings thus approved being in their agreed location.

Reason: In the interests of the amenities of the residential occupiers in the locality

(16) No deliveries (including home shopping deliveries) shall be taken at or despatched from the site outside the hours of 7.00 am - 10.00 pm Monday - Saturday nor at any times on Sundays, Bank or Public Holidays.

Reason: In the interests of the amenities of the residential occupiers in the locality

(17) No development shall commence until further details of any external lighting to be installed (which shall demonstrate measures to reduce light spillage) shall be submitted to and approved by the Local Planning Authority and shall thereafter be operated in accordance with those further details approved

Reason: In the interests of visual amenity and to comply with the Air Navigation Order as the site is within proximity of an airfield

(18) Before the first occupation of any part of the building, schemes for
(a) the covered secure parking of bicycles and
(b) to restrict shopping trolleys leaving the curtilage of the site, shall be submitted to and approved by the Local Planning Authority and such schemes as may be approved shall be

implemented prior to such first occupation and thereafter shall be retained in relation to the development hereby permitted. (O02A)

Reason: To promote the use of energy efficient modes of transport in accordance with local and national policy objectives and in the interests of the amenities of the surrounding area.

(19) The building shall not be opened for trading until the controlled pedestrian crossings on Porton Road and Sunrise Way hereby approved have been installed and brought into operation.

Reason: In the interests of pedestrian safety.

(20) Prior to commencing construction of the proposed development the applicant shall provide full details of how they intend to comply with the existing Travel Plan for the site. The acceptability of these proposals will need to be agreed in writing by the Local Planning Authority and Local Highway Authority in consultation with the Highways Agency acting on behalf of the Secretary of State for Transport. In complying with the existing Travel Plan the applicants will need to address the following issues

- The identification of targets for trip reduction and modal shift
- The methods to be employed to meet these targets
- The mechanisms for monitoring and review
- What occurs in the event that targets are not met
- The mechanisms for mitigation
- Implementation of the Travel Plan to an agreed timescale or timetable and its operation thereafter
- Mechanisms to secure variations to the Travel Plan following monitoring and review
- A review of the targets shall be undertaken within 3 months of the occupation of the development and on an annual basis thereafter at the time of submission the annual Travel Plan Report

Reason: To ensure that the operation of the Strategic Highway Network is protected and that sustainable travel objectives for the site are met and maintained

(21) No petrol filling station shall be provided at the site without the prior approval of the Local Planning Authority and Local Highways Authority in consultation with the Highways Agency acting on behalf of the Secretary of State for Transport

Reason: To ensure that over development does not occur at the site and the trips rate to the site are not significantly increase without prior approval of the LPA

(22) This permission grants a net convenience sales floor area of 2415 square metres and a net comparison goods sales area of 929 square metres. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), there shall be no provision of retail floorspace in excess of the net areas defined within the building without the prior express consent of the Local Planning Authority neither shall there be any alteration or subdivision of the sales floor, nor provision of ancillary or subsidiary retail units within that sales floor.

Reason: In the interests of the preservation of the vitality and viability of the specialist retail function of Amesbury Town Centre.

(23) Immediately upon the commencement of trading of the retail store hereby permitted, provision shall be made at the entrance to the store for the advertising of town centre retail and service facilities in accordance with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority prior to commencement of the internal fitting out of the building.

Reason: In the interests of the preservation of the vitality and viability of the specialist retail function of Amesbury Town Centre.

(24) Notwithstanding the provisions of Part 4 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), the car parking and service yard areas shall not be used for any other purpose without the prior approval by the Local Planning Authority

Reason: To prevent temporary uses and structures ancillary to the retail use of the building taking place within the car park in the interests of the amenities of the locality and to ensure that adequate servicing and turning facilities are provided at all times.

(25) Surface water shall be disposed of in accordance with the details submitted to ensure that there is no surface water run off from the site for all events up to the 1 in 100 year storm Including an allowance of 20 increase in peak rainfall intensity to take account of climate change in accordance with Planning Policy Statement 25

Reason: To ensure the satisfactory provision of drainage facilities to serve the proposed development.

(26) No development shall commence until a scheme of energy and water efficiency measures to reduce the energy and water consumption of the building hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall subsequently be implemented and brought into operation prior to the first occupation of the building and shall thereafter be retained, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable development and prudent use of natural resources

(27) Prior to being discharged into any watercourse surface water sewer or soak away system all surface water drainage from impermeable parking areas and hardstandings for vehicles commercial lorry parks and petrol stations shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained Roof water shall not pass through the interceptor.

Reason: To prevent petrochemical substances from car parking surfaces polluting the water environment

Informatives:

Conditions 4- 8

Trees within the site boundary shall not exceed 11.5m in height above ground level and the maintenance scheme must make provision for keeping trees trimmed to this height. Landscaping should not be designed to provide a habitat attractive to birds and therefore the use of fruiting trees such as bird cherry will not be acceptable as part of the landscape scheme and further plans will need to be submitted.

Pollution Prevention During Construction

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.

You are recommended to refer to Environment Agency Pollution Prevention Guidelines found at <http://www.environment-agency.gov.uk/business/444251/444731/ppg/>

Condition 25

It is noted that the submitted calculations do not take into account any allowance for climate change however the F S is given as 2 which should accommodate this extreme event. Neither the Local Planning Authority nor the Environment Agency accept any liability for the detailed calculations contained in the FRA. This permission does not constitute approval of those calculations nor does it constitute the Environment Agency's consent or approval that may be required under any other statutory provision byelaw order or regulation

Condition 26

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 Applicants should visit www.environmentagency.gov.uk. Subjects Water Resources How We Help To Save Water Publications Conserving Water in Buildings for detailed information on water saving measures. A scheme of water efficiency should be submitted in accordance with the information supplied on the website. The following may also be helpful: www.savewatersavemoney.co.uk.

Waste Management

This should ensure timely removal of food waste to minimise the risk of bird strike.

138. S/2008/0572 – Revised application to S/2007/1865 demolition of all buildings & redevelopment to form a class a1 foodstore with associated parking & landscaping & alterations to access installation of wind turbine at 140 London Road & land & buildings to rear, Amesbury, Salisbury, SP4 7EQ For GL Hearn:

The committee considered a presentation from the planning officer in conjunction with the previously circulated report, information included in a schedule of additional correspondence circulated at the meeting and a site visit held earlier in the day. Mr Peter Horne, a local resident, Mr Andy Williams, Chairman of Stonehenge Chamber of Trade, and Mr Rob Pearson of White Young, spoke in objection to the application. Mr Mike Beese spoke in favour of the application on behalf of the applicant.

Resolved: That the above application be referred to the Planning & Regulatory panel with a recommendation to approve.

For the following reasons:

- (i) There is an identified need for a further supermarket within Amesbury and it is considered that there is no current site currently available to meet the identified need within the town centre;
- (ii) It is considered that the impact would not damage the town centre by reason of the beneficial drawback in trade to Amesbury that would result and the town centre's role and future as a speciality retail centre. The proposal will therefore comply with saved policy G1 of the adopted Salisbury District Local Plan;
- (iii) The proposal would not be detrimental to employment in the district and does not conflict with policy E16 as it would provide a significant number of jobs and would provide improvements to the local environment that outweigh any potential loss of jobs at the site;
- (iv) The design of the proposal is considered acceptable in its context.
- (v) The proposal will make good use of a brownfield site;
- (vi) The proposal complies with policy DP6 of the approved Wiltshire and Swindon Structure Plan in that the financial contributions towards pedestrian/cycle route improvements, pedestrian crossings and a bus service promote sustainable travel to the site and reduces the need to travel to other supermarkets outside of Amesbury.

And subject to a section 106 legal agreement to include the following:

- 1) £150,000 payable upon commencement of development towards providing a footway/cycleway towards Bulford this sum to be ring fenced until 2011 after which time if it has not proved to be a viable project, for other pedestrian/cycle improvements in the Stonehenge Community Area which would benefit those travelling to the site.
- 2) The provision of a contribution of £50,000 towards improving pedestrian access between the store and the town centre.
- 3) A contribution of £275,000 to fund the provision of a new circular bus service 6 days a week for 5 years to link the store with the town centre, Solstice Park and Archers Gate.
- 4) The provision of a new roundabout on London road as access to the site.
- 5) The provision of a new bus lay by and two new bus shelters on London Road with real time bus information.
- 6) Provision of a cycle/footway across the site frontage to link into the cycle way to be provided by Lidl to the east of the site.
- 7) A scheme for the improvement of the A345/London road junction and traffic signals being installed including pedestrian crossing points.
- 8) A scheme for the improvement of the London road/Porton road junction.

- 9) A scheme for the improvement of the Holders road/London road junction.
- 10) A scheme displaying the former history of the site in the form of an artefact or interpretation board close to the store entrance.
- 11) A scheme for the management of access to the site for delivery vehicles to reduce usage of the London road from the town centre.

And subject to the following conditions:

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

Reason: to comply with the provisions of section 91 & 92 of the Town and country Planning Act 1990

(2) Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to 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.

(3) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc).

Reason: to enable the Local Planning authority to secure a satisfactory standard of design and implementation of landscaping of the development in the interests of visual amenity.

(4) Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/ densities where appropriate; implementation programme].

Reason: to enable the Local Planning authority to secure a satisfactory standard of design and implementation of landscaping of the development in the interests of visual amenity.

(5) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason: to enable the Local Planning authority to secure a satisfactory standard of design and implementation of landscaping of the development in the interests of visual amenity.

(6) No development shall take place until a schedule of landscape maintenance for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: To enable the Local Planning authority to secure a satisfactory standard of design and implementation of landscaping of the development in the interests of visual amenity.

(7) No development shall commence until a comprehensive programme for the undertaking of the off-site highway works, shall have been submitted to and approved in writing by the Local Planning Authority. All necessary off-site highway works shall be provided and undertaken strictly in accordance with the approved programme or any changes to the programme as may subsequently have been agreed by the Local Planning Authority.

Reason: In the interest of ensuring that the required infrastructure is provided at the appropriate times.

(8) No development shall commence until a comprehensive construction phase programme shall have been submitted to and approved in writing by the Local Planning Authority. The plan will include the routing and timing of construction traffic, together with any necessary temporary access arrangements.

Reason: In the interests of highway safety and to mitigate any adverse environmental impact to neighbouring communities.

(9) No development shall take place until a detailed Construction Environment Management Plan has been submitted to and approved by the Local Planning Authority. Such a plan shall incorporate the mitigation measures proposed of paras 6.5.42 of the Environmental Statement in respect of noise and shall be adhered to at all times thereafter.

Reason: In the interests of the amenities of the residential occupiers in the locality.

(10) No construction work shall take place on Sundays or public holidays or outside the hours of 7.00am to 7.00pm Monday – Friday 7.00am –1.00pm Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason: In the interests of the amenities of the residential occupiers in the locality.

(11) No development shall take place until details of the type and siting of acoustic barriers and site hoardings to be erected during the construction period have been submitted and agreed in writing by the Local Planning authority. No construction work shall then take place without the barriers and hoardings thus approved being in their agreed location.

Reason: In the interests of the amenities of the residential occupiers in the locality.

(12) Any ventilation, refrigeration, and combined heat and power plant shall achieve a noise rating of no more than the following dB (A)

Day time LAeq (15 min) 42dB (A)

Night time LAeq (15min) 36dB (A)

At the boundary of the site with Annett's Close.

Reason: In the interests of the amenity of residents in Annett's Close.

(13) No development shall take place until a scheme for the control of airborne dust emissions from the application site, during the demolition and construction phases, has been submitted to and approved by the Local Planning Authority. The scheme as approved shall be implemented to the satisfaction of the Local Planning Authority.

Reason: In the interests of the amenity of neighbouring residents.

(14) There shall be no spillage of light into residential dwellings adjacent to the development hereby consented greater than 10 lux before 11pm and 2 lux after 11pm.

Reason: In the interests of the amenity of neighbouring residents.

(15) Before development commences the applicant shall commission the services of a competent contaminated land consultant to carry out a detailed contaminated land investigation of the site and the results provided to the Local Planning Authority:

The investigation must include:

A full desktop survey of historic land use data,

A conceptual model of the site identifying all potential and actual contaminants, receptors and pathways (pollution linkages).

A risk assessment of the actual and potential pollution linkages identified,

A remediation programme for contaminants identified. The remediation programme shall incorporate a validation protocol for the remediation work implemented, confirming whether the site is suitable for use.

The remediation programme shall be fully implemented and the validation report shall be forwarded to the local planning authority prior to use of the premises.

Reason: In order to ensure and contamination at the site is adequately remediated.

(16) The retail unit hereby approved shall only be open between the hours of 7am to 11pm Monday to Saturday and 10am to 5pm on Sundays and Bank Holidays.

Reason: In the interests of the amenity of neighbouring residents.

(17) No deliveries (including home shopping deliveries) shall be taken at or despatched from the site outside the hours of 7:00am to 10pm Monday – Saturday nor at any times on Sundays, Bank or Public Holidays.

Reason: In the interests of the amenity of neighbouring residents.

(18) The acoustic barrier as shown on the approved plans shall be designed with a minimum superficial density of 10kg/m² and of minimum 2 metres in height. The barrier shall be fully erected prior to the retail unit first coming into use, and shall thereafter be retained and maintained in accordance with a scheme of repair and maintenance to be submitted to and agreed in writing by the Local Planning Authority prior to the barrier being erected.

Reason: In order to ensure that the acoustic barrier is erected and maintained thereafter in a manner which protects the amenities of adjacent residential properties.

(19) No development shall commence until further details of any external lighting to be installed (which shall demonstrate measures to reduce light spillage) shall be submitted to and approved by the Local Planning Authority and shall thereafter be operated in accordance with those further details approved.

Reason: In the interests of visual amenity of neighbouring residents.

(20) Before the first occupation of any part of the building a scheme for the covered secure parking of bicycles shall be submitted to and approved by the Local Planning Authority and the scheme as approved shall be implemented prior to first occupation and thereafter shall be retained in relation to the development hereby permitted.

Reason: To promote the use of energy efficient modes of transport in accordance with local and national policy objectives.

(21) Before the first occupation of any part of the building a scheme to restrict shopping trolleys leaving the curtilage of the site, shall be submitted to and approved by the Local Planning Authority and the scheme as approved shall be implemented prior to such first occupation and thereafter shall be retained in relation to the development hereby permitted.

Reason: In the interests of the general amenity of the surrounding area.

(22) This permission grants a net convenience sales floor area of 1950 square metres and a net comparison goods sales area of 1022 square meters. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), there shall be no provision of retail floorspace in excess of the net areas defined within the building without the prior express consent of the Local Planning Authority neither shall there be any alteration or subdivision of the sales floor, nor provision of ancillary or subsidiary retail units within that sales floor.

Reason: In the interests of the preservation of the vitality and viability of the specialist retail function of Amesbury Town Centre.

(23) Immediately upon the commencement of trading of the retail store hereby permitted, provision shall be made at the entrance to the store for the advertising of town centre retail and service facilities in accordance with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority prior to commencement of the internal fitting out of the building.

Reason: In the interests of the preservation of the vitality and viability of the specialist retail function of Amesbury Town Centre.

(24) Notwithstanding the provisions of Part 4 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), the car parking and service yard areas shall not be used for any other purpose without the prior approval by the Local Planning Authority

Reason: To prevent temporary uses and structures ancillary to the retail use of the building taking place within the car park in the interests of the amenities of the locality and to ensure that adequate servicing and turning facilities are provided at all times.

(25) Surface water shall be disposed of in accordance with the details submitted to ensure that there is no surface water run off from the site for all events up to the 1 in 100 year storm Including an allowance of 20 % increase in peak rainfall intensity to take account of climate change in accordance with Planning Policy Statement 25

Reason: To ensure the satisfactory provision of drainage facilities to serve the proposed development.

(26) No development shall commence until a scheme of energy and water efficiency measures to reduce the energy and water consumption of the building hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall subsequently be implemented and brought into operation prior to the first occupation of the building and shall thereafter be retained, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable development and prudent use of natural resources.

(27) Prior to being discharged into any watercourse surface water sewer or soakaway system all surface water drainage from impermeable parking areas and hardstandings for vehicles, commercial lorry parks and petrol stations shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained Roof water shall not pass through the interceptor.

Reason: To prevent petrochemical substances from car parking surfaces polluting the water environment.

(28) Before the development hereby permitted a Travel Plan including the following additional information must be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Agency:

Implement Travel Plan measures to discourage single occupancy vehicle travel;

The number and type of cycle parking facilities, to be agreed with the Local Highway Authority and Highways Agency;

Provision of bus service diversion information and whether these changes have been agreed with the local bus operator;

Information regarding the number of staff car parking spaces and the potential provision of car sharing spaces.

The provision of an enforcement mechanism to ensure mode share targets are met;

Financial incentive measures to encourage sustainable travel.

Reason: To minimise the impact of the proposed development on the Strategic Road Network.

(29) No development shall take place until a detailed scheme for site accesses, both vehicular and pedestrian/cyclists, has been submitted and agreed in writing by the local planning authority.

Reason: In the interests of highway safety and amenity.

(30) No development shall take place until a comprehensive programme for the undertaking of the off-site works, including the processing of any Traffic Regulation Order, has been submitted to and approved in writing by the Local Planning Authority, and the highway works and other requirements shall be provided and undertaken strictly in accordance with the approved programme or any changes to the programme as may subsequently have been agreed by the local planning authority.

Reason: In the interests of promoting sustainable travel.

(31) No development shall take place until a scheme for the translocation of protected species as detailed at paragraph 6.4.153 of the environmental statement has been submitted to and approved in writing by the local planning authority. The scheme as is approved shall be implemented prior to the commencement of development.

Reason: In the interests of protecting wildlife at the site.

INFORMATIVES:

Pollution Prevention During Construction

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.

You are recommended to refer to Environment Agency Pollution Prevention Guidelines found at <http://www.environment-agency.gov.uk/business/444251/444731/ppg/>

Condition 26

It is noted that the submitted calculations do not take into account any allowance for climate change however the F S is given as 2 which should accommodate this extreme event. Neither the Local Planning Authority nor the Environment Agency accept any liability for the detailed calculations contained in the FRA. This permission does not constitute approval of those calculations nor does it constitute the Environment Agency's consent or approval that may be required under any other statutory provision byelaw order or regulation

Condition 27

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 Applicants should visit www.environmentagency.gov.uk. Subjects Water Resources How We Help To Save Water Publications Conserving Water in Buildings for detailed information on water saving measures. A scheme of water efficiency should be submitted in accordance with the information supplied on the website. The following may also be helpful: www.savewatersavemoney.co.uk.

139. S/2008/0251 - Erection of a sculpture at end of Solar Way which runs North-East towards the A303 at Solstice Park, Amesbury, Salisbury, SP4 7SQ for the Amesbury Property Company Ltd:

The committee considered a presentation from the planning officer in conjunction with the previously circulated report, information included in a schedule of additional correspondence circulated at the meeting and a site visit held earlier in the day. Mr J Ardis, a local resident, spoke in objection to the application.

Resolved: That the application be deferred until the next meeting of the Northern Area Committee to allow for production of a full report including details on the scheme that had led to the planning application.

140. S/2008/0343 - Alterations and demolitions to existing house, further demolition of garages and outbuildings, construction of four three bedroom houses with associated new garaging and enabling works at 192 Bulford Road, Durrington, Salisbury, SP4 8HB:

The committee considered a presentation from the planning officer in conjunction with the previously circulated report, information included in a schedule of additional correspondence circulated at the meeting and a site visit held earlier in the day. Mr J Ardis, a local resident, spoke in objection to the application.

Resolved: That the above application be refused.

For the following reasons:

- (i) The proposed sub division of the existing curtilage of 192 Bulford Road to provide a terrace of four dwellings would amount to an undesirable intensification and overdevelopment of the site and will constitute backland development with no proper road frontage, out of character with the locality, contrary to saved policies D2 and H16 of the local plan;
- (ii) The proposed terrace is also considered to be of an inappropriate design, out of character with the locality, by reason of the architectural characteristics (to include the roof design and materials), contrary to saved policies D2, G2 and H16 of the local plan;
- (iii) It is considered that the development (by virtue of reasons 1 and 2 above) will have an adverse impact on the views into and out of the adjacent designated Conservation Area (which is being considered for possible inclusion into the Durrington Conservation Area), contrary to saved policies CN10 and CN11 of the local plan;
- (iv) The proposed residential development is considered by the Local Planning Authority to be contrary to saved policy R2 of the Salisbury District Local Plan, as appropriate provision towards public recreational open space has not been made;

INFORMATIVE:- Recreational open space

The applicant has signed and returned a standard unilateral undertaking but has not submitted the required financial payment, as this is only requested if the Council are minded to approve the application. It should be noted that the reason given above relating to saved policy R2 of the adopted Local Plan could be overcome if the required financial payment is submitted.

141. S/2008/0558 - Outline application for the erection of a new dwelling at Staddlestones, Station Road, Great Wishford, Salisbury, SP2 0PA for Relph Ross partnership:

The committee considered a presentation from the planning officer in conjunction with the previously circulated report, information included in a schedule of additional correspondence circulated at the meeting and a site visit held earlier in the day. Mr Vincent, a local resident, spoke in objection to the application. Mr J Ross, the applicant, spoke in favour of the application.

Resolved: that the application be approved subject to the applicant entering into a section 106 legal obligation relating to the provision of recreational public open space.

For the following reasons:

- (i) Whilst the indicative scale and design of the dwelling are not considered appropriate, these issues cannot be considered within this outline application, which simply requests detailed consent for the means of access only. Rather such issues can be dealt with under a reserved matters application following the granting of outline consent.

The proposed plot sizes to be created by the sub-division, are considered to be appropriate to the sizes of plots within the surrounding area and subject to further details being considered at reserved matters stage, a dwelling on the site need not cause any significant adverse impacts on the amenities of the surrounding area or on the residential amenities of neighbouring dwellings.

And subject to the following conditions:

1. Approval of the details of the layout, scale, appearance of the building and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale, external appearance of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

5. The finished floor level[s] of the proposed building[s] shall be in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development is commenced.

Reason: To ensure the exact finished floor level[s] of the buildings.

6. No development shall take place until details of provision for recreational open space in accordance with policy R2 of the Salisbury District Local Plan have been submitted to and agreed in writing by the Local Planning Authority.

Reason: In order to comply with Policy R2 of the Salisbury District Local Plan.

7. Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to 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.

8. A recessed entrance having a minimum width of 3.0m shall be constructed 4.5m back from the carriageway edge and its sides shall be splayed outward at an angle of 45 degrees toward the carriageway edge. The area between the entrance and the edge of the carriageway shall be properly consolidated and surfaced (not loose stone or gravel) for which details shall have been submitted to and approved in writing by the Local Planning Authority prior to development commencing.

Reason: In the interests of highway safety

9. Any entrance gates erected shall be hung to open away from the highway only and shall be set back a minimum distance of 4.5m from the carriageway edge.

Reason: In the interests of highway safety

10. The gradient of the access way shall not at any point be steeper than 1 in 15 for a distance of 4.5 metres from its junction with the public highway.

Reason: In the interests of highway safety.

11. Before the dwelling hereby permitted is first occupied the area between the nearside carriageway edge and a line drawn 2.0m parallel thereto over the entire site frontage shall be cleared of any obstruction to visibility at and above a height of 1.0m above the nearside carriageway level and thereafter maintained free of obstruction at all times.

Reason: In the interests of highway safety.

12. No development shall take place until details of the treatment of the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Any tree screening, hedges, walls or fences thus approved shall be planted/erected prior to the occupation of the buildings.

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

13. Notwithstanding the provisions of Class[es] A-E of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling(s) nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: To enable the Local Planning Authority to ensure that sufficient space is retained around the dwelling(s) in the interests of neighbourliness and amenity.

INFORMATIVE: - R2

You are advised to contact the Local Planning Authority prior to any submission of details so that compliance with Policy R2 can be discussed.

29 :- And in accordance with the following saved policies of the adopted Salisbury District Local Plan:

- G2 - General Criteria for Development
- H16 - Housing Policy Boundary
- D2 - Design
- C6 - Special Landscape Area
- CN11 - Conservation Area
- R2 - Recreational Open Space

142. Community Police Update:

This item was deferred until the next meeting of the Northern Area Committee.

143. Parish Plan Endorsement – Figcheldean:

The committee considered the previously circulated report of the Assistant Community Development Officer. Members thanked the authors of the Parish Plan Steering Group for their hard work and praised the quality of the document they had produced. It was requested that a letter of thanks be sent on behalf of the Northern Area Committee. During the ensuing discussion members made a suggestion that Parish Plans be adopted as Supplementary Planning Guidance.

Resolved: That:

- 1) the committee approves the Parish Plan for endorsement;
- 2) a report be brought before the next meeting of the Northern Area Committee detailing the feasibility of Parish Plans being adopted as Supplementary Planning Guidance.

144. Northern Area Road Infrastructure:

This item was deferred until the next meeting of the Northern Area Committee.

145. Planning application no S/2006/1698 Land between Netheravon Road and High Street Durrington – Footpath link:

The committee considered the previously circulated report of the Area Team Leader. Mr Ian Mellor of Barton Willmore addressed the committee in support of the officer's recommendations.

Resolved:

- 1) That planning permission for application S/2006/1698 be granted without a condition requiring the inclusion of a pedestrian link to the south of the site;
- 2) That the following condition be included:
"Prior to the commencement of plots 75-156 (i) a scheme shall be submitted to and approved by the local planning authority showing details of how a pedestrian and cycle access path can be provided to the site boundary with the adjoining Pinckneys Estate, at a point opposite the end of Maple Way, and (ii) the path shall be provided in accordance with the approved scheme prior to the commencement of development on plots 75-156.

Reason: In order to ensure that the future potential provision of a sustainable transport link between the two estates, as identified in the adopted development brief is not prejudiced."

146. Stonehenge Monitoring Group:

There were no updates.

147. Community Leadership & Governance:

Councillor Noeken informed the committee that the Implementation Executive was moving forward plans to appoint top tier and second tier officers for the forthcoming Unitary Authority.

148. Community Update:

There were no updates.

The meeting closed at: 20:29
Members of the public present: 64