

Minutes

Meeting of : Northern Area Committee
Meeting held in : Antrobus House, Amesbury
Date : Thursday 5 June 2008
Commencing at : 4.30 pm

Present:

Councillor M Hewitt – Chairman
Councillor D Brown – Vice-Chairman

Councillors: J Broom, M Lee, C Mills, I Mitchell (part only), J Noeken, J Smale, I West, K Wren (part only), G Wright

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

Apologies: Councillors S Dennis and F Westmoreland

Officers: S Hawkins, J Howles, A Madge, M Williams, T Wippell (Development Control), G Newell (Legal and Property Services) and P Trenell (Democratic Services)

149. Public Questions/Statement Time:

There were none.

150. Councillor Questions/Statement Time:

Councillor Noeken informed the committee that a police information point had been launched at Amesbury Library. In addition, the Library was to host a Family Fun Day on Saturday 5th July between 10:00 am and 1:00 pm.

Councillor West informed the committee that he had attended a meeting with English Heritage and the police regarding arrangements for the Summer Solstice. He considered preparations to be going well and announced that there would be a dedicated number for the public to contact the police between 20th and 22nd June.

151. Minutes:

Resolved: that the minutes of the meeting held on 8 May 2008 and the special meeting held on 19 May 2008 be approved as a correct record and signed by the Chairman.



Awarded in:
Housing Services
Waste and Recycling Services



152. Declarations of Interest:

Councillor Noeken declared a personal non-prejudicial interest in planning application S/2008/0630 as set out under minute 160 below because he knew the applicant socially. He remained in the meeting, spoke, and voted on the matter.

Councillor Mitchell declared a personal and prejudicial interest in planning application S/2008/1402 as detailed under minute 162 below as he was employed by Defence Science and Technology Laboratory, a key employer at Porton Down. He left the meeting during the consideration of this matter.

153. Chairman's Announcements:

There were none.

154. Community Police Update:

This item was deferred to a future meeting of the Northern Area Committee.

155. Planning Enforcement Draft Statement of Service Provision 2008:

To consider the previously circulated report of the Senior Planning Officer (Enforcement) and the Principal Solicitor. Members commended the recent performance of the enforcement team under the leadership of Stephen Hawkins.

Resolved:

- 1) that the above report be noted;
- 2) that the Northern Area Committee wish to see the above document used as an example of good practice in enforcement to inform the transition to a unitary authority.

156. South Wiltshire Area Grant Applications – 2008/9 Tranche 1:

Councillor Noeken 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 08-09 T1/01	Circular Arts To run a series of lantern making workshops for disadvantaged and hard to reach people across the northern area	That this application be refused. The Panel noted that the applicant had recently received a grant of £7,500 from the Community Grant fund towards the project, which aimed to include rurally isolated young people across the Salisbury District. This funding had not been detailed on the SWAG application.
NAC 08-09 T1/02	Newton Toney Parish Council To replace the safety surface in the children's play area	That £3,300 be awarded to Newton Toney Parish Council. The panel were in support of replacing the safety flooring in the children's play area as it would provide a much used facility for the children of the local community.
NAC 08-09 T1/03	Durrington Parish Council To purchase a 'Trim Trail' for fitness training in the Millennium Park.	That £3,000 be awarded to Durrington Parish Council. The panel noted that as the need for the 'Trim Trail' had been established through working on the Parish Plan they were in favour of supporting the project as it was a facility much wanted by the community as a whole. The panel were also impressed by the amount of funding already raised towards the project.
NAC 08-09 T1/04	Winterbourne Parish Council To repair, improve and replace play apparatus in play area, enhancing provision for 2-5 year olds.	That £4,395.31 be awarded to Winterbourne Parish Council. The panel were in support of improving the play apparatus in the amenities area, making it safer for the children to use.
NAC 08-09 T1/05	Durrington Walls Wind Band To provide subsidised lessons to four children who would otherwise not be able to afford them.	That £1,000 be awarded to Durrington Walls Wind Band. The Panel felt that the provision of music lessons for disadvantaged children was a worthy project, and were keen to support it.

157. Stonehenge Monitoring Group:

The committee considered a letter to members of the Stonehenge World Heritage Site Committee detailing consultation arrangements for the public consultation on the Stonehenge World Heritage Site Management Plan (attached as appendix 1).

Resolved:

- 1) that the Stonehenge Monitoring Group be disbanded and all Stonehenge issues be referred directly to the Northern Area Committee;

- 2) that the Northern Area Committee deal with the public consultation on the Stonehenge World Heritage Site Management Plan at their meeting of 31 July 2008;
- 3) that a representative of the Highways Agency be invited to attend the above meeting.

158. Community Leadership & Governance Update:

Councillor Noeken informed members that the Boundary Committee would conclude its work on the number of members under Wiltshire Council within the next two to three weeks. He also notified the committee of the possibility that elections for Town and Parish Councils would be scheduled for June 2009 to coincide with the European elections. Parishes were likely to be consulted on the matter by the Wiltshire Association of Parish and Town Councils and were encouraged to form a view.

Councillor Hewitt requested volunteers for a Steering Group to help develop the forthcoming Community Area Boards along with himself and Councillor Westmoreland. Councillor Wright volunteered.

159. Community Update:

Councillor Brown informed the committee that the Bowman Centre (Archer's Gate Community Centre) was now complete. Members agreed to try and schedule a visit to the centre in conjunction with the next meeting of the Northern Area Committee on 3rd July 2008.

160. S/2008/0630 – (Revised scheme) Demolition of existing store to be replaced with 2 separate buildings with parking (building no. 2) at South Mill Stores, South Mill Road, Amesbury, Salisbury, SP4 7HR for Ron Colquhoun:

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. Mrs N Ash and Mr N Lucas spoke in objection to the application. Mr T Line spoke in favour of the application on behalf of the applicant.

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

1) It is considered that the alterations to the building under construction (building no.2) and the other proposed alterations will have no adverse effects on the street scene, neighbouring amenities or highway safety, having regard to the planning permission already granted in respect of development of this site under S/06/2199 dated 20th December 2006.

And in accordance with the following saved policy/policies of the adopted Salisbury District Local Plan:

G2 – General Criteria for Development
D2 – Design
C12 – Protected Species

And with the following conditions:

1. The development hereby permitted shall in respect of building no.1 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 development shall not be carried out other than in complete accordance with the plans to be approved by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. Within one month of the date of this permission, written details of the materials to be used on the roofs and walls of the buildings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out otherwise than in accordance with the approved details.

Reason: To secure a harmonious form of development.

4. None of the buildings hereby permitted shall be brought into use until a footway across the site frontage has been constructed and surfaced in accordance with the approved details to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory standard of development in the interests of highway safety.

5. Within one month of the date of this permission, details shall be submitted to and approved in writing by the Local Planning Authority showing that the parking and turning area will be properly consolidated (not loose stone or gravel). Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory standard of development in the interests of highway safety.

6. Within one month of the date of this permission, details shall be submitted to and approved in writing by the Local Planning Authority showing that provision has been made within the site for the disposal of surface water as to prevent its discharge onto the highway. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory standard of development in the interests of highway safety.

7. There shall be no discharge of foul or contaminated drainage from the site into either the groundwater or any surface waters, whether direct or via soakaways.

Reason: To protect the groundwater quality in the area.

8. The buildings hereby approved shall be used for the storage of building materials only and for no other purpose 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 exercise control over the use of the premises in the interests of regulating any alternative uses, which could have adverse effects upon the amenities of neighbouring dwellings.

9. If during development, contamination not previously identified in the revised desk study dated 14th June 2007 is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To protect local water interests from pollution.

Note: Councillor Mills abstained from the vote as he was unable to attend the site visit.

161. S/2008/0742 – Proposed change of use from redundant agricultural land to B1/B8 use and the erection of a 50m long storage building at Downs Farm, Gomeldon, Salisbury, SP4 6JZ:

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 S Crabb, the applicant, spoke in favour of the application. During discussion members expressed sympathy with the applicant and requested that a period of grace be left before enforcement action was pursued to allow the applicant to make alternative arrangements.

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

1. The proposal seeks permission to regularise the current (but unlawful) B1/ B8 use of the track at the rear of the site for 'hot-tub' storage. When the business was approved in 1998, its scale was relatively small in scale, and to retain control over the site, the use was tightly controlled and the permission made personal to the applicant. Furthermore, the company was linked via a legal agreement to the occupiers of the main property. The business has grown over the past 6 years, and additional (unlawful) storage space has been created on top of the track at the rear of the site, above and beyond the terms agreed by 1998 application. The applicant has not fully justified why it is necessary to allow the change-of-use/ erection of a new storage building in this 'semi-rural' location, and has not provided any evidence to demonstrate that there are no suitable alternative storage buildings in the local area. As such, in absence of this information, it is considered that the application is contrary to Saved Policies E19 and E21 of the Adopted Salisbury District Local Plan, as the employment benefits of the scheme do not outweigh the harm caused to visual amenity and highways safety.

2. The proposal seeks permission for the erection of a 50 metre long storage building, with green/ grey metal sheeting walls and a white roof, and tree planting and screening is proposed to the east of the site. The siting of the new building lies within the designated Special Landscape Area, where development is strictly controlled in the interests of the conservation of the landscape. Notwithstanding the proposed planting scheme, the proposed development, due to a combination of its siting, height, length and materials, is considered to diminish and intrude into an area outside the established employment curtilage of the site, which would be seriously detrimental to the open character and appearance of the locality and the surrounding countryside in general. Therefore the proposal would be contrary to policies C2 and C6 of the Adopted Salisbury District Local Plan.

162. S/2007/1402 – B1 Development, comprising offices & laboratories, open space, roads & car parking at Land Off Manor Farm Road Porton Down Salisbury SP4 0JG for DPDS Consulting Group:

The committee considered a presentation from the planning officer in conjunction with the previously circulated report and information included in a schedule of additional correspondence circulated at the meeting. Mr C Thorne spoke in favour of the the application.

Resolved: That the application be referred to the Planning and Regulatory committee with a recommendation to approve subject to the provision of a Section 106 agreement.

For the following reason:

The proposal it is considered would comply with Policy E8B of the Saved local plan policies in that it would create a new science park that has the potential to provide a significant number of new jobs and is provided for in the Porton Down Masterplan saved SPG. It is considered that the conditions and measures to be included in the legal agreement provide adequate mitigation in transport terms for the proposal.

And subject to the following conditions:

(1) Approval of the details of the siting, design and external appearance of the buildings, 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. (A01A)

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 as amended

(2) Plans and particulars of the reserved matters referred to in condition A01A above, relating to the siting, design and 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. (A02A)

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 as amended

(3) Application for approval of the first of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and all reserved matters shall be submitted by the 1/1/2016 (A03A)

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 as amended

(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 first 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 as amended by section 51 (2) of the Planning and Compulsory purchase Act 2004..(0001 AMENDED)

(5) Prior the submission of the first of the reserved matters applications, the applicant shall submit to, and have approved in writing by, the Local Planning Authority a Design Code setting

out block layouts, highway treatments, design forms, landscape strategy, and lighting and the developments shall subsequently accord with the approved principles, details and designs set out within the design code.

Reason: To ensure that a development of this scale appropriately reflects the scale, design and appearance of its landscape context in the interests of landscape and visual amenity.

(6) The details of all lighting proposals, including street lighting, lighting for footpaths, and parking areas including the intensity of the lighting and design for light columns shall be submitted to, and approved in writing by the Local Planning Authority prior to the development of each phase of development, and the works shall subsequently accord with the approved scheme.

Reason: To ensure that the lighting scheme respects the overall design qualities required from the development and to minimise impact of the lighting scheme upon both the SSSI and upon the landscape in the interests of visual amenity.

(7) Before the first development of each subsequent reserved matters application, a schedule of external facing materials relating to that reserved matters application shall be submitted, and where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on site, 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) No development within each subsequent reserved matters submission shall take place until full details of the requirements of that reserved matters submission site in terms of both hard and soft landscape works, to include the phasing of implementation, 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 hereby permitted. 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 (e.g. furniture, 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 for the landscaping of the proposed development, in the interests of visual amenity.

(9) No works or development within each subsequent reserved matters submission shall take place until full details of the requirements of that reserved matters submission in terms of all proposed tree planting and the proposed times of planting, have been approved in writing by the Local Planning Authority and all tree planting shall be carried out in accordance with those details and at those times.

Reason: To ensure the satisfactory establishment of the approved scheme for the landscaping of the site.

(10) The development shall strictly accord with the approved Code of Construction Management. Additional details will be submitted to, and approved in writing prior to the commencement of each reserved matter application setting out the provision for staff car parking away from adopted roads, together with precise location of stored materials, the provision of noise attenuation measures, dust management and wheel washing facilities where necessary, and the construction process shall subsequently accord with the approved working practices.

Reason: In order to protect the residential amenity of adjoining residents.

(11) No construction work (excluding the internal fitting out of dwellings), nor the movement of spoil from site shall take place outside the hours of 0700 - 2000, Monday to Thursday 0700-1800 on Friday, 0800 - 1300 on Saturday and at no time on Sundays and Bank holidays.

Reason: In order to protect residential amenity.

(12) No development shall commence until a scheme for the provision of recycling facilities, including siting, surfacing, means of access and timing of provision has been submitted to, and approved in writing by the Local Planning Authority, and development shall subsequently accord with the approved scheme.

Reason: To ensure that the development delivers sustainable land use planning.

(13) Prior to the commencement of development, full details of the road layout and construction shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include longitudinal sections, typical cross sections, street lighting and road drainage. The development shall thereafter be carried out in accordance with the approved details and no building shall be occupied until that part of the access road which serves it has been constructed up to and including bindercourse (basecourse) surfacing in accordance with the approved details.

Reason: In the interests of highway safety and to ensure that an adequate means of access is available when the building(s) are occupied.

(14) The premises shall be used for B1 use class and for no other purpose (including any other purpose in class B1 of the schedule to the Town and Country planning (use classes) order 1987 as amended by the use classes order amendment 2005, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

Reason: To enable the local planning authority to exercise control over the use of the premises in the interests of regulating any alternative kinds of B1 use activities or operations which are not justified by this sites location at Porton Down.

(15) No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation, to include Sustainable Drainage Systems in accordance with the Environmental Statement (Chapter 12 – Water Management), has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved programme and details.

Reason: To prevent the increased risk of flooding.

(16) No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

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

(17) No development approved by this permission shall be commenced until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The measures included in the CEMP shall reflect those contained in the submitted Environmental Statement. The CEMP shall also include the following:

- Measures to prevent environmental pollution to watercourses during construction.
- Measures to avoid negative impacts on protected species and habitats
- Methods of operation to avoid or minimise environmental impacts, and measures to reduce impacts when no construction is taking place (such as through sensitive lighting and protecting work areas from access by wildlife).
- Measures to avoid noise and disturbance to local residents at Porton Down during construction.

Development shall be carried out in accordance with the CEMP.

Reason: To avoid negative impacts upon the environmental resource.

(18) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings is are occupied. Development shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to secure the satisfactory treatment of the boundaries in the interests of visual amenity and/or neighbouring premises.

(19) Details of the mitigation measures to be used in order to minimise any residual negative effects on the SSSI SPA/SAC both during and after construction as detailed on page 34 point 8.8.1to 8.8.7 of the environmental assessment shall be submitted to and approved in writing prior to the commencement of development. Any details as approved shall be carried out in accordance with the scheme submitted.

Reason: In order to mitigate any adverse impacts on the SAC/SPA/SSSI.

INFORMATIVE: 1

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.

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.environment-agency.gov.uk for detailed information on water saving measures. A scheme of water efficiency should be submitted in accordance with the information supplied on the website.

Sustainable Construction

We strongly recommend that the proposed development includes sustainable design and construction measures. In a sustainable building minimal natural resources and renewables are used during construction and the efficient use of energy is achieved during subsequent use. This reduces greenhouse gas emissions and helps to limit and adapt to climate change. Running costs of the building can also be significantly reduced.

INFORMATIVE: 2

The council considers an appropriate level of car parking for this development to be 1 parking space per 40 m² and will expect reserved matters in relation to parking to accord with this level of provision.

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

Policy G1 - Sustainable development
G2 - General Development control criteria
G5 - To ensure a satisfactory means of drainage
G8 - Protection of water resources
G12 - Development within MoD land
D1 - Standard of Design
D8 - Provision of public art
CN19 - Environmental Improvement Schemes
CN21 - Archaeology
C12 - Development affecting protected species
E8B- Employment allocation at Porton Down
E19 – Enlargement of existing employment sites

163. S/2008/0241 - Single storey conservatory to side elevation with brick gable end and parapet wall (retrospective) at Hazelhead, Robin Hill Lane, Durrington, Salisbury, SP4 8DN for Conservatory Sales 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. Mrs D McElligott spoke in objection to the application on behalf of the residents of 31 to 35 Robin Hill Lane.

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

1) The side extension, fencing and landscaping scheme, by reason of its siting, scale, materials and poor quality overall design, would have an adverse impact on the character of the dwelling and the wider residential area, and would overdominate the neighbouring properties outlook to a significant degree to warrant refusal. Therefore the proposal would be contrary to policies G2 and D3 of the adopted Salisbury District Local Plan.

164. S/2008/0251 - Erection of a sculpture at the 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. Mr P Whitelegg spoke in support of the application.

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

1. It is considered that the proposed public art would be in accordance with the adopted saved policy context of the Salisbury District Local Plan, and would not be detrimental to the existing visual amenities of the area and will not have any adverse impacts on highway safety.

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.

2. There shall be no installation of the sculpture until samples of the proposed paint colours have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved colours.

Reason: To secure a harmonious form of development

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

G2 - General Criteria for Development

D8 - Public Art

Supplementary Planning Guidance: Creating Places.

165. S/2008/0252 - Reserved matters for construction of 57 dwellings and associated highways & footpaths (detailed approval sought for siting design external appearance & means of access pursuant to outline planning permission S/2007/1075) at Area B, Land to South of Boscombe Road, Amesbury, Salisbury, SP4 7XG for Terence O'Rourke:

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 M Miller, a local resident, spoke in objection to the application. Mr J Ross, the applicant, spoke in favour of the application.

Resolved: That the above application be approved subject to no substantive new issues being raised by representations before the expiry of the publicity period.

For the following reasons:

The detailed design components of this reserved matters application follows closely the provisions of the approved Design Code, and in doing so gives a large degree of certainty that this reserved matters application will deliver a scheme of high quality and one that is locally relevant to the context of Amesbury while producing a distinct sense of place in its own right.

As such, it is considered that this application complies with the relevant 'saved' policies of the Adopted Salisbury District Local Plan, and in particular Policy H9, and addresses the requirements set out in the adopted planning brief, and the approved Design Code and Master Plan.

And subject to the following conditions:

(1) This approval of matters reserved partially discharges condition 1 of outline planning permission S/2002/1075 dated 1 March 2005 but does not by itself constitute a planning permission.

Reason: For the avoidance of doubt and to comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

(2) The further approval of the Local Planning Authority in respect of the details of the landscaping of the site reserved by Condition No1 of outline permission S/2002/1075 is required prior to the commencement of development.

Reason: For the avoidance of doubt and to comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

(3) The further approval of the Local Planning Authority in respect of those matters reserved by condition[s] 8, 9, 10, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23, 26 and 28 of outline permission S/2002/1075 is required prior to the commencement of development.

Reason: For the avoidance of doubt and to comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

(4) This development shall be in accordance with the following drawings received on the 6/02/2008

LP.01

WDP.01

HT.4215.e

HT.4215.p

HT.4216.e

HT.4216.p

HT.4217.e

HT.4217.p

HT.4BH.pe

HT.4BHa.pe

G.01e

G.02e

G.01p

And the following amended drawings received on the 16/05/2008

SL.01Rev.K

ML.01Rev.C

SE.01 Rev.C

HT.3202.pe Rev.A

HT.3208.pe Rev.C

HT.03.e Rev. A

HT.03.p Rev.

AHT.S.e. Rev. B

HT.S.p. Rev. A

HT.CS.pe. Rev. A

P.220 - 222e. Rev A

P.220 - 222p. Rev A

P.236 - 241e Rev A

P.236 - 241p Rev A

P.242 - 245e Rev C

P.242 - 245p Rev C

P.265.e

P.265.p

P.266.e

P.266.p

unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

(5) The water efficiency measures detailed in the design and access statement submitted on 16 May 2008 shall be implemented and made available for operation prior to the first occupation of the dwellings 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.

(6) Before development begins, full details of the road layout and construction shall be submitted to, and approved in writing, by the Local Planning Authority. These details shall include longitudinal sections, typical cross sections including materials specifications, street lighting and road drainage. The development shall thereafter be carried out in accordance with the approved details and no dwelling shall be occupied until that part of the access road, (and the whole of the access road from the dwelling to where it connects to the existing public highway) which serves it has been constructed up to and including binder course (base course) surfacing in accordance with the approved details.

Reason: In the interests of highway safety

(7) In perpetuity nothing over 600mm shall be erected/planted within the 2.4m by 11m splays indicated on the approved site layout drawing, Area B SL.01 rev K

Reason: In the interests of highway safety

(8) Prior to the commencement of development on plots 219 to 245

(i) a scheme shall be submitted to and approved in writing by the Local Planning Authority showing details of how a pedestrian and cycle path can be provided to the site boundary with the adjoining Wittenham Way and

(ii) the path shall be provided in accordance with the approved scheme prior to the first occupation of the dwellings on plots 219 to 245.

Reason: In order to ensure that the future potential provision of a sustainable transport link to Amesbury as identified in the Master Plan is not prejudiced

(9) Prior to the first occupation of any of the dwellings, hereby approved, the access, turning space and garaging/parking which relates to it as indicated on the approved plans shall be constructed and laid out, and these shall thereafter be retained and kept available for those purposes at all times.

Reason: In the interests of highway safety.

(10) The garages hereby permitted shall be used only for private and domestic purposes incidental to the enjoyment of the associated dwelling and not for any trade, business or industrial purposes whatsoever.

Reason: In the interests of the amenities of neighbouring dwellings.

(11) No development shall take place until such time that large scale details, at a scale of not less than 1:10, of all types of dormers, chimney stack, window sill, porch canopies, projecting dentil, string and corbel courses, decorative timber supports/brackets to porch canopies, eaves, decorative timber fascia/bargeboard detailing and exposed rafter feet have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the dwellings is satisfactory.

(12) The development, hereby approved, shall be constructed in accordance with the external finishes details as indicated on the materials layout plan (drawing no.PL.030703 Area B ML01 Rev C) and the materials schedule (Ref. PL.030703 Area B), and where so required by the Local Planning Authority sample panels of the external finishes shall be constructed on the site and approved in writing by the Local Planning Authority, unless otherwise first agreed in writing by the Local Planning Authority to any variation.

Reason: To secure a harmonious form of development.

(13) The development, hereby approved, shall be constructed in accordance with the boundary treatment details as indicated on the boundary wall, pier and railing details plan (drawing no. PL.030703 WPD.01) and the materials and finishes as indicated on the materials layout plan (drawing no.PL.030703 Area B ML01 Rev C), unless otherwise first agreed in writing by the Local Planning Authority to any variation. The boundary treatments shall be erected in accordance with the approved plans prior to the first occupation of the dwellings to which they relate, maintained for a period of five years and thereafter retained.

Reason: In the interests of the visual amenities of the development.

(14) A programme of archaeological work shall be carried out in accordance with the approved Written Scheme of Investigation. The works shall be carried out prior to construction within the area of the application.

Reason: To enable the Local Planning Authority to exercise adequate control over any development which would affect the area of archaeological interest.

166.S/2008/0639 - Proposed demolition of existing detached garage and construction of one bedroom self contained unit at 88 Milston Road, Bulford, Salisbury, SP4 9BY for Equinox Architects:

Resolved: That the application be delegated to the Local Planning Office for approval, following (and subject to) the receipt of a completed Section 106 Agreement to ensure that the accommodation is not sold, leased, rented or otherwise disposed of as a separate dwelling unit.

For the following reasons:

Subject to a Legal Agreement being completed to ensure that the unit will not be let or sold separately from the main house, it is considered that the scale, design, siting and materials of the development are appropriate to the general development criteria, in accordance with policies.

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 (0004 AMENDED)

2. The tiles to be used in the construction of the external surfaces of the annexe hereby permitted shall match those used in the existing dwelling. (D01A)

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

3. The accommodation to be provided within the development hereby approved shall remain as permanent ancillary accommodation to the principal dwelling 88 Milston Road and shall be occupied only by persons of the same household. There shall be no subdivision of this into a single residential planning unit.

Reason: In the interests of highways safety.

INFORMATIVE:

This decision has been taken in accordance with the following policies of the adopted Salisbury District Local Plan:

Policy G2-	General Principles for Development
Policy D3-	Design
Policy H33-	Accommodation for dependent persons
Policy H31-	Extensions in the Countryside
Policy C6-	Special Landscape Area

IMPORTANT NOTE: This permission shall be read in conjunction with the Section 106 Agreement, (Town and Country Planning Act 1990), which is applicable to this application, in terms of its restrictions, regulations or provisions.

INFORMATIVE:

The development is located within a foul sewer area.

The developer has proposed to dispose of foul drainage to 'main sewer'. As there are no existing public foul sewers in the vicinity of the site, it is advised that the developer investigate alternative methods for the satisfactory disposal of foul drainage from the site (eg. Septic tanks).

The developer has proposed to dispose of surface water to soakaways.

It is advised that your Council should be satisfied with any arrangement for the satisfactory disposal of surface water from the proposal.

Turning to water supply, according to our records, there is a public water main crossing the site. Please see the online plans of the records indicating the approximate position of the apparatus. Wessex Water normally requires a minimum, three-metre, easement width on either side of its apparatus, for the purposes of maintenance and repair. Diversion or protection works may need to be agreed.

It is further recommended that a condition or informative is placed on any consent to require the developer to protect the integrity of Wessex systems and agree prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site. We advise that this should be agreed as early as possible and certainly before the developer submits to your Council and Building Regulations application. The developer must agree in writing prior to the commencement of works on site, any arrangements for the protection of our infrastructure crossing the site. Again, connection can be agreed at the detailed design stage.

The developer should also be aware of the importance of checking with Wessex Water to ascertain whether there may be any unchartered sewers or water mains within (or very near to) the site. If any such apparatus exists, applicants should plot the exact position on the design site layout to assess the implications. Please note that the grant of planning permission does not, where apparatus will be affected, change Wessex Water's ability to seek agreement as to the carrying out of diversionary and/or conditioned protection works at the applicant's expense, or in default of such agreement, the right to prevent the carrying out of any such development proposals as may affect its apparatus.

The meeting closed at: 7:48
Members of the public present: 28