

**THESE MINUTES SHOULD BE KEPT FOR USE BY DISTRICT COUNCILLORS AT THE
NEXT COUNCIL MEETING**

SALISBURY DISTRICT COUNCIL

**Minutes of the Meeting of the Northern Area Committee held at Antrobus House,
Amesbury, Thursday 27th March 2003, commencing at 4.30pm.**

Present

District Councillors

Councillor C G Mills - Chairman

Councillor M A Hewitt - Vice Chairman

Councillors D Bond, D W Brown, N S Gallop, Mrs J M Greville, M D Lee, J C Noeken,
A G Peach, G M C Rasch, J R G Spencer, Mrs I M Welsh, I C West and K C Wren

Apologies:

Councillor Mrs S Dennis

Parish/Town Council and other Representatives:

Parish Councillors Mr C Andrews (Steeple Langford), Mr P Sweet (Shrewton), Mr Westmoreland
(Amesbury Town Council) and Mr K Ilsley (Tenant's Panel)

MINUTES NOT REQUIRING COUNCIL APPROVAL

762. PUBLIC QUESTION TIME

There were no public questions forthcoming.

763. COUNCILLOR QUESTION/STATEMENT TIME

There were no Councillor questions or statements submitted.

764. MINUTES OF LAST MEETING

RESOLVED - That the minutes of the previous meeting, held on 27th February 2003
(previously circulated) be **approved** as a correct record and signed by the Chairman.

765. DECLARATIONS OF INTEREST

There were no declarations of interest.

766. TREE PRESERVATION ORDER 285, REDWORTH HOUSE, AMESBURY

Town Councillor Mr Westmoreland, of Amesbury Town Council, informed the Committee that the Town Council supported the confirmation of the Tree Preservation Order.

Following receipt of this statement, the Committee considered the previously circulated report of the Arboricultural Officer.

RESOLVED - That Tree Preservation Order 285 be **confirmed** without modification.

767. S/2003/0067 - TO VARY CONDITION - REMOVAL OF CONDITION (1) ON PLANNING PERMISSION S/81/1341 DATED 17/02/82 TO PERMIT OCCUPATION BY PERSONS NOT EMPLOYED IN AGRICULTURE OR FORESTRY AT FLEMING FARM, SHREWTON FOR MR S WITHERS

The Committee considered the previously circulated report of the Head of Development Services in addition to the schedule of late correspondence circulated at the meeting, outlining the applicant's request for a deferral of the application.

RESOLVED - That the above application be **deferred** to allow for the applicant's request for further discussions regarding the adequacy of their marketing approach.

768. S/2002/1886 - FULL APPLICATION - TIMBER FRAMED DOUBLE GARAGE WITH HOBBIES/STORAGE LOFT OVER AND CONSTRUCTION OF ACCESS AT RAILWAY COTTAGE, WYLYE ROAD, HANGING LANGFORD, SALISBURY FOR MR AND MRS PEMBERTON

Mr Richard Coward, a neighbour to the site of the above proposal, spoke in objection to the application. Mrs Pemberton, the applicant, spoke in support of the above application. Parish Councillor Mr Andrews, speaking on behalf of Steeple Langford Parish Council, informed the Committee that the Parish Council now supported the above application.

Following receipt of these statements and a site visit that afternoon, the Committee considered the previously circulated report of the Head of Development Services in addition to the schedule of late correspondence circulated at the meeting.

RESOLVED -

a) That the above application be **approved** for the following reasons:

1. The building proposed is of vernacular form.
2. The size of the garage can be accommodated without detriment to the Conservation Area.
3. The improvements to the front wall will improve the appearance of the Conservation Area.

b) And subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

3. The proposed first floor window in the west elevation shall be glazed with obscured glass to the satisfaction of the Local Planning Authority and shall remain permanently fixed shut and shall be maintained in this condition thereafter.
4. The finished floor levels of the proposed buildings shall be in accordance with details submitted to and approved in writing by the Local Planning Authority before development is commenced.
5. No development shall take place until details of the north boundary wall of the site have been submitted to and approved in writing by the Local Planning Authority.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no windows [other than those expressly authorised by this permission] shall be constructed.

769. S/2003/0022 - FULL APPLICATION - REPOSITIONING OF DWELLING APPROVED UNDER S/95/633 AT PLOT 3, OVER STREET, STAPLEFORD, SALISBURY FOR C N RHIND-TUTT

Mr John Gleese, a neighbour to the above property, spoke in objection to the above application.

Following receipt of this statement and a site visit that afternoon, the Committee considered the previously circulated report of the Head of Development Services in addition to the schedule of late correspondence circulated at the meeting.

RESOLVED -

- a) That the above application be **approved** subject to the following conditions:
 1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
 2. Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
 3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.
 4. A recessed entrance having a minimum width of 3.0 metres shall be constructed 4.5m back from the carriageway edge and its sides shall be splayed outward at an angle of 45 degrees toward the carriageway edge. The area between the entrance and the edge of carriageway shall be properly

consolidated and surfaced (not loose gravel) for which details shall have been submitted to and approved in writing by the Local Planning Authority.

5. Any entrance gates erected shall be hung to open away from the highway only and shall be set back a minimum distance of 4.5m from the carriageway edge.
 6. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority.
 7. The dwelling hereby approved shall not be occupied until the turning space shown on the submitted plan has been properly consolidated and surfaced to the satisfaction of the Local Planning Authority. Such turning space shall be kept clear of obstructions at all times.
 8. Before the dwelling hereby permitted is first occupied the area between the nearside carriageway edge and a line drawn 2.0 metres parallel thereto over the entire site frontage shall be cleared of any obstruction to visibility at and above a height of 1.0 metres above the nearside carriageway level and thereafter maintained free of obstruction at all times.
 9. The finished floor level[s] of the proposed building[s] shall be in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development is commenced.
- b) That the applicant be informed of the following:
1. The applicant is informed by the Environment Agency that the surface water soakaways require the approval of the Local Authority's Building Control department and should be constructed in accordance with the BRE Digest No 365 dated September 1991.
 2. The applicant is advised that they should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.

770. S/2003/0029 - RESERVED MATTERS - PROPOSED DEVELOPMENT OF B1 USES TOGETHER WITH DETAILED DRAINAGE PROPOSALS AND ASSOCIATED PARKING LANDSCAPING AND ACCESS ROAD AT SOLSTICE BUSINESS PARK, AMESBURY FOR THE AMESBURY PROPERTY COMPANY LTD.

Mr Martin Smith, agent for the applicant, spoke in support of both this application and the following related application (S/2003/30). Town Councillor Mr Westmoreland, informed the Committee that the Town Council was satisfied that their concerns over the development had been mitigated by the applicant and they now fully support the application.

Following receipt of these statements, the Committee considered the previously circulated report of the Head of Development Services in addition to the schedule of late correspondence circulated at the meeting.

RESOLVED -

- a) That the above application be **approved**, subject to the following conditions:
1. The approval of matters reserved discharges conditions 1 (in part) & 6 of outline permission S/02/485 in relation to this site but does not by itself constitute a planning permission.

2. The further approval of the Local Planning Authority in respect of those matters reserved by conditions 5,10,18,19 is required prior to commencement of development.
 3. The development shall be carried out in accordance with the following drawings: 22368 PO1 (REV B) received 14/03/03, PO2 (REV C) received 19/03/03, PO3 REV B, received 14/03/03, PO4 REV A received 5/01/03, PO5 REV A received 5/01/03, PO6 REV B, received 14/03/03, PO7 received 26/03/03, planting plan JWL.0269: 172 A, and the Drainage Technical Submission Zone C Blocks 100 –200 by PFA Consulting job no. s083 issue 1 received 5/01/03.
 4. Before development is commenced a landscape and surface water drainage management plan shall be submitted to and agreed in writing by the Local Planning Authority. Such plan shall show timescales for planting and maintenance.
 5. No building shall commence until sample panels of the flint walling have been approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details thus approved.
 6. The material to be used for the roofing of the buildings shall be pre patinated.
 7. The full report on the archaeological investigation and watching brief shall be submitted to and approved by the Local Planning Authority on or before 31st January 2004.
 8. The buildings hereby permitted shall not be occupied until a crossing point has been provided on Porton Road in accordance with drawing no. PO2 REV C but including a tarmac route across the verge on the western side of Porton Road to link with the existing footway.
 9. The buildings hereby permitted shall not be occupied until bus stops have been provided on London Road in accordance with the sustainable transport plan drawing plan 2.
 10. None of the development hereby permitted shall take place until a legal agreement has been entered into with WCC for the provision of the secondary access road roundabout on Porton Road & crossing point and no construction of the buildings hereby permitted shall commence until those works subject to that agreement have been carried out and the southern secondary access road to the site has been constructed to basecoat standard. None of the buildings shall be occupied until the car parking, pedestrian /cycle links shown on drawing no PO1 REV B & PO2 REV C, have been constructed, surfaced, drained and made available for use.
 11. No development shall take place until details of the lighting of the pedestrian /cycle routes within and to the north of the site within the woodland slope has been submitted to and approved in writing by the Local Planning Authority. Such lighting thus approved shall be brought into use upon first occupation of part of the development hereby permitted.
- b) That the applicant be informed that this permission has been taken in accordance with Policies G1 and TR22 of the adopted Salisbury District Local Plan.

771. S/2003/0030 - RESERVED MATTERS - PROPOSED DEVELOPMENT OF B2 AND B8 AND ANCILLARY B1 USES TOGETHER WITH DETAILED DRAINAGE PROPOSALS AND ASSOCIATED PARKING LANDSCAPING AND ACCESS ROADS AT SOLSTICE PARK, AMESBURY FOR THE AMESBURY PROPERTY COMPANY LTD.

Town Councillor Mr Westmoreland, informed the Committee that the Town Council support the application.

Following receipt of this statement, the Committee considered the previously circulated report of the Head of Development Services in addition to the schedule of late correspondence circulated at the meeting.

RESOLVED -

- a) That the above application be **approved**, subject to the following conditions:
 1. The approval of matters reserved discharges conditions 1 (in part) & 6 of outline permission S/02/485 in relation to this site but does not by itself constitute a planning permission.
 2. The further approval of the Local Planning Authority in respect of those matters reserved by conditions 5,10,18,19 „is required prior to commencement of development.
 3. The development shall be carried out in accordance with the following drawings: 22332 PO1 REV D, received 14/03/03, PO2 REV D, received 14/03/03, PO3 REV B, received 14/03/03, PO4 REV B received 14/03/03, PO5 REV A received 14/03/03, PO6 REV A received 14/03/03, PO7 REV A received 14/03/03, PO8 REV B received 14/03/03, PO9 REV B received 14/03/03 and P10 received 26/03/03 and the Drainage Technical Submission Zone A by PFA Consulting job no. s083 issue 1 received 5/01/03.
 4. Before development is commenced a landscape and surface water drainage management plan shall be submitted to and agreed in writing by the Local Planning Authority. Such plan shall show timescales for planting and maintenance.
 5. No building hereby permitted shall be occupied until Byway 1 has been diverted around the barrows as shown on drawing no. 2232 PO2 REV C.
 6. Car parking to serve units 200 - 600 shall be constructed at a ratio of 1 per 200 sqm. And the remainder of the parking areas shown on drawing no. 2232 PO2 REV D shall be levelled and grassed. No additional parking shall be provided until the first occupier of each of the buildings is known and has been notified to the Local Planning Authority. Further parking may then be provided in accordance with the specification of the Local Planning Authority following receipt of this notification for each building individually.
 7. The full report on the archaeological investigation and watching brief shall be submitted and approved before 31st January 2004.
 8. No building construction shall take place until the primary road infrastructure shown on drawing no. PO2 REV D has been provided to base coat standard and is available for use. No building shall be occupied until the roads, service yards ,cycleways and pedestrian links shown on drawing no. PO2 REV D have been surfaced, drained & made available for use
- b) That the applicant be informed of the following:

1. This permission shall be read in conjunction with the S106 Agreements dated 26/01/00 & 18/07/02
2. That the applicant be informed that this permission has been taken in accordance with Policies G1 and TR22 of the adopted Salisbury District Local Plan.

772. S/2003/0036 - FULL APPLICATION - EXTENSION OF GARAGE TO REAR AND CONVERSION OF ROOFSpace OVER GARAGE INTO LIVING ACCOMMODATION AT 147 EAST GOMELDON ROAD, GOMELDON, SALISBURY FOR MR M HORNE

The Committee considered the previously circulated report of the Head of Development Services. The Committee also noted that satisfactory additional elevations had been received by the Head of Development Services.

RESOLVED -

- a) That the above application be **approved** subject to the following conditions:
 1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
 2. The materials to be used in the construction of the external surfaces of the extension(s) hereby permitted shall match those used in the existing building.
 3. The extension hereby permitted shall remain at all times as ancillary accommodation to 147 East Gomeldon Road and shall at no time be sold, let or occupied separately.
 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no windows (other than those expressly authorised by this permission) shall be constructed in the garage, nor roof-lights inserted into the roof slope.
 5. The proposed bathroom window in the south elevation shall be glazed with obscure glass to the satisfaction of the Local Planning Authority and shall be maintained in this condition thereafter.
- b) That the applicant be informed that this permission has been taken in accordance with Policies G1, C7 and H33 of the adopted Salisbury District Local Plan.

773. S/2003/0378 - OUTLINE APPLICATION - BACKLAND DEVELOPMENT FOR 3 HOUSES AND PARKING AND FORMATION OF ACCESS BETWEEN 53 AND 51 ANTROBUS ROAD, AMESBURY FOR MR. A DOBSON AND MR. M DIXON

Town Councillor Mr Westmoreland, informed the Committee that the Town Council object to the above application as it considered it to be inappropriate backland development and there are highway safety and drainage issues surrounding the access point.

Following receipt of this statement and a site visit that afternoon, the Committee considered the previously circulated report of the Head of Development Services in addition to the schedule of late correspondence circulated at the meeting.

RESOLVED -

- a) That the above application be **refused**, for the following reasons:

1. It has not been demonstrated that the proposed development would not adversely affect the surface water drainage of the application site, and details of the surface water drainage were not submitted. Therefore the proposal is contrary to criterion (v) of Policy G1 of the adopted Salisbury District Local Plan.
 2. It has not been demonstrated how the proposed access onto Antrobus Road would be formed, therefore the proposal is contrary to criterion (iii) of Policy G1 of the adopted Salisbury District Local Plan.
 3. The proposal, on account of the siting of dwellings in close proximity to the application sites' boundaries with neighbouring residential properties, would represent an over-bearing form of development. Consequently, the proposal is contrary to criterion (x) of Policy G1 of the adopted Salisbury District Local Plan.
 4. The proposal is contrary to Policy R2 of the adopted Salisbury District Local Plan in that it makes no provision for recreational open space to serve the development.
- b) That the applicants be informed of the following:
1. Reason for refusal 4, above, could be overcome if the applicant entered into a Section 106 Legal Agreement to provide a commuted sum in respect of off-site recreational provision.
 2. Wiltshire County Council Highways advise that the vehicular accesses to 51 & 53 Antrobus Road should be to the rear of these dwellings, direct to the new drive, rather than the tandem arrangement proposed.

774. ALCOHOL EXCLUSION ZONES IN AMESBURY

The Committee considered the previously circulated report of the Community Safety Projects Manager.

RESOLVED -

1. That the Alcohol Exclusion Zones be **approved** in accordance with the details described in the previously circulated report.
2. That the Committee acknowledges the need to ensure that preventative strategies aimed at tackling alcohol related disorder, particularly where young people are concerned, are implemented in conjunction with these enforcement measures.
3. That the Area Co-ordinator write to the Amesbury Police informing the Wiltshire Constabulary that it has the full support in this matter from the Northern Area Committee.

775. RURAL FLORAL ENHANCEMENT SCHEME 2003

The Committee considered the previously circulated report of the Parks Manager.

RESOLVED - That £3,500.00 be allocated from the Northern Area Committee Discretionary budget for 2003/04, towards the Rural Floral Enhancement Scheme for 2003, with the details of the scheme delegated to the Parks Manager to implement.

776. EXEMPT BUSINESS

RESOLVED – that the press and public be excluded from the meeting during consideration of agenda item 9 on the ground that it involved the likely disclosure of 'exempt information' as defined in Part 1 of Schedule 12A inserted into the Local Government Act 1972 by the Local Government (Access to Information) Act 1985 as explained below.

Paragraph 12 of the Act, namely: 'Any instructions to Counsel and any opinion of Counsel (whether or not in connection with any proceedings) and any advice received, information obtained or action to be taken in connection with –

- (a) any legal proceedings by or against the authority, or
 - (b) the determination of any matter affecting the authority
- (whether, in either case, proceedings have been commenced or are in contemplation)

SUMMARY OF EXEMPT MATTERS

Agenda Item 13 (minute 777) - In connection with Amesbury Abbey.