

# Minutes

**Meeting of** : Northern Area Committee  
**Meeting held in** : Antrobus House, Amesbury  
**Date** : Thursday 25 September 2008  
**Commencing at** : 4.30 pm

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**Present:**

Councillor M A Hewitt (Chairman)  
Councillor D W Brown (Vice-Chairman)

Councillors: Mrs J V Broom, M D Lee, C G Mills, I M Mitchell, J C Noeken, J F Smale, F Westmoreland, I C West.

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

Apologies: Councillor Mrs S L Dennis, J R G Spencer, K C Wren, G Wright

Officers: A Beard (Legal Assistant), A Bidwell (Principal Planning Officer), S Hughes (Senior Planning Officer), A Madge (Principal Planning Officer), G Newell (Principal Solicitor), P Tilley (Wiltshire County Council Highways), P Trenell (Senior Democratic Services Officer)

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

There were none.

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

Parish Councillor Stubbs updated the committee on the progress of the Amesbury Area Board Steering Group (attached at appendix one).

Parish Councillor P Fisher asked if the Stonehenge Community Plan of 2004 was still valid. Councillors Mitchell and Westmoreland responded, stating that the plan was still valid and was likely to be influential in the future work of the Amesbury Area Board.

**205. Minutes:**

**Resolved:** that the minutes of the meeting held on 28 August 2008 be approved as a correct record and signed by the Chairman.



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**206. Declarations of Interest:**

Councillor Noeken declared a personal, non-prejudicial interest in the matter set out under minute 212 below (planning application S/2007/2518) due to: his activities as Chairman of the Stonehenge Resident’s Association; his involvement with Bridleway 29 as a County Councillor; his representation of Amesbury at meetings of Wiltshire County Council’s Regulatory Committee; his representation of Amesbury regarding the development of a regional distribution centre at Thruxton, Andover; and his role in organising a fireworks display in Amesbury which included assistance from businesses at Solstice Park by way of printing and sponsorship. He remained in the meeting, spoke, and voted on the matter.

Councillor Mitchell declared a personal, non-prejudicial interest in the matter set out under minute 212 below (planning application S/2007/2518) as he lived on Underwood Drive and this would potentially be affected by vehicles accessing the proposed development. He remained in the meeting, spoke, and voted on the matter.

Councillor Mills declared a personal, non-prejudicial interest in the matter set out under minute 215 below (Tree Preservation Order # 405) as he had attended a social function arranged by an interested party in the application. He remained in the meeting, spoke, and voted on the matter.

Councillor West declared a personal, non-prejudicial interest in the matter set out under minute 215 below (Tree Preservation Order # 405) as he had attended a social function arranged by an interested party in the application. He remained in the meeting, spoke, and voted on the matter.

**207. Chairman’s Announcements:**

Councillor Hewitt gave an update from the council’s Property Manager on the excavation of the council’s car park in Amesbury (attached at appendix 2). Local members felt that they should have been consulted about the process.

**208. Local Development Framework – ‘Our Place in the Future’ (Preferred Options Stage 2):**

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

**Resolved:** that

- 1) the report be noted;
- 2) That the Northern Area Committee acknowledge the need for additional housing in the area but stress that for development to be sustainable accompanying employment and retail provision is essential.

**209. South Wiltshire Area Grants – 2008-09 Tranche 2**

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 in the table below be approved.

Ref. no.	Application	Amount Requested	Panel Recommendations
NAC/08-09/T1/01	<b>Amesbury Visual Artists (AVA)</b> To put on a community led exhibition	£3,890	That Amesbury Visual Artists are awarded £3,890 towards their project with the following condition: <ul style="list-style-type: none"> <li>• Evidence is first provided to support the financial breakdown provided in the application, i.e. quotes</li> </ul> The Panel felt that this was a worth while project which would bring a cultural opportunity to the local community.
NAC/08-09/T1/02	<b>Grovely Pre-School</b> To purchase a wooden summer-house for use as a playhouse/outdoor classroom.	£1,000	That Grovely Pre-School be invited to re-apply in Tranche 3 when two additional quotes are provided

NAC/08-09/T1/03	<b>South Newton &amp; Wishford Village Hall Committee</b> To rebuild the playground.	£5,000	That South Newton & Wishford Village Hall Committee be awarded £5,000 towards their project.  The Panel were impressed that the Village Hall Committee had involved the community during their plans for the playground. The public had therefore been able to take part in the planning and choice of specification for the project.
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**210. S/2008/1303 – Two Proposed Chalet Bungalows with associated works at Land between Pearl Cottage and The Bungalow Cholderton Salisbury SP4 0EH for Archidraft Design:**

The committee considered a verbal presentation from the Principle Planning Officer in conjunction with the previously circulated report and information circulated in the schedule of additional correspondence.

Mr H Edmunds, the applicant, spoke in support of the application.

**Resolved:** that the above application be refused for the following reasons

- 1) The proposal for two new dwellings in this location, located remote from services, employment opportunities and being unlikely to be well served by public transport, without a proven agricultural or affordable housing need, is contrary to the key aims of Local Plan Policy H23, G2, H16, H26 and H27, and PPG 13;
- 2) The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the Adopted Replacement Salisbury District Local Plan, as appropriate provision towards public recreational open space has not been made;
- 3) A noise survey has identified that the proposed dwellings would be exposed to noise levels in Noise Exposure Category (NEC) C during the day and B during the night. As such, due to the impact of noise, it is considered that the application will be contrary to Policy G2 of the Local Plan and PPG 24.

**211. S/20081265 – Conversion and Alterations to Barn (including substantial reconstruction of roof structure) for use as one unit of self catering holiday accommodation, improvements to access visibility splays (including replacement and cutting back of hedgerow) at Rollerhouse Barn opposite 1 & 2 Crabtree Cottages, High Post Road, Winterbourne Dauntsey Salisbury SP4 6HG for Mr R Bruce-White:**

The committee considered a verbal presentation from the Planning Officer in conjunction with the previously circulated report and information circulated in the schedule of additional correspondence.

**Resolved:** that the above application be approved for the following reasons:

- 1) Whilst the proposal will involve substantial demolition and reconstruction, the development will retain the character and appearance of a barn, which will respect the rural setting and landscape character of the surrounding countryside;
- 2) The revised plans have reduced the amount of hedge to be removed whilst still improving the vehicular access splays to the site, and on balance will reduce the impact upon the rural character and appearance of the countryside through the removal of less hedge whilst improving 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. (A07B)

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) No site works/development shall be undertaken until the implementation of an appropriate programme of building recording and analysis has been agreed in writing with the local

planning authority, to be carried out by a specialist acceptable to the local planning authority and in accordance with an agreed written brief and specification

Reason: It is important that the barn is recorded since smaller farm buildings are often not listed but form an integral part of the farm and the history of its operation. Slocombe (1989) indicates in her book on Wiltshire Farm Buildings 1800-1900 that no two farm buildings are identical and often reflect the skills of local craftsmen.

(4) This development shall be in accordance with the following drawing[s] W1148 P02, W1148 P03, W1148 P04, W1148 P05 deposited with the Local Planning Authority on 8th July 2008, and the amended drawing[s] W1148 P06 and W1148 P01A received on 24th September 2008, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

(5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or replacing that Order), there shall be no extensions or alterations to the external appearance of the building hereby permitted to be used as holiday accommodation, nor the erection or structures, walls or fences within the area outlined in red, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Any further extensions or alterations, or the erection of structures would undermine the integrity and agricultural appearance of the building.

(6) Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking or re-enacting that Order), the building hereby approved to be converted shall not be occupied by any one person for a period of more than 28 days in any calendar year, unless otherwise approved, in writing, by the Local Planning Authority.

Reason: In order to prevent permanent residential occupation of the building, given that the use of the building for holiday accommodation is considered preferable to permanent residential accommodation, in the interests of encouraging the rural economy.

(7) Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking or re-enacting that Order), the building hereby approved to be converted shall be used only for holiday accommodation and for no other use

Reason: In order to prevent permanent residential occupation of the building, given that the use of the building for holiday accommodation is considered preferable to permanent residential accommodation, in the interests of encouraging the rural economy.

(8) Development shall be undertaken in full accordance with the recommendations in the ecological statement submitted with the application on the 8th July 2008.

Reason: in the interests of protected species

(9) The building shall not be occupied until the visibility splays shown on drawings W1148 P01A and W1148 P06 received by this office on the 24th September 2008 have been provided. Nothing over or above a height of 1metre above the nearside carriageway edge shall be planted, erected or maintained in front of a line measured 2 metres back from the carrageway edge extending across the entire visibility splay.

Reason: In the interests of highway safety.

**212. S/2007/2518 – Proposed construction of Regional Distribution Centre and associated infrastructure works including roads parking areas drainage and landscape planting at Solstice Park Boscombe Down Amesbury Salisbury SP4 7LJ for Pegasus Planning Group:**

The committee considered a verbal presentation from the Planning Officer in conjunction with the previously circulated report, a site visit held earlier in the day, and information circulated in the schedule of additional correspondence.

Mrs M Willmott, Mrs C Pollard, Mr J Ellis and Mrs S Money spoke in objection to the application. Mr M Smith, the agent, spoke in support of the application.

**Resolved:** That the above application be forwarded to the Planning and Regulatory Committee with a recommendation to approve subject to the completion and signing of a Section 106 Agreement to provide;

- 1) To apply the provisions of the section 106 Agreement dated 20<sup>th</sup> January 2000 (as varied) to this application.
- 2) To vary the section 106 as follows-
  - To increase the limit of land to be developed before 2011
  - To vary the areas of open space / Strategic Landscape areas, to take account of this application and any consequential amendments to the landscape management plan.
  - To vary the location of the main Off road / Cycle way
  - To remove the local centre provision
  - To enhance the Travel Plan
  - To amend the approved Landscape Management Plan
- 3) To secure the Lorry Routeing Agreement provisions under the following Heads of Terms;
  - To prevent lorries using the C11, C32 (north of the A303) the B390, B3083, B3086, London Road, Amesbury and the Porton ROAD/Link Road.
  - To restrict the number of lorries using the A345, North of Countess Road Junction and South of Stock Bottom junction.
  - Traffic Regulations on local roads where considered necessary by the Highways Authority.
  - Establishing a Local Forum for dealing with concerns and issues raised by local people regarding lorry movements as a direct result of the development.
  - To set up a data scheme to enable lorry movements to be recorded and monitored.
  - To develop an effective means of enforcing the restrictions placed upon lorry movements.
  - To make a payment to ensure the delivery of a Toucan Crossing
  - To introduce a weight restriction on Church Street, Amesbury
  - To secure agreement that in the event of an accident causing heavy traffic on local roads, RDC traffic should be held at the site until it clears so as not to exacerbate the problem
4. To make any further consequential amendments found to be necessary.

**And subject to 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) Surface water shall be disposed of via a suitable infiltration system (Designed and constructed as recommended in CIRIA report 156 "Infiltration drainage, Manual of Good Practice" and to ensure that there is no surface water runoff from the site for all events up to 1 in 100 year storm (including an allowance of 10% increase in peak rainfall intensity to take account of climate change in accordance with Planning Policy Statement 25.)).

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

(3) 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.

(4) Oil or chemical storage facilities should be sited in bunded areas. The capacity of the bund should be at least 10 greater than the capacity of the storage tank or if more than one tank is involved the capacity of the largest tank within the bunded area. Hydraulically inter-linked tanks should be regarded as a single tank. There should be no working connections outside the bunded area.

Reason: To prevent pollution of the water environment

(5) 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

(6) No development shall take place within the area of the application until the applicants, or their agents or successors in title, has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: In the interest of the archaeological importance of the site.

(7) The development hereby permitted shall not be commenced until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Secretary of State for Transport and Wiltshire County Council). The plan will include construction vehicle movements, construction operating hours, construction vehicle routes to and from the site, construction delivery hours, expected numbers of construction vehicles per day, car parking for the contractors, specific measures to be adopted to mitigate construction impacts in pursuance of Environment Code of Construction Practice and details of a scheme to encourage contractors to use alternative means of transport to the private motor vehicle. Construction works shall be carried out strictly in accordance with the Construction Management Plan.

Reason: To ensure that a best practice approach to the construction management of the site is adopted.

(8) The development hereby approved shall be carried out in accordance with the Materials schedule as set out on page 19 of the Design and Access Statement and shall be subject to final confirmation following the provision of samples of materials to illustrate texture, colour and finishes, to be used for the external walls and roofs of the proposed development. Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

(9) The finished floor levels of the proposed buildings 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 levels of the buildings.

(10) No development shall take place until details of the treatment to all hard surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall accord with the details as so approved unless otherwise agreed in writing by the Local Planning Authority.

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

(11) The details of the landscaping proposals shall be as illustrated within the RPS "Landscape Master Plan" JSL Drawing No / Job ref: JSL\_1615 Rev F and the "Landscape Master Plan, Indicative Sections", set out in the Environmental Statement Supporting Appendices Volume 1. The details shall include the "Planting Schedule" dated 4/10/07 Revision: B other than where this schedule includes Beech Trees and plant species that produce berries. Notwithstanding the comments within the Design and Access Statement, 'Landscaping' page 16, para 5.19, details of replacement species (if considered appropriate in consultation with

Boscombe Down Airfield), shall be agreed in writing by the LPA prior to any development being commenced.

Reason: in the interest of the visual amenity of the landscape and airfield safeguarding.

(12) No development shall commence until exact details of the 1.8 metre high Chain Link security fence to the southern boundary of the site to include colour, shall be agreed in writing by the LPA. The fence shall be erected in its entirety in accordance with a timing schedule to be agreed by the LPA.

Reason: In the interest of visual amenity and the security of the site and nearby residents.

(13) No development shall commence until full details of the implementation (including an implementation programme) of the landscape scheme specific to this development, shall be agreed in writing by the LPA. The implementation shall be carried out in complete accordance with the approved details unless the LPA agrees to a any variation.

Reason: In the interest of the visual amenity of the landscape and the continuity of the landscaping provisions of the approved Master Plan for Solstice Park.

(14) Notwithstanding the provisions of the Approved Master Plan for Solstice Park, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, within the site shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: To enable the Local Planning Authority to secure the satisfactory evolution, management and maintenance of landscape works, in the interests of visual amenity.

(15) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in strict accordance with the approved implementation programme and any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

(16) The development hereby approved shall be carried in accordance with the amended plan entitled "Proposed Site Plan" Drawing No: 14976 / AO / 001 Rev H, annotated with "Proposed Farm and Pedestrian Access".

Reason: For the avoidance of doubt as to the approved plans.

(17) No development shall commence until details of all external lighting to be installed and operated in accordance with the proposed development has been approved in writing by the Local Planning Authority. The approved details will thereafter be retained and maintained in accordance with the approved details unless the LPA agrees to any variation.

Reason: in the interest of visual amenity and to avoid unnecessary light usage and spillage.

(18) No development shall commence until details of the propose Mechanical Plant systems have been submitted to and approved in writing by the Local Planning Authority. Details shall include proposed noise control measures, fan location, duct- discharge positions and supplementary ventilation systems. The development shall be carried out in accordance with the approved details without variation unless otherwise agreed in writing by the LPA.

Reason: In the interest of residential amenity.

(19) None of the buildings shall be occupied until works for the disposal of foul and surface water, have been provided on the site to serve the development hereby permitted, in

accordance with details contained within the Environmental Statement Volume 1, Hydrology and Drainage and the 'Commitment to Mitigation Measures'.

Reason: To ensure that the development is provided with a satisfactory means of drainage.

(20) Prior to the commencement of development a scheme for the external lighting of the development hereby approved shall be submitted to and approved in writing, such a scheme shall include measures to lessen the impact of lighting upon neighbouring residential properties. The lighting shall be implemented in accordance with the agreed scheme prior to first use of the buildings approved.

Reason In order to ensure that any external lighting proposed does not adversely effect the amenities of neighbouring properties.

(21) Prior to the commencement of development a scheme for the reduction of noise from plant, extraction equipment and vehicles shall be submitted to and approved in writing by the local planning authority. Such a scheme shall be implemented prior to first use of the buildings as approved.

Reason: In order to reduce noise to neighbouring residential properties.

(22) With regard to condition (3) above, six months from the first use of the site an independent noise survey shall be carried out of the development (the parameters of which shall be determined by the LPA) and if the results of such a noise survey show that noise nuisance is occurring from the development and significantly affecting neighbouring residential properties, further soundproofing measures shall be implemented to the satisfaction of the local planning authority at the development site.

Reason: in order to ensure that the scheme of noise reduction is effective in relation to neighboring residential properties.

**INFORMATIVE:**

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 butt, spray taps, low flow showers (1) and white goods where installed with 11 maximum water efficiency rating. Grey water 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](http://www.environmentagency.gov.uk/Subjects/Water/Resources/HowWeHelpToSaveWater/Publications/ConservingWaterinBuildings) 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](http://www.savewatersavemoney.co.uk).

**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 green house gas emissions and helps to limit and adapt to climate change. Running costs of the building can also be significantly reduced.

**INFORMATIVE:**

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.

We recommend referring to our Pollution Prevention Guidelines found at: [www.environmentagency.gov.uk/business/444251/444731/ppgversion1&ang=e](http://www.environmentagency.gov.uk/business/444251/444731/ppgversion1&ang=e)



**INFORMATIVE:**

The PLA should confirm that a design life of 40 years as stated in paragraph 5.4 of supporting appendix 8 is appropriate to this form of development. The LPA should also confirm with their building control section that and the adopting Highway Authority if relevant that this will be acceptable to them. We do not accept any liability for the detailed calculations contained in the FRA. This letter 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 provisions, bylaw, order or regulation. Flood Risk cannot be eliminated and is expected to increase over time as a result of climate change and this letter does not absolve the developer of their responsibility to ensure a safe development.

**INFORMATIVE:**

Any oil storage facility of 200 litres or more must include a bund and comply with the Oil Storage Regulations. The Control of Pollution Oil Storage England Regulations 2001 a copy of which has been forwarded to the Applicant Agent

**INFORMATIVE:**

Protected Species; If planning permission is granted the applicants should be informed that this does not absolve them from complying with the relevant law protecting species in particular bats including obtaining and complying with the terms and conditions of any licences required as described in Part IV B of Circular 06 2005.

If the application is amended Natural England should be re-consulted for a further 21 days in accordance with Circular 08 2005

**213. S/2008/1336 - Conversion of Existing Stable Building to Residential at Landacre 21 Beechfield Newton Toney Salisbury SP4 0HQ For Clive Pedlar Associates Ltd:**

The committee considered a verbal presentation from the Principle Planning Officer in conjunction with the previously circulated report and information circulated in the schedule of additional correspondence.

Mrs D Hodson, a local resident, spoke in objection to the application. Mr J Edwards, the applicant, spoke in support of the application.

**Resolved:** that the above application be approved for the following reasons:

The conversion is considered acceptable in terms of size, materials, and principle with no detrimental impact to the character of the area or the neighbouring properties.

And subject to the following conditions

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

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004.

(2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no additional windows/dormer windows [other than those expressly authorised by this permission] shall be constructed in the north or east roof slopes of the dwelling as extended without the Local Planning Authority's prior written approval.

Reason: In order to protect the residential amenity of adjoining neighbours in accordance with Saved Policy G2 of the Salisbury District Local Plan.

(3) All window frames in the development hereby permitted shall be of timber finished with a dark stain which shall thereafter be retained unless otherwise agreed in writing with the Local Planning Authority. (D09A)

Reason: To maintain the character and architectural integrity of the building and the amenities of its surroundings.

(4) The extension hereby permitted shall be used solely as ancillary accommodation (for an elderly or disabled dependant relative) to the existing dwelling Landacre, and shall not be occupied, sold, leased, rented or otherwise disposed of as a separate dwelling unit.

Reason: It would not be in the interests of proper planning for the proposed residential conversion to be occupied as a separate unit of residential accommodation.

**INFORMATIVE: - PARTY WALL ACT**

It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required from the adjoining landowner or any other person, or which may be required under any other enactment or obligation.

**INFORMATIVE: -**

Any surface water drainage will need to be in accordance with Environment Agency guidelines. There is a mains water pipe near to the site of the proposal and this will need to be protected during works and the applicants are advised to contact Wessex Water with regards to this matter.

And in accordance with the following policy/policies of the Saved Policies of the Salisbury District Local Plan:

<b>Policy</b>	<b>Purpose</b>
G2	General principles of development
D3	Extensions
H33	Separate units of accommodation for dependants

**214. S/2008/1451 – Internal Alterations addition of first floor window to rear (east) elevation repairs to garden shed at 22 Meadow Cottage Cholderton Salisbury SP4 0DL FOR Mr A Minting and Miss L Flindell**

The committee considered a verbal presentation from the Principle Planning Officer in conjunction with the previously circulated report and information circulated in the schedule of additional correspondence.

**Resolved:** that the proposal be approved for the following reason:

1) The development is considered to conform with saved policy CN3 of the Adopted Salisbury District Local Plan in that it will be an appropriate development for the listed building which will respect the historic fabric and structural integrity.

**And Subject to the following conditions:**

(1) The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission. (Z01B)

Reasons: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 (4) of the Planning and Compulsory Purchase Act 2004. .0006 AMENDED

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

<b>Policy</b>	<b>Purpose</b>
CN3	Development to a Listed Building

**215. Tree Preservation Order (No. 405) at Rollestone Manor Farm Shrewton Wiltshire SP3 4HG:**

Members considered the previously circulated report of the Arboricultural Officer. During discussion members expressed concern about the negative impact on visibility for drivers leaving Rollestone Road to join the A360 caused by one of trees protected under the order.

**Resolved:**

- 1) That the temporary Tree Preservation Order (no. 405) not be confirmed;
- 2) The committee recommends that a further Tree Preservation Order be made which excludes the tree adjacent to the corner of the A360 and Rollestone Road, but includes the remaining trees covered under Tree Preservation Order no. 405.

**216. Special Delegation Procedure**

The Committee noted that the Temporary Road Closure of Wylve High Street for Wylve Parish Fete had been determined under the Special Delegation Procedure.

**217. Community Update:**

Councillor Hewitt consulted members regarding an offer from English Heritage to take members on a tour of the proposed sites for the Stonehenge Visitor Centre. Members felt that they had contributed to the consultation already and did not need to attend a site visit.

*The meeting closed at: 8:30 pm  
Members of the public present: 39*

## Amesbury Area Board Steering Group: Progress Report

Members will recall that the Area Board Development Manager, Steve Milton, attended the Northern Area Committee on 6 June to explain Wiltshire County Council's proposal to establish area boards covering each of the County's 20 community areas. At the meeting the Committee nominated a number of members to work alongside the County Councillors for the area to set up a pilot board. The members of the Steering Group are County Councillors Mark Baker, John Noeken, Ian West and Kevin Wren; District Councillors Jo Broome, Ian Mitchell, Fred Westmoreland and Graham Wright together with Councillors Fisher, Burt and myself representing the parishes. I was nominated to Chair the Group.

The Steering Group has now met twice with Steve Milton here at Antrobus House. We have learned a lot more about the area boards and the community area partnerships and how these new structures will shape the delivery of unitary and public sector services after April next year. It is suggested that the Board will be a powerful local executive arm of the new council with extensive delegated powers and a significant discretionary budget. In addition it will include executive level representatives of the Police, PCT and the Fire and Rescue Service together with a representative of each parish council in the area and a nominee from the community area partnership (which I will come onto in just a moment).

In addition to the discretionary budget, the board will have power to shape frontline service budgets around the needs of local people and the priorities identified by the local community partnership. It is also proposed that it will be involved in the negotiation and allocation of planning gain funds - Section 106 and R2 contributions - to ensure these important funds are used to achieve local priorities as set out in the community area plan.

It is proposed that the Board will work alongside a new community area partnership representing the whole of the community area. We heard from Ian Mitchell that the Amesbury Market Towns Partnership has agreed to invite parishes and organisations from across the area to join a new community area partnership which is likely to be called the Stonehenge Community Area Partnership. Steve Milton clarified the role of the partnership as a body with responsibility for developing and delivering an independent local community area plan - written by the community, not the new council. Steve stressed how important it was for this document to be produced by the local community and not imposed by the new unitary council from Trowbridge. Membership of the partnership will be open to any individual, organisation or agency with an interest in the Amesbury area and it will receive funding to cover its running costs from the Area Board. There will be a very close relationship between the Board and the Partnership, who will work together to deliver the priorities set out in the community plan.

The Steering Group has also considered where the boundary of the community area should be drawn. There is a suggestion that the Durrington and Bulford unitary wards could (and I stress the word 'could') join with the Tidworth Area Board to form a single Board covering the area of the proposed 'super-garrison.' We have not reached a view on that at this stage, and meetings have been arranged with representatives of the Amesbury, Tidworth and Pewsey Areas to discuss these proposals further. It might be an issue on which the Northern Area Committee may wish to express a view at its next meeting.

We are planning the launch of the Pilot Area Board and we have secured some funding to help involve the community in activities to mark the launch. We will be considering the details at our next meeting. It should be noted that this will be a 'pilot board' that will test new ways of working, before the unitary councillors are elected in June next year (at least we are led to expect that the elections will take place in June rather than May and be combined with the European Assembly Elections).

Steve Milton will post the minutes of our meetings and our project plan on our area website. I will ensure that these are made available to members of the Northern Area Committee so that you can keep track of our activities in the run-up to the launch of the Pilot Board which is likely to take place in early November. In the meantime, we will be writing to every parish council seeking nominations to the Pilot Board and working to publicise the Pilot Board and the Community Area Partnership. I will provide a further update at your next meeting and Steve Milton is happy to come along to a future meeting to discuss any of the matters I have covered here in my report this evening.

**Statement from Salisbury District Council's Property Manager regarding the excavation of Amesbury Car Park:**

The planning application for the redevelopment of the former Co-op Store includes the Council's car park within the application site. If approved, the intention would be to construct one additional level of car parking. The pre-application discussions with Planning Officers indicated the potential for archaeology within the site and the applicant commissioned Wessex Archaeology to undertake the study. The request to carry out the survey/excavations was considered by officers responsible for the Council's land ownership and car park management and it was decided at an operational level to approve the request. Amongst the factors considered was the level of car park occupancy [always spaces available] and the phased approach to the work proposed by Wessex that would keep disruption to a minimum.

Originally the work was programmed to take up to two weeks to complete, however in the event it was only necessary to open up half the trial pits hence the car park was only disrupted for approximately one week.

The fact that the investigations have been carried out does not commit the Council, in its capacity as land owner, in any way to the applicant or the proposed scheme.