

**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 24th April 2003, commencing at 4.30pm.**

Present

District Councillors

Councillor C G Mills - Chairman

Councillor M A Hewitt - Vice Chairman

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

Parish/Town Council and other Representatives:

Parish Councillors Mr P Bailey (Wilsford-cum-Lake), Mr C Butters (South Newton)
Mr Westmoreland (Amesbury Town Council) and Mr K Ilsley (Tenant's Panel)

MINUTES NOT REQUIRING COUNCIL APPROVAL

778. PUBLIC QUESTION TIME

Mr G Burt, of Bulford, asked the Chairman the following question, summarised below:

‘The road between Folly Bottom and Bulford (the A3028) has no footpath and is dangerous for pedestrians and cyclists to use. With the recent and planned future industrial and service sector developments at Solstice Park, use of this route by both cyclists and pedestrians is likely to increase, as some of the workforce will undoubtedly be drawn from the Bulford/Durrington area.

‘This road is the responsibility of the local highway authority (Wiltshire County Council) and from correspondence I have had with them, I understood that instatement of a footpath along this route was to be requested as a condition for development at Solstice Park. Provision of a footpath also forms part of the Amesbury Vision Statement that is pursued by the Amesbury Vision Group.

‘What consultation takes place, prior to development, that gives an opportunity for other local parishes (not necessarily the parish in which development is taking place) to comment on planning applications that affect their area and are there future plans for the instatement of a footpath and/or cycleway along this route, in conjunction with developments at Solstice Park?’

The Chairman answered in two parts:

- All major applications have to be advertised in the Local Press by way of statutory advert. This brings the proposal to the attention of a wider audience than just the parish in which it is located.

Anyone is entitled to make representations to the Local Planning Authority in response to the advertisement within the time period specified in the advertisement. This includes nearby Parish Councils.

For all developments that involve a new access to a highway or a material change in the volume of traffic using the highway, the highway authority (in this area Wiltshire County Council) have to be consulted and its views are taken into account in the determination of the application. The need for highway (and this includes footpaths & bridleways) improvements or alterations will be identified through this consultation process.

Where a development affects a trunk road (e.g. A303) the Highways Agency is also consulted.

- It is not the current policy of the highway authority to provide rural roads (such as the A3028 between Bulford and Solstice Park) with pavements and so it is unlikely that funding for any such pathway/cycleway would be provided.

A number of other options and funding streams have been explored. For example, re-routing the Sustrans cycle route along this route, Salisbury Transport Plan funds, Salisbury District Council funds and other centrally administered funds have all been looked into, but again it is unlikely that these options are either appropriate or realistic as, as yet, there has been no proven likely increase in traffic levels along this route associated with the current developments at Solstice Park.

Mr Burt was allowed a supplementary comment with which he used to urge Salisbury District Council to consider that provision of a wide ranging network of footpaths and cycleways is included in future large development briefs.

779. COUNCILLOR QUESTION/STATEMENT TIME

There were no Councillor questions or statements submitted.

780. MINUTES OF LAST MEETING

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

781. DECLARATIONS OF INTEREST

There were no declarations of interest.

782. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcements:

- Mr Ilsley, the representative of the Tenants' Panel, would like to thank members of the Northern Area Committee for the support they have given the Panel.
- All Northern Area Committee Members have received a letter in connection to a planning application determined at the last meeting of the Committee. The Chairman has replied to this personally and copies of this reply are available from the Chairman, if requested.

- The Chairman wished to thank all Members of the Committee for their business like approach and good humour in the work of this Committee.
- Councillor Wren echoed this, and wished to thank the Chairman and the Vice-Chairman for their commitment to the work of the Committee.

783. CREATING MORE AFFORDABLE HOMES IN SOUTH WILTSHIRE

Councillor Leo, Chairman of the Community and Housing Overview and Scrutiny Panel explained that the purpose of this presentation was to ensure that Councillors understood the importance and implications of delivering affordable housing through the Council's planning policy and development control decisions.

As a result of the Housing Needs Survey, completed in 2002, a total of 797 households per annum had been identified as likely to be seeking affordable housing over the next five years. In addition to this there was a high demand for one and two bedroomed properties.

Councillor Leo went on to explain that where affordable homes are achieved, this is the result of detailed negotiations between housing associations and developers. However, in negotiations, developers are not always keen to provide affordable homes as, understandably, they are keen to maintain the value of the land and their investments.

Andrew Reynolds, Head of Strategic Housing then went on to take Members through the main findings of the Community and Housing Overview and Scrutiny Panel that had investigated the creation of more affordable homes in Wiltshire in 2002 and John Meeker, Principal Planning Officer explained that the Housing Needs Survey in the Northern part of Salisbury District had revealed the figures as set out below:-

Annual need to reduce backlog	= 37
Newly arising need	= 288
Affordable supply	<u>= 102</u>
Overall Shortfall	= 223

It was also commented that where (smaller) 'windfall' plots come forward, a new Wiltshire Wide Housing Enabler post will soon hope to provide localised Housing Needs Surveys to assist in bringing forward small rural schemes that could fit into the planning application cycle.

John Meeker, Principal Planning Officer, informed members that the development of Supplementary Planning Guidance was one key activity identified in the review which would aid in the delivery of affordable housing. Subject to the adoption of the Replacement Local Plan, this guidance would establish ground rules, procedures and advice for all parties involved. The increasing role of planning in delivering the lions share of affordable homes was also emphasised with the allocations in the Local Plan, windfall sites (Policy H24) and rural exceptions policies (Policy H25) being highlighted as key sources of supply.

Further to this, Councillor Leo identified a role for members as part of their activities on the area committees, particularly in determining planning applications.

- Members have a role in helping to look for opportunities where affordable housing can be developed in their communities, particularly local needs proposals in rural areas.
- Members should question applications and their consideration where proposals are submitted just below the thresholds for Affordable Housing (e.g. 14 units - just below the 15 unit Local Plan threshold). Slightly higher densities (without compromising design) can enable some sites to bring more local benefit often for the sake of 1 or 2 further units.

- Members should keep abreast of land sales which result in the potential evasion of affordable housing responsibilities. Breaking down a site into smaller blocks leads to piecemeal development which is less attractive as well as avoiding opportunities to secure affordable homes.

The Officers noted the various points made.

RESOLVED – That the report be noted.

784. APPLICATION NO. S/2002/2236 - FULL APPLICATION - NEW DWELLING AND GARAGES AND ALTERATION TO ACCESS AT LAND ADJACENT TO BECKETS TEAROOMS, HIGH STREET, TILSHEAD, SALISBURY FOR MRS L BAKER

[This application was withdrawn by the applicant.]

785. APPLICATION NO. S/2003/0208 - FULL APPLICATION - PAIR OF SEMI-DETACHED COTTAGES AND TWO VEHICULAR ACCESSES AND ASSOCIATED PARKING AT LAND TO REAR OF 4 KNEW COTTAGES, SOUTH NEWTON, SALISBURY FOR EXECUTORS OF MR L J EISELL

Parish Councillor Mr Butters, speaking on behalf of South Newton Parish Council, informed the Committee that the Parish Council objected to the above application on the grounds of highway safety, congestion and parking issues.

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 provided that the applicant and all other relevant parties enter into a Section 106 Agreement, under the provisions of the Town and Country Planning Act 1990 (as amended), relating to the provision of recreational open space, under Policy R2 of the adopted Salisbury District Local Plan, then 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 external facing materials shall be submitted, and, where so required by the Local Planning Authority, sample panels of the external finishes to confirm brick bond and flint banding, 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.
 3. No development shall commence until a highway visibility splay has been provided to the main A36 road frontage to number 4 Knew Cottages in accordance with the enclosed location plan marked in red. Nothing over 1.0m in height above the adjacent trunk road carriageway shall be planted, erected or maintained in front of the splay line and notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 or any order revoking and re-enacting that order with or without modification, the visibility splay shall not be altered or removed unless and until subsequently otherwise approved in writing by the Local Planning Authority.

4. The dwellings shall not be occupied until the proposed accesses/parking areas have been properly consolidated drained and surfaced in accordance with a scheme to be submitted for consideration and approval by the Local Planning Authority. All works as may be approved in this required scheme shall be commenced and completed prior to the occupation of the dwellings and thereafter retained.
 5. Before development commences, a scheme for the discharge of surface water from the building(s) and the timing for this provision, hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.
 6. No development shall commence until details of the boundary treatments shall be submitted to, and approved in writing by the Local Planning Authority and development shall subsequently accord with the approved scheme.
 7. The chimney stack hereby approved shall project not less than a metre above the adjoining ridgeline.
 8. The rooflights serving the first floor south east elevation shall be obscure glazed and restricted in opening to 100mm to the satisfaction in writing of the Local Planning Authority and shall be permanently retained in this condition thereafter.
 9. No development shall commence until 2 parking spaces and associated access and visibility thereto have been provided to serve 4 Knew Cottages within the blue land. Such parking area, access and visibility splay shall be in accordance with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority and shall be retained in perpetuity.
- b) That the applicant be informed that this permission has been taken in accordance with Policies G1, H20 and R2 of the adopted Salisbury District Local Plan.
 - c) If the applicant does not comply with (a) above within 1 month of the date of this permission, the application is delegated to the Head of Development Services to refuse the proposal on non-compliance with Policy R2.

786. APPLICATION NO. S/2003/0446 - FULL APPLICATION - SINGLE GARAGE AND CONSTRUCTION OF ACCESS AT 26 EARLS COURT ROAD, AMESBURY FOR MR KELLY

Town Councillor Mr Westmoreland, speaking on behalf of Amesbury Town Council, informed the Committee that upon further consideration of the access points, the Town Council withdraws its objection to the above application.

Following receipt of this statement The Committee considered the previously circulated report of 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 and finishes of the external walls and roof of the proposed development hereby permitted shall match in colour and texture that of the existing building.

3. The garage 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.
 4. The garage shown on the approved drawing(s) shall not be converted into a habitable room without the permission in writing of the Local Planning Authority.
- b) That the applicant be informed that this permission has been taken in accordance with Policy G1 of the adopted Salisbury District Local Plan.

787. APPLICATION NO. S/2003/0483 - CHANGE OF USE - CHANGE OF USE FROM AMENITY LAND TO GARDEN AND ERECTION OF RUSTIC TRELLISES AT 8 FOYLES MEAD, WYLYE FOR MRS M G JAMES

The Committee considered the schedule of late correspondence circulated at the meeting, outlining the highways authority's recommendation to refuse this application.

RESOLVED - That the above application be **deferred** to resolve issues relating to highway land and to re-consult the Parish Council.

788. APPLICATION NO. S/2003/0028 - FULL APPLICATION - PROPOSED ERECTION OF 120 BED HOTEL AND ROADSIDE SERVICE AREA AND ASSOCIATED PARKING LANDSCAPING AND ACCESS WAYS TOGETHER WITH DETAILED DRAINAGE AT SOLSTICE PARK, AMESBURY FOR THE AMESBURY PROPERTY COMPANY LIMITED

Mr Martin Smith, agent for the applicant, spoke in support of the above application. Town Councillor Mr Westmoreland, speaking on behalf of Amesbury Town Council, informed the Committee that Town Council supported the above application and is comforted to see a commitment by the Local Planning Authority to the vitality and viability of Amesbury town centre, if the application is approved.

RESOLVED - That the above application be **deferred** for more detailed plans to be displayed at a special presentation meeting to show all development at Solstice Park (approved, present and future) so this application can be considered in context at a future meeting of the Northern Area Committee.

789. RELEASE OF "R2" FINANCIAL CONTRIBUTIONS IN SHREWTON FOR NEW RECREATIONAL FACILITIES

RESOLVED - That £5909.46 of "R2" contributions be released by Salisbury District Council to assist the funding of the recreation scheme outlined in the previously circulated report and the release of monies be made following the receipt of invoices for the works undertaken.

790. DISCRETIONARY FUNDING FOR WINTERBOURNE PARISH COUNCIL

RESOLVED - That £2,490 of the Northern Area Committee's Discretionary Budget for 2002/2003 be released to Winterbourne Parish Council to aid in the completion outlined in the previously circulated agenda.

791. DURRINGTON SWIMMING AND FITNESS CENTRE MANAGING BODY MINUTES

RESOLVED - That the minutes of the Durrington Swimming and Fitness Centre Managing Body meeting of 24th April 2003 be noted.

The meeting closed at: 19.15

Members of the public present: 6