

Minutes

Meeting of : Northern Area Committee
Meeting held in : Antrobus House, Amesbury
Date : Thursday 18 December 2008
Commencing at : 4.30 pm

Present:

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

Councillors S Dennis (part only), M Lee, C Mills (part only), I Mitchell, J Noeken, J Smale, J Spencer, F Westmoreland, I West, G Wright.

Parish & Town Councillors: G Burt (Bulford), P Fisher (Idmiston), R Fisher (Amesbury), D Healing (Durrington) S Stubbs (Newton Toney), P Sweet (Shrewton), T Baird (Woodford).

Apologies: Councillors J Broom, K Wren

Officers: L Flindell (Senior Planning Officer), J Howles (Area Team Leader), A Madge (Principal Planning Officer), G Newell (Principal Solicitor), P Trenell (Senior Democratic Services Officer)

238. Public Questions/Statement Time:

There were none.

239. Councillor Questions/Statement Time:

Parish Councillor P Fisher stated that many parishes were unaware of how much R2 funding was available to them.

Resolved: That Development Services be asked to inform all parish councils as soon as possible of the status of their R2 funds, and to keep them regularly updated between now and April 1st 2009.

240. Minutes:

Resolved: that subject to the above amendment the minutes of the meeting held on 20 November 2008 be approved as a correct record and signed by the Chairman.

241. Declarations of Interest:

Councillor Mitchell declared a personal interest in the item set out under minute 247 below (planning application S/2008/1578) as his daughter had attended Woodford Valley C of E Primary School until the summer of 2007. He remained in the meeting, spoke and voted thereon.



Councillor Mills and Councillor West stated that there had been a contention that because they had called planning application S/2008/1686 to committee they had predetermined views on the application. They stated that they had not seen all information on the application at the time of calling it in, and came to the meeting with an open mind. They remained in the meeting, spoke and voted thereon.

242. Chairman's Announcements:

The Chairman congratulated Amesbury on the quality of their Christmas lights display and wished all present a merry Christmas. In relation to minute 230 from the Northern Area Committee meeting on Thursday 20 November the Chairman announced that he and the Vice-Chairman had attended a meeting with representatives of the council's legal, development control and environmental services units. He was satisfied that both the Northern Area Committee and the Planning & Regulatory Panel were in possession of all necessary facts to make a decision on planning application S/2008/2518. Whilst the meetings had interpreted the information before them differently, both decisions were legitimate.

243. Community Police Update:

Due to an operational incident no police representative was able to attend the meeting.

244. S/2008/1686 Change of Use to Mixed-Use Guest House and A3 Restaurant Use (Ground Floor Dining Rooms) Rolleston Manor, Shrewton, Salisbury for Mr G Smith:

The committee considered a verbal presentation from the Planning Officer and the previously circulated report of the Head of Development Services. Mr G Smith, the applicant, spoke in support of the application.

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

The change of use to mixed-use guest house and restaurant will promote the viability of a local business, will help to conserve the natural environment and local heritage, and will have no impact on highway safety or adjacent amenities.

And subject to the following conditions:

1. Within 3 months of the date of this permission, the existing vehicular access to the north-eastern end of the site shall be permanently stopped- up to the satisfaction of the Local Planning Authority, and remains stopped- up thereafter. The sole means of access to the development proposed shall be from Rolleston Road, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highways safety.

2. The A3 Use hereby approved shall only be sited in the 2 dining rooms as shown on the submitted plans received at this office on 22nd September. This restriction shall only apply to the seating areas for the restaurant, and shall not relate to any parking, turning and catering facilities in association with the A3 use.

Reason: In order that the Local Planning Authority may retain planning control over the use of the premises.

INFORMATIVE:

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

- G1 – promoted viability of local business
- G3 – conserve natural environment and heritage
- PPS7 – sustainable development in rural areas

245. S/2008/1035 Demolition & Re-Development of Existing Vacant Class A1 Foodstore, Car Park, Toilet Block and Removal of Trees. Erection of New A1 Foodstore With Deck Car Park, Landscaping, Servicing & Associated Development Including Relocation of Existing Monument At 23-29 Salisbury Street Amesbury Salisbury SP4 7AW For White Young Green Planning:

The committee considered a verbal presentation from the Planning Officer, the previously circulated report of the Head of Development Services, information contained within the schedule of additional correspondence circulated at the meeting and a site visit held earlier in the day.

Mr T Buckell, a local resident, spoke in objection to the application. Mr B Moore, the applicant, spoke in support of the application.

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

(1) The proposed development by reason of the height, mass (the physical volume), bulk (magnitude in three dimensions) and the location of the proposed decked car park and ramp in relation to neighbouring properties, gardens and window positions will severely impact on the amenity of the residential properties adjacent to the site, through a loss of outlook, privacy and the car park and ramp having an overbearing impact, contrary to saved policies G1, G2, D1, S1 and S3 of the adopted Salisbury District Local Plan;

(2) The new decked car park, road access and ramp involves the removal of almost all of the existing site trees (including two commemorative trees) and grassed areas which contribute to the parkland character and appearance of this part of the conservation area, and will have a detrimental impact upon the character and appearance of the conservation area contrary to policies G1, G2, D1, CN8, CN9, CN11, CN17, S1 and S3 of the local plan;

(3) The Amesbury Conservation Area Appraisal and Management Plan Adopted on the 1st October 2008 identifies that the urban historic core of the town centre is defined by buildings of modest scale which provide an overall consistency within the character area and the sense of being within a traditional small historic market town. The Appraisal concludes that the quality of future development on key sites within the historic core will have a fundamental effect on the special character of the conservation area. The existing Co-op building is not considered to contribute to the character and appearance of the conservation area and two elements of the building are identified in the Amesbury Conservation Area Appraisal and Management Plan as 'Intrusive elements or frontages'. However, the proposed scheme by reason of the lack of detailing, the overall mass (the physical volume) and bulk (magnitude in three dimensions) of the Salisbury Street frontage will result in a large building which is not in keeping with the modest scale, character and appearance of buildings in the conservation area. Overall the proposed Salisbury Street frontage building will neither preserve nor enhance the character and appearance of the conservation area, contrary to policies G1, G2, D1, CN8, CN11, S1, and S3 of the local plan.

Councillor Spencer asked that his dissent be recorded.

246. S/2008/1036 Demolition & Re-Development of Existing Vacant Class A1 Foodstore, Car Park, Toilet Block and Removal of Trees. Erection of New A1 Foodstore With Deck Car Park, Landscaping, Servicing & Associated Development Including Relocation of Existing Monument At 23-29 Salisbury Street Amesbury Salisbury SP4 7AW For White Young Green Planning:

The committee considered a verbal presentation from the Planning Officer, the previously circulated report of the Head of Development Services, information contained within the schedule of additional correspondence circulated at the meeting and a site visit held earlier in the day.

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

(1) The new decked car park, road access and ramp which is included in the redevelopment scheme for the site includes the removal of almost all of the existing site trees (including two commemorative trees) and grassed areas which contribute to the parkland character and appearance of this part of the conservation area, and will have a detrimental impact upon the character and appearance of the conservation area. The Amesbury Conservation Area Appraisal and Management Plan Adopted on the 1st October 2008 identifies that the urban historic core of the town centre is defined by buildings of modest scale which provide an overall consistency within the character area and the sense of being within a traditional small historic market town. The Appraisal concludes that the quality of future development on key

sites within the historic core will have a fundamental effect on the special character of the conservation area. The existing Co-op building is not considered to contribute to the character and appearance of the conservation area and two elements of the building are identified in the Amesbury Conservation Area Appraisal and Management Plan as 'Intrusive elements or frontages'. However, the proposed scheme by reason of the lack of detailing, the overall mass (the physical volume) and bulk (magnitude in three dimensions) of the Salisbury Street frontage will result in a large building which is not in keeping with the modest scale, character and appearance of buildings in the conservation area. Overall the proposed Salisbury Street frontage building will neither preserve nor enhance the character and appearance of the conservation area. Whilst it is considered that in principle, the existing store does not contribute to the character of appearance of the conservation area, without a satisfactory scheme for redevelopment of the site, it is considered that the demolition of the store will leave a gap within the street scene and conservation area, which will have an adverse impact upon the overall character and appearance of the conservation area, contrary to policies G1, G2, D1, CN8, CN9, CN11, S1 and S3 of the local plan.

Councillor Spencer asked that his abstention be recorded.

247. S/2008/1661 New-Build Development of a 92no Place, Single Storey Children's Nursery With Parking at Plot C4A Solstice Park Amesbury Salisbury SP4 7LL for Mr J Miller:

The committee considered a verbal presentation from the Planning Officer, the previously circulated report of the Head of Development Services, information contained within the schedule of additional correspondence circulated at the meeting. Mr R Bridgeman, the applicant, spoke in support of the application.

Resolved: That subject to the completion of a section 106 agreement within 3 months of the date of the resolution to ensure that: a) no more than 18 ha net of employment land is developed before 2011; and b) the provision of the previous s106 agreements on the outline permission are reiterated and apply to this site the application be approved for the following reason:

(1) The location of this land relates well to the current built form of Amesbury and the design of the buildings complies with the approved Development Strategy Submission (design ethos) for the site. Subject to the land swap proposed, the proposal will not constitute a material departure from policy E8a of the adopted Salisbury District Local Plan, neither will the proposal have any significant effects upon the interests of the River Avon SSSI and SAC It will therefore comply with saved policies G1 and G2 of the adopted Salisbury District Local Plan and policy DP1 of the Wiltshire Structure plan 2016.

And subject to the following conditions:

Should the S106 agreement not be completed within the timescale specified in 1) above, the decision be delegated to the head of development Services to refuse for non compliance with policy e8a in terms of phasing , and for unsustainable development which fails to adhere to the solstice park travel plan.

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (A07B)

(1) 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) Before development is commenced, a schedule of external facing materials shall be submitted, 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. Development shall be carried out in accordance with the approved details. (D05A)

(2) Reason: To secure a harmonious form of development and to comply with the design code for the Solstice Park development.

(3) No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all

existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. (G22A)

(3) 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.

(4) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 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.

(4) Reason: To enable the Local Planning Authority to secure the satisfactory implementation of all approved landscaping works, in the interests of visual amenity.

(5) No demolition or construction work shall take place before 08 00 on any day and work must finish by 18 00 Monday to Friday and 13 00 on a Saturday This includes delivery of materials to the site No work shall take place on a Sunday or Bank Public Holidays

(5) Reason: To avoid the risk of disturbance to neighbouring dwellings/ the amenities of the locality during unsocial hours.

(6) No development shall take place until a scheme for the control of dust from the site has been submitted to and approved by the local planning authority

(6) Reason: In the interests of amenity for the occupants of the neighbouring/nearby dwelling(s).

(7) The construction of the development hereby permitted shall not commence until there has been submitted to and approved in writing by the Local Planning Authority a Construction Management Plan. The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice and a scheme to encourage the use of Public Transport amongst contractors. The development plan shall be carried out strictly in accordance with the approved construction management plan.

(7) Reason: In the interests of highway safety and the efficient operation of the trunk road network.

(8) No development shall commence until full details showing the gradients/contours or spot heights and the construction materials for the linking footpath/cycle route, shown cross hatched on the submitted drawing have been submitted to and approved in writing by the Local Planning Authority. The work shall be carried out strictly in accordance with the agreed details before the first use of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.

(8) Reason: In the interests of highway safety and encouraging sustainable modes of transport.

(9) 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.

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

(10) The development shall not be brought into use until the submitted Travel Plan has been further developed and submitted to and agreed in writing by the Local Planning Authority ..

The Travel Plan, dated 15 September 2008, has been prepared and submitted to the Secretary of State. The final version shall be based on this draft and amended to include the following:

Enforcement

The Highways Agency would like to see a list of potential mitigation and remediation measures included in the Travel Plan; including the potential for further contributions to sustainable transport measures should targets not be met.

Monitoring

A baseline mode share should be established 6 months after initial occupation through a staff travel survey, with an annual monitoring survey to ensure these targets are being achieved and to perhaps identify new measures to meet targets. The annual staff travel survey should be done on the anniversary of the Travel Plan, to avoid variations in the time of year, e.g. holidays in August.

A report should also be submitted to the appropriate authorities to outline the results and analysis of the results of the staff travel survey and their results of the on-going monitoring undertaken throughout the proceeding period.

(10) Reason: In the interests of encouraging sustainable modes of transport.

(11) No development shall commence until details of a new section of shared use footway/cycleway, measuring 3m in width, linking the new roundabout located at the Sunrise Way/Porton Road junction to a new Toucan crossing to be provided at a suitable location close to the linking footpath from Porton Road to the site has been submitted to and approved in writing by the local planning authority. The works hereby permitted shall not be commenced until a detailed design of the shared use footway/cycleway and toucan crossing has been submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied nor the development brought into use until the work to provide the footpath/cycleway and crossing, has been carried out strictly in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

(11) Reason: In the interests of highway safety.

(12) No occupation of the building hereby permitted shall take place until a controlled pedestrian crossing has been constructed on Porton Road

(12) Reason: In the interests of highway safety.

INFORMATIVE

(condition 9) NOTE TO APPLICANT

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 <http://www.environment-agency.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 - <http://www.savewatersavemoney.co.uk/>.

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.environment-agency.gov.uk/business/444251/444731/ppg/

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

This decision is made having regard to the following development plan policies;
'saved' G1 - sustainable pattern of development
Saved G2- general development control criteria
E8A Employment allocation at Solstice Park
DP1 (Wiltshire Structure Plan) sustainable development pattern

248. S/2008/1578 Erection of 130 Metre Long Fence (1.2 Metre High Chain Links And Timber Posts) and New Access Gate at Woodford Valley CofE Aided Primary School, Middle Woodford Salisbury SP4 6NR for Mrs Carol Finch:

The committee considered a verbal presentation from the Planning Officer and the previously circulated report of the Head of Development Services.

Mrs S Parrett spoke in support of the application but in objection to condition number 2.

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

The fencing will not result the loss of public open space or sporting facilities, and the scale, materials and siting proposed are appropriate to the general development criteria, in accordance with the adopted Salisbury District Local Plan 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 materials to be used in the construction of the fencing hereby permitted shall be in accordance with the plans submitted on 18/08/08 (detailing a 120 metre long fence, 1.2 metres in height with timber posts and green chain link fencing) unless otherwise agreed in writing by this Authority.

Reason: To ensure that the proposed development will satisfactorily harmonise with the external appearance of the surrounding area.

249. Community Update:

Councillor West announced that he and other members of the Stonehenge Project Board had been to London to meet with Barbara Follett, Minister for Culture, Creative Industries & Tourism. The meeting was very productive with a general consensus emerging among attendees. He had emphasised to the minister the need to accompany any proposal with appropriate road infrastructure.

Parish Councillor Stubbs announced that the Amesbury Area Pilot Board had launched successfully. Parish Councillor Stubbs had been elected as Chairman, with Town Councillor R Fisher elected Vice-Chairman. Future meetings of the board had been scheduled for Wednesday 21 January, Thursday 19 February and Thursday 19 March, all for 6pm and Antrobus House Amesbury.

*The meeting closed at 6:50 pm
Members of the public: 23*