
Minutes

19 June 2003 4.30pm
Antrobus House,
Amesbury

These minutes should be kept for use by District Councillors at the next Council meeting

Present:

Chairman: Councillor M A Hewitt

Vice Chairman: Councillor C G Mills

Councillors: M Baker, R Bojdys, J Brady, D W Brown, J C Noeken, A G Peach, J R G Spencer, I C West, F Westmoreland and T Woodbridge

Parish and Other representatives:

Mr G Burt (Bulford), Mr P. Bailey (Durnford), Mr D Edwards (Tenant's Panel), Mrs B Howells (Cholderton), Mr K Ilsley (Tenant's Panel) and Mr D M Reed (Amesbury Town Council)

Apologies:

Councillors Mrs J M Greville and K C Wren

MINUTES NOT REQUIRING COUNCIL APPROVAL

3. PUBLIC QUESTION TIME

There were no public questions/statements.

4. COUNCILLOR STATEMENT/QUESTION TIME

There were none forthcoming.

5. MINUTES OF THE LAST MEETING

RESOLVED - That the minutes of the previous meeting, held on 24th April 2003 and the minutes of the special meeting, held on 19th May 2003 (both previously circulated), be **approved** as a correct record and signed by the Chairman.

6. DECLARATIONS OF INTEREST

- Councillor Mills declared a personal and prejudicial interest in planning application S/2003/0692 of agenda item 8, having made a financial donation to the organisation's project, and withdrew from the room during consideration thereof.
- Councillor Peach declared a personal and prejudicial interest in agenda item 13, as he is acquainted with the owners of the property involved and he withdrew from the room during consideration thereof.

7. FULL APPLICATION AT FIELD FARM, WINTERSLOW ROAD, PORTON - TO DEMOLISH EXISTING COTTAGES AND OUTBUILDINGS CONSTRUCT 2 NEW DWELLINGS AND CONVERT BARN AND OUTBUILDINGS TO WORKSHOP STABLING (S/2002/1497)

Mr Dougdale, of Petra Developments, agents for the applicant, spoke in support of the above 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 - That in light of the views expressed by the Planning Inspectorate relating to S/2002/0582 the original decision "in principle to approve S/2002/1497 subject to a legal agreement" be rescinded and the above application be **refused** for the following reasons:

1. The proposed development, by failing to tie the brick outbuilding to an ancillary use serving one of the dwellings gives rise to the scope for additional uses to be introduced into a location which is separated from any local serviced communities and likely to be accessed primarily by motor vehicles, contrary to the requirements of policy DP1 of the Wiltshire Structure Plan 2011, C21 of the Adopted Salisbury District Local Plan, and G1 and C24 of the Replacement Salisbury District Local Plan.
2. The proposed dwellings, by virtue of their size in relation to the existing dwellings, together with the siting of unit 2 away from the original footprint fails to comply with the requirements of policy H30 of the Adopted Salisbury District Local Plan and policy H29 of the Replacement Salisbury District Local Plan.
3. The proposed development will by virtue of the size of the new dwellings, their position within the site and the extent of the residential curtilage created result in a domesticated and harmful impact upon this informal rural setting, contrary to the requirements of policy C9 of the Adopted Wiltshire Structure Plan 2011, policy C7 of the Adopted Salisbury District Local Plan and policy C6 of the Replacement Salisbury District Local Plan.
4. Notwithstanding the existence of two vacant dwellings within the site, their re-use is considered to be sufficiently unlikely as to require any redevelopment to meet normal highway visibility sightlines. The proposed development fails to meet the minimum sightline requirements for this fast length of road and therefore represents an unacceptable risk to users of the highway in the vicinity of the sites entrance, contrary to the requirements of policy G1 and H30 of the Adopted Salisbury District Local Plan and policies G2 and H29 of the Replacement Salisbury District Local Plan

5. The proposed development, falls outside the provisions of the replacement dwelling policy and therefore represents the construction of two new dwellings for which no provision has been made for recreational public open space, either on site or by commuted sum payment and the scheme is therefore contrary to the provisions of policy R2 of both the Adopted and Replacement Salisbury District Local Plan.

8. APPLICATION NO. S/2003/0586 - CHANGE OF USE - ALTERATIONS TO AND CONVERSION OF FORMER AGRICULTURAL BUILDINGS TO PROVIDE 11 B1/B8 INDUSTRIAL/STORAGE UNITS AT WISMA POULTRY FARM, BERWICK ST. JAMES, SALISBURY FOR MR AND MRS K E ANDREWS

Mr Burrows, agent for the applicant, spoke in support of the above application. Councillor West, speaking on behalf of Winterbourne Stoke Parish Council, informed the Committee that the Parish Council supports approval of this application as it represented a diversification of rural industry.

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

1. The proposed development, by virtue of its range of uses, scale and location represents a significant employment development which is likely to be served primarily by private motorised vehicles and therefore will increase the number and length of such trips, contrary to the aims to achieve sustainable patterns of development including influencing the rate of traffic growth and reducing the environmental impact of transport overall, as established by the Wiltshire Structure Plan Policy DP1, Replacement Salisbury District Local Plan Policy G1 and PPG13.
2. In the absence of any Traffic Assessment the Local Planning Authority is not convinced that the resultant traffic arising from this development can be safely accommodated within existing road capacities, including the A.303, A.36 and B.3083 and therefore the scheme is considered to be contrary to the requirements of Policy G1 (iv) and C21 (ix) of the Adopted Salisbury District Local Plan, and policies G2 (ii) and C24 (ix) of the Replacement Salisbury District Local Plan.
3. The County Class II road B3083, by reason of its restricted width, poor alignment and sub-standard junction with the Trunk Road A.36 at Stapleford is considered unsuited to serve as a means of access to the proposed development, contrary to the requirements of Policy G1 (iii) of the Adopted Salisbury District Local Plan and Policy G2 of the Replacement Salisbury District Local Plan.
4. Vehicles resulting from the proposed development leaving the site access at a point where visibility from and of such vehicles is restricted, would be a source of danger to other road users to the detriment of highway safety, contrary to the requirements of Policy G1 (iii) of the Adopted Salisbury District Local Plan and Policy G2 of the Replacement Salisbury District Local Plan.
5. The proposed development, by retaining two large and utilitarian structures, in addition to the introduction of vehicle parking areas and any ancillary outside storage and signage required for the normal operation of the resultant development will represent an alien and harmful form of development within the

open countryside setting of the Special Landscape Area, contrary to the requirements of Policy C7 of the Adopted Salisbury District Local Plan and Policy C6 of the Replacement Salisbury District Local Plan.

9. APPLICATION NO. S/2003/0766 - FULL APPLICATION - SINGLE STOREY EXTENSION TO FRONT AND SIDE AT 14 BEAULIEU ROAD, AMESBURY FOR MR YOUNG

Town Councillor Mr Reed, of Amesbury Town Council, informed the Committee that the Town Council did not object to this 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** for the following reason:
 - 1. There is insufficient character in the streetscape to merit refusal of this application.
- 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. The materials and finishes of the external walls and roof of the proposed development hereby approved shall match in colour and texture those of existing buildings.
 - 3. There shall be no windows in the side elevation hereby permitted.

10. APPLICATION NO. S/2003/0885 - FULL APPLICATION - TEMPORARY PORTAKABIN STYLE SHOP AND CATERING UNIT (6 MONTH DURATION EACH YEAR) AT STONEHENGE, AMESBURY FOR ENGLISH HERITAGE

Mr Peter Carson, speaking on behalf of the applicant, spoke in support of the above application. Town Councillor Mr Reed, speaking on behalf of Amesbury Town Council, informed the Committee that the Town Council supported the above application as the impact of the development had been overstated and it was important to strike a balance between the need to enhance visitor facilities and to protect the Stonehenge environment.

Following receipt of these statements, The Committee considered the previously circulated report of the Head of Development Services.

RESOLVED - That the above application be **refused** for the following reason:

- 1. The proposed structure, by virtue of its size and presence on site will represent the further expansion of a complex which fails to either protect or enhance the setting of the stone circle, wider World heritage site setting or the Special Landscape, contrary to the provisions of Policies CN29 and C7 of the Adopted Salisbury District Local Plan, Policies CN24 and C6 of the Replacement Salisbury District Local Plan and Objectives 9, 10 and 11 of the Adopted Supplementary Planning Guidance Document, Stonehenge World Heritage Site Management Plan.

11. APPLICATION NO. S/2002/1875 - CHANGE OF USE - PROPOSED CONVERSION OF 2 EXISTING BARNs INTO A SINGLE DWELLING AND COVERED PARKING AND ALTERATION TO ACCESS AT MANOR FARM, CHOLDERTON, SALISBURY FOR J M & F E CASTLE

Mrs Castle, the applicant, spoke in support of the above application. Mrs B Howells, speaking on behalf of Cholderton Parish Council, informed the Committee that the Parish Council supported the application as the site represented a public safety issue and redevelopment of the site would secure its future.

Following receipt of these statements and a site visit that afternoon, Members 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 reason:
 1. The refurbished barn will maintain an important contribution to the setting and the opportunity to retain public access to the playing field and equestrian centre represents an important planning gain over the extant consent.
- b) And 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 transfer of existing provision of recreational open space to the current application, under Policy R2 of the adopted Salisbury District Local Plan and the securing of permanent public access across accessway, 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. This development shall be in accordance with the amended drawings ref: 990709-11, deposited with the Local Planning Authority on 29th May 2003 and 990709-01D, received on 9th June 2003, unless otherwise agreed to in writing by the Local Planning Authority.
 3. 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 site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
 4. Prior to the commencement of development, you shall have approved in writing by the Local Planning Authority, details at a scale of not less than 1:10 of the new openings to include sections through door and window frames, eaves and gable junctions.
 5. All rooflights hereby approved shall be of a Conservation Area type such that they do not project above the adjoining roof-plane.
 6. The external parts of any flues to the heating appliances shall be finished in black.
 7. Prior to commencement of development, you shall submit to and have approved in writing by the Local Planning Authority details of all elevational treatments together with proposed finishes to the garage/outbuilding hereby approved.

8. No development shall take place until details of the treatment of the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Any tree screening, hedges, walls or fences thus approved shall be planted/erected prior to the occupation of the buildings.
9. 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 details as so approved unless otherwise agreed to in writing by the Local Planning Authority.
10. No development shall take place until there has been submitted to and approved in writing 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 during the course of development.
11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation 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 moved 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.
12. The building shall not be occupied until a means of vehicular access has been constructed in accordance with approved plans.
13. The access track indicated on approved drawing 990709-01D shall be finished to the satisfaction of the Local Planning Authority prior to the first occupation of the dwelling hereby approved.
14. The building shall not be occupied until the area shown on the plan attached hereto, has been drained and surfaced [or other steps as may be specified], in accordance with details submitted to and approved in writing by the Local Planning Authority and that area shall not thereafter be used for any purpose other the parking of vehicles.
15. Notwithstanding the provisions of Classes A-H of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order, with or without modification), there shall be no extensions to the dwelling[s] nor the erection of any structures within the curtilage unless otherwise agreed to in writing by the Local Planning Authority upon submission of a planning application in that behalf.
16. Notwithstanding the provisions of Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order, with or without modification), no windows/dormer windows [other than those expressly authorised by this permission] shall be constructed.

**12. APPLICATION NO. S/2002/1876 - LISTED BUILDING (WORKS) -
CONVERSION OF 2 BARNs INTO SINGLE DWELLING AND COVERED**

PARKING AND ALTERATION TO ACCESS AT MANOR FARM, CHOLDERTON, SALISBURY FOR J M & F E CASTLE

Following 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 reason:
 - 1. The opportunity to retain the reduced scale barn outweighs its likely overall loss which is likely given the poor condition which the barn is in now.
- 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. This development shall be in accordance with the amended drawings ref: 990709-11, deposited with the Local Planning Authority on 29th May 2003 and 990709-01D, received on 9th June 2003, unless otherwise agreed to in writing by the Local Planning Authority.
 - 3. 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 site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
 - 4. Prior to the commencement of development, you shall have approved in writing by the Local Planning Authority, details at a scale not less than 1:10 of the new openings to include sections through door and window frames, eaves and gable junctions.
 - 5. All rooflights hereby approved shall be of a Conservation Area type such that they do not project above the adjoining roof-plane.
 - 6. The external parts of any flues to the heating appliances shall be finished in black.
 - 7. Prior to commencement of development, you shall submit to and have approved in writing by the Local Planning Authority a scheme which sets out the methods to be used to retain existing timbers within the conversion works.
 - 8. Notwithstanding the provisions of Classes A-H of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order, with or without modification), there shall be no extensions to the dwelling[s] nor the erection of any structures within the curtilage unless otherwise agreed to in writing by the Local Planning Authority upon submission of a planning application in that behalf.
 - 9. Notwithstanding the provisions of Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order, with or without modification), no windows/dormer windows [other than those expressly authorised by this permission] shall be constructed.

10. Prior to the commencement of development, you shall submit to and have approved in writing by the Local Planning Authority a programme for the phasing of all construction works hereby approved. The programme shall retain the two bays proposed for demolition *in situ* until the final phase of the conversion programme.

13. APPLICATION NO. S/2003/0028 - FULL APPLICATION - 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 P Bailey spoke to encourage the developers to fulfil all the requirements of English Nature that are incorporated into the planning conditions. Mr Martin Smith, agent for the applicant, spoke in support of the above application. Town Councillor Mr Reed, speaking on behalf of Amesbury Town Council, informed the Committee that the Town Council supported the above application.

Following receipt of these statements and a prior presentation from the applicant, 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 subject to the appropriate assessment raising no issues of concern to either Competent Authority or its Advisory Bodies, then the above application be **delegated to the Head of Development Services to approve** on completion of a deed of variation to tie this application to the existing Section 106 agreements dated 26/01/00 and deed of variation dated 18/07/02, 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. This development shall be in accordance with the following drawings; 22043 ss(-) 105 rev A , deposited with the Local Planning authority on 3/01/03, amended drawing[s] ref: 22043 ss(-) 101 Rev F, 102 rev F , 104 rev E, 103 deposited with the Local Planning Authority on 14/03/03 and 103 rev E deposited with the Local Planning Authority on 10/04/03 unless otherwise agreed in writing by the Local Planning Authority.
 3. 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.
 4. No development shall take place until a scheme for the treatment and disposal of foul and surface water have been submitted to and approved by the Local Planning Authority, such scheme to include interceptors for surface water drainage. The implementation of the system shall be carried out in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority. The surface water drainage scheme shall be designed to accommodate surface water from a 1 in 100 year event.
 5. No development approved by this permission shall commence until the Local planning Authority is satisfied that adequate sewerage infrastructure will be

in place to receive foul effluent discharges from this site. No buildings or uses hereby permitted shall be occupied or brought into use until such infrastructure is in place.

6. No development approved by this permission shall take place until pollution prevention measures have been approved by the Local Planning Authority. The pollution prevention measures should be implemented prior to commencement of construction.
7. No development approved by this permission shall be occupied or brought into use until pollution prevention proposals have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved plans.
8. No development of any buildings shall occur until the structural landscaping scheme, as approved by the Local Planning Authority under s/02/1714 has been implemented and the proposed woodland planting as detailed on drawing no.jwl.0269.170A has been undertaken unless otherwise agreed in writing by the Local Planning Authority.
9. 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.
10. 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.
11. No development shall take place until the Traffic Orders for the Folly Bottom Junction have been confirmed and the works have commenced.
12. No occupation of any part of the development shall take place until the works for the all movements Folly Bottom Junction have been completed and the junction is open for use unless otherwise agreed in writing by the Local Planning Authority.
13. There shall be no occupation of any building until a defined pedestrian crossing point across Porton Road (in a position to be agreed in writing by the Local Planning Authority) has been provided to link with existing pedestrian facilities.
14. No development shall take place that affects bridleway 29 until it has been formally diverted. All public rights in respect of Bridleway 29 shall be safeguarded.
15. No development shall take place within the area of the application until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in May 2002.

16. Before 31st January 2004 a full report on the archaeological excavation and watching brief shall be submitted to and approved by the Local Planning Authority.
17. There shall be no sales of alcohol from the premises other than within the hotel.
18. 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.
19. The material to be used for the roofing of the buildings shall be pre patinated.
20. No building permitted shall be occupied until a crossing point has been provided on Porton Road, a bus stop has been provided on London Road in accordance with the sustainable transport plan drawing plan 2. And a pedestrian link has been constructed, surfaced and drained between this site and the aforementioned bus stop.
21. No development shall take place until details of the external lighting of the pedestrian /cycle routes within and to the site within 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.
22. Notwithstanding the provisions of the Town & Country Planning Control of Advertisement Regulations 1992, (or any regulations revoking or re enacting such regulations), there shall be no signs erected on the buildings or on the forecourts thereof without the prior express consent of the Local Planning Authority.
23. No building construction shall take place until the primary road infrastructure shown on drawing no. ss(--) 102 revision F has been provided to base coat standard and is available for use. No building shall be occupied until the roads, parking areas, service yards, cycleways and pedestrian links shown on drawing no. no. ss(--) 102 revision F have been surfaced, drained & made available for use.
24. No retailing shall take place other than within the areas designated as 'retail' or 'retail/fuel payment' on drawing no. ss(--)103 rev E. The retail/fuel payment area shall operate solely as ancillary to the petrol filling station use and should that use cease, the retail use of this area must cease also.
25. The size of the retail units shall restricted to that shown on drawing no. ss(--)103 rev E. There shall be no amalgamation of the units without the prior express written consent of the Local Planning Authority. Details of the first (and each subsequent) occupier of each unit shall be notified to and agreed in writing by the Local Planning Authority before that occupier commences trading.
26. The restaurant hereby permitted shall be for the purposes of consumption of food on the premises and shall not include take-away facilities without the prior express written consent of the Local Planning Authority.
27. Any additional conditions required as a result of consultation responses in respect of the habitat regulations or the Environmental Statement.

- b) That the applicant be informed that this permission has been taken in accordance with Policies E7 and G1 of the adopted Salisbury District Local Plan.
- c) That if a) above is not complied with the Head of Development Services be delegated to refuse the application on the grounds of non compliance with the Habitats regulations and the Town & country Planning Act.

14. APPLICATION NO. S/2003/0267 - FULL APPLICATION - TWO STOREY SIDE EXTENSION EXTEND REAR LEAN TO AT 20 LOWER WOODFORD ROAD, SALISBURY FOR MR AND MRS D KING

Mr D King, the applicant, spoke in support of the above 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 development hereby permitted shall be begun before the expiration of five years from the date of this permission.
 - 2) There shall be no additional windows on extension other than those permitted unless otherwise agreed in writing by the Local Planning Authority.
 - 3) The window to the first floor ensuite bathroom on the south elevation as shown on approved drawing K/283/4 shall be obscure glazed to the satisfaction in writing of the Local Planning Authority prior to the room being brought into use, and shall be maintained in this condition thereafter.
 - 4) Before development commences, a scheme for the discharge of surface water from the extension hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.
 - 5) All waste from the extension hereby permitted shall be taken to a suitably sized and constructed containment system, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the use of the building.
 - 6) 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.
- b) That the applicant be informed of the following:
 - 1. This permission has been taken in accordance with Policies G2, C7, H20, CN12 and CN14 of the adopted Salisbury District Local Plan.
 - 2. Wessex Water - There is a water main in the vicinity of the proposal. It will be necessary for the developer to agree a point of connection onto the system for the satisfactory supply of water for the proposal. It is recommended that the developer should agree with Wessex Water prior to the commencement of any works on site.

15. APPLICATION NO. S/2003/0298 - FULL APPLICATION - CONSTRUCTION OF SINGLE DWELLING AT FAIRVIEW PARK, PORTON ROAD, AMESBURY FOR MR AND MRS J STOKES

Mr Clive Spencer, agent for the applicant, spoke in support of the above application. Town Councillor Mr Reed, of Amesbury Town Council, informed the Committee that the Town Council no longer had objections to this 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 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 commences a comprehensive scheme for the layout of the site and adjoining lands for the stationing of touring caravans, lorries, rides, equipment, and a maximum of six mobile homes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - (a) the number of touring caravans, lorries, rides and associated equipment and areas allocated within the site, and adjoining lands for their parking, storage and maintenance.
 - (b) the area allocated for the maintenance, testing and repair of vehicles, rides and associated equipmentThe scheme shall be agreed in writing with, and thereafter maintained to the satisfaction of, the Local Planning Authority.
 3. The maintenance, testing and repair of vehicles, rides and equipment, shall be restricted to the area defined in Condition 2 above, unless otherwise agreed in writing with the Local Planning Authority.
 4. 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.
 5. No development shall take place until details of any earthworks, service runs and any excavations below 1metre in depth have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land, including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out and hereafter maintained in accordance with the approved details.
 6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable

agreed in writing with the Local Planning Authority) Development shall be carried out and hereafter maintained in accordance with the approved details.

7. No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.
8. If within a period of 3 years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, [or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective,] another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
9. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approval of plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made without the written consent of the Local Planning Authority.
10. No trees on the site shall be felled, topped or lopped without the previous written consent of the Local Planning Authority until two years after completion of the development hereby permitted. Any trees being severely damaged, becoming seriously diseased, or dying before the end of that period shall be replaced with others of a size, species and in a location to be agreed in writing by the Local Planning Authority.
11. The development hereby permitted shall not commence until details of all vehicle parking and turning space within the site have been submitted to and approved in writing by the Local Planning Authority; and the development shall be undertaken and maintained in accordance with those approved details.
12. Development shall not begin until a scheme for drainage works has been submitted to and agreed in writing with the Local Planning Authority. The foul and surface water drainage shall be carried out and maintained in strict accordance with the agreed scheme.
13. The use of the site for the repair, maintenance or testing of vehicles shall not take place except between the hours of 0800 to 1800 on Mondays to Fridays, 0800 to 1300 on Saturdays, and not at all on Sundays and Public Holidays.
14. There shall be no external lighting of the site without the prior written permission of the Local Planning Authority.
15. Prior to works commencing the measures necessary for the abatement and containment of contamination or landfill gas taken to avoid risk to the public or the environment shall be agreed in writing with the Local Planning Authority, and the works shall be carried out in accordance with the agreed measures.

16. Details of all service facilities, sheds, outhouses, or any buildings associated with the development shall be submitted to and agreed in writing by the local planning authority, before development commences, and shall be constructed in accordance with the agreed details to a timescale to be agreed with the Local Planning Authority, and any works shall thereafter be maintained in accordance with those details.
 17. 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 fences, gates or walls, shall be erected within the site without the prior written consent of the Local Planning Authority.
 18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), the areas allocated under the provisions of condition 2 of this permission for the maintenance, testing and repair of vehicles, rides car parking and servicing areas shall not be used for any other purpose without the prior approval by the Local Planning Authority of a formal planning application in that behalf.
 19. In 1 month from the date of this consent, details of the work to form the access shall be submitted to and agreed in writing by the Local Planning Authority and approved works shall be carried out within 2 months of the date of this consent. The works shall thereafter be maintained to the standard agreed.
 20. The occupation of the dwelling shall be limited to a person or persons solely or mainly working, or last working in the locality as a showman or showperson who is or who are members of the Showmens Guild or a widow or widower of such a person and to any resident dependants.
 21. 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.
- b) That the applicant be informed of the following:
1. That the applicant be informed that this permission has been taken in accordance with Policies H16, G1, R2 of the adopted Salisbury District Local Plan and H31, G1, G2 and R2 of the Replacement Salisbury District Local Plan.
 2. You are advised to contact the Local Planning Authority prior to any submission of details so that compliance with Policy R2 can be discussed.
 3. The developer is required to protect the integrity of Wessex systems and agree prior to the commencement of works on site, any arrangement for the protection of the infrastructure crossing the site. We advise that this should be agreed as early as possible and certainly before the developer submits to the Council and Building Regulations application.
 4. That if the applicant does not comply with (a) above the application is delegated to the Head of Development Services to **refuse** the proposal on non-compliance with Policy R2.

22. APPLICATION NO. S/2003/0459 - FULL APPLICATION - FORMATION OF TWO BEDROOMS AND BATHROOMS IN APPROVED DWELLING TO BE CONSTRUCTED AT TROUTBECK, IDMISTON ROAD, PORTON FOR MR AND MRS BARTON

Mr Barton, the applicant, spoke in support of the above 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 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, 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. There shall be no additional first floor windows on the side (west) elevation or on the north or south roof slopes of the dwelling other than those hereby permitted unless otherwise agreed in writing by the Local Planning Authority.
- b) That the applicant be informed that this permission has been taken in accordance with Policies G1, C7 and H16 of the adopted Salisbury District Local Plan.

23. APPLICATION NO. S/2003/0692 - FULL APPLICATION - EDUCATION ANNEXE TO EXISTING MEETING ROOM AND OFFICES AT WILTSHIRE WILDLIFE NATURE RESERVE, LANGFORD LAKES, STEEPLE LANGFORD FOR THE WILTSHIRE WILDLIFE TRUST

Dr Gary Mantle, on behalf of the Wiltshire Wildlife Trust, spoke in support of the above application. Ms Harris, on behalf of Steeple Langford Parish Council, informed the Committee that the Parish Council supported the application in principle, but had some concerns over highway safety on the access roads.

Following receipt of these statements and a site visit that afternoon, Members 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 subject to receipt of information that meets the requirements of the Wildlife and Countryside Act in respect of the existing bat roost, 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. 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. These shall be set a minimum of 600mm above the 1 in 100 year flood level.

3. 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.
 4. The extension hereby permitted shall be used solely as ancillary accommodation to the existing offices/meeting room and for purposes ancillary to the use of the site as a nature reserve and for no other purpose without the prior express consent of the Local Planning Authority.
 5. The extension hereby permitted shall not be occupied until all necessary works for the drainage of foul and surface water from that building have been completed in accordance with details to be submitted to and approved by the Local Planning Authority.
 6. No development shall take place until details of measures to reduce light pollution from the conservatory area at night have been submitted to and agreed in writing by the Local Planning Authority the building shall not be occupied until the measures thus agreed have been carried out.
 7. No development shall take place until a further survey to ascertain an accurate assessment of the bat population has been submitted to and approved in writing by the Local Planning Authority and license has been obtained from the Department of Environment, Farming and Rural Affairs. Development shall then be undertaken in accordance with recommendations contained in the survey.
 8. No development shall take place until a scheme for signing the development from each end of Duck Street, for both vehicles and pedestrians has been submitted to and approved in writing by the Local Planning Authority.
- b) That the applicant be informed that this permission has been taken in accordance with Policies C1, C2, C12, C13, C17, C18, C24, R10 and R12 of the adopted Salisbury District Local Plan.

24. APPLICATION NO. S/2003/0767 - FULL APPLICATION - UPDATING SUB STANDARD BUILDING INCLUDING RAISING ROOF HEIGHT TO ACCOMMODATE UPPER FLOOR AND DEMOLITION OF SIDE EXTENSION AT THE BEAMS, 50 SALISBURY ROAD, BULFORD FOR MR & MRS CARR

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. There shall be no additional windows on the north east and south west roof slopes other than those hereby permitted unless otherwise agreed in writing by the Local Planning Authority.
 3. 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. (D04A)

- b) That the applicant be informed that this permission has been taken in accordance with Policies G1 and H16 of the adopted Salisbury District Local Plan.

25. APPLICATION NO. S/2003/0632 - FULL APPLICATION - INSTALLATION OF PLAY EQUIPMENT (RETROSPECTIVE) AT PORTON PLAYING FIELD, WINTERSLOW ROAD, PORTON, SALISBURY FOR IDMISTON PARISH COUNCIL

Following 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**.
- b) That the applicant be informed that this permission has been taken in accordance with Policies G1 and R4 of the adopted Salisbury District Local Plan and G1, G2 and R5 of the draft replacement Salisbury District Local Plan.

26. SOUTH WILTSHIRE AREA GRANTS (SWAG) REVIEW PANEL REPRESENTATION

The Committee considered the membership of the South Wiltshire Area Grants Review Panel.

RESOLVED - That:-

- a) Councillors Bojdys, Mills and Noeken be appointed as District Council representatives on the SWAG Review Panel; and
- b) Parish Councillor Eyre be appointed as the Parish Council representative on the SWAG Review Panel.

27. REPRESENTATION ON OUTSIDE BODIES

The Committee considered the report of the Members' Support and Information Officer.

RESOLVED - That:-

- a) Councillors R Bojdys, Mrs J M Greville, I C West and T Woodbridge be appointed to sit on the Durrington Swimming and Fitness Centre Managing Body; and
- b) It be noted that Councillor Mills has two remaining years appointed to the Amesbury Sports Centre Managing Body.

28. EXEMPT BUSINESS

RESOLVED – that the press and public be excluded from the meeting during consideration of agenda item 13 on the grounds 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 29) - In connection with Amesbury Abbey.