

Minutes

14 August 2003 4.30pm
The Beeches Family Centre, Bulford Camp,
Bulford

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, D W Brown, Mrs J M Greville, J C Noeken, A G Peach, I C West, F Westmoreland, T Woodbridge and K C Wren

Parish and Other representatives:

Mr G Burt (Bulford), Mr K Ilsley (Tenant's Panel), Mr Holliday (Wyllye)

Apologies:

Councillors J Brady and J R G Spencer

MINUTES NOT REQUIRING COUNCIL APPROVAL

48. PUBLIC QUESTION TIME

There were no public questions/statements.

49. COUNCILLOR STATEMENT/QUESTION TIME

Councillor West made the following statement, summarised below:

"In my Ward there are five Parish Councils. Of these five, 3 have temporary Clerks and two have this position vacant. I believe that this is due to the high workload placed on Parish Clerks, due to the increasing amount of consultation and other documents which they receive.

"The District Council maybe able to assist Parish Clerks in easing their workload to encourage more people to take up the Clerk role. For example, by supplying 'executive summaries' or in using internet links to 'point' Clerks in the direction of documents that may be of interest to the parish, rather than using bulk mail-outs"

Councillor Noeken made the following observation:

"The Parishes may be aided in the future, particularly with regards to planning issues, by the provision of computers and internet services, by the District Council."

The Chairman thanked the two Councillors for their comments and endeavoured to investigate his issue.

50. MINUTES OF THE LAST MEETING

RESOLVED - That the minutes of the previous meeting, held on 17th July 2003 (previously circulated), be **approved** as a correct record and signed by the Chairman.

51. DECLARATIONS OF INTEREST

There were no declarations of interest.

52. LAND ADJACENT TO 8 FOYLES MEAD, WYLYE

Mr Steve Atwell, a resident of 8 Foyles Mead, spoke in objection to enforcement action. Mr Mark Roots, speaking on behalf of himself and other nearby residents, spoke in support of enforcement action.

Following receipt of these statements, the Committee considered the previously circulated report of the Enforcement Officer.

RESOLVED -

- a) that the Head of Legal and Property Services be authorised to issue an Enforcement Notice under the Town and Country Planning Act 1990 (as amended) and serve it on the appropriate persons;

Alleging the following breach of planning control:

Without planning permission: The material change of use of the land from amenity land to residential garden and operational development consisting of the erection of 2 pergolas, a shed and a timber trellis fence.

Requiring the following steps:

- (i) Cease the use of the land as residential garden;
- (ii) Demolish the operational development consisting of the shed and 2 pergolas and remove the resulting materials from the land;
- (iii) Demolish the operational development consisting of the trellis fence and remove the resulting materials from the land;
- (iv) Reinstate the land to its previous condition as a landscaped amenity area by removal of the ornamental planting and other features and re-seeding with grass.]

Reasons for serving the notice:

The site is prominent in the street scene lying at the entrance to a modern housing development, and is within the Wyllye Designated Conservation Area. The authorised use of the site as a landscaped amenity area contributed strongly to the pleasant, spacious layout of the adjacent housing development and also to the semi-rural characteristics of this edge of village location. Use as domestic garden and the introduction of ornamental planting, together with the erection of trellis fencing, shed and pergolas, has given the site an obviously residential appearance, serving to erode the boundary of the built-up area and the countryside. It has also created an undue sense of enclosure in the street scene at this juncture, out of keeping with the pleasant, open spatial characteristics of the layout of the adjacent housing development. The above is all seriously detrimental to the character and appearance of the Conservation Area and the

retention of the development would therefore be contrary to policies G2 (iv), CN8, CN11 and D2 of the Adopted Replacement Salisbury District Local Plan.

Timeframe for compliance:

- (i) 6 months;
 - (ii) 6 months;
 - (iii) 6 months;
- b) that the applicant be informed that this enforcement action has been taken in accordance with Policies G2 (iv), CN8, CN11 and D2 of the Adopted Replacement Salisbury District Local Plan.

53. APPLICATION NO. S/2003/0425 - FULL APPLICATION - EXTENSION INCLUDING RAISING LEVEL OF ROOF TO FORM FIRST FLOOR INCLUDING DORMER WINDOWS LANDSCAPING INCLUDING REPLACEMENT OF PART OF BANK WITH RETAINING WALL AT WAYSIDE, GOMELDON, SALISBURY FOR MR & MRS GIBBONS

Mr Robin Gibbons, the applicant, spoke in support of 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 - That the above application be **refused** for the following reason:

1. The proposal to spread and level the excavated materials from the bank and reinstate the topsoil and grass within the floodplain of the River Bourne will increase the risk of flooding, contrary to policy G4 of the Salisbury District Local Plan.

54. APPLICATION NO. S/2003/0953 - FULL APPLICATION - 4 BED HOUSE DOUBLE GARAGE ACCESS AT BRADLEIGH LAND ADJACENT TO ROLLESTONE ROAD, SHREWTON SALISBURY FOR MR P A TUFF

Councillor Mills, speaking on behalf of Shrewton Parish Council, informed the Committee that the Parish Council believed that if a number of smaller units were built on the site (as outlined in the reason for refusal 3. in the officer's report), this would exacerbate highway safety issues to an extent to warrant refusal.

Following receipt of this statement, the Committee considered the previously circulated report of the Head of Development Services.

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

1. The proposed development will generate increased pedestrian and vehicular traffic on a highway lacking adequate footways at a point on a bend where visibility is restricted such that vehicles entering, turning off and standing within the B3083 Rollestone Road would impede, endanger and inconvenience other road users to the detriment of highway and pedestrian safety contrary to the policy G2(i) of the Adopted Replacement Salisbury District Local Plan.
2. The siting and design of the proposed development would create an excessively large and overbearing dwelling to the detriment of neighbouring residential

amenity and at odds with the character of the locality contrary to policy G2 (v) and (vi) of the Adopted Replacement Salisbury District Local Plan.

3. The proposed development does not make best use of a potential residential development site that with improved access arrangements and appropriate layout details could accommodate two smaller properties and be a more sustainable development providing a mixture of house types to the locality to meet the requirements of PPG 3 for the more efficient use of land as referenced in paragraphs 46 to 57 and Annex C of this national policy document.
4. The proposed development fails to make provision for public recreational open space requirements and is therefore contrary to Policy R2 of the Adopted Replacement Salisbury District Local Plan.

55. APPLICATION NO. S/2003/1074 - FULL APPLICATION - EXTENSION & ALTERATIONS AT 75 COUNTESS ROAD, AMESBURY FOR C DENNARD

Mr Chris Dennard, the applicant, spoke in support of the above application. Councillor Westmoreland, speaking on behalf of Amesbury Town Council, informed the Committee that the Town Council did not object to 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.

RESOLVED -

- a) that the above application be **approved** on the basis that:
 1. The proposed development reflects the diverse character and scale of the street-scape and can be accommodated within the size of the plot.
- b) 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 hereby permitted shall match those used in the existing building.
 3. 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/dormer windows [other than those expressly authorised by this permission] shall be constructed.
- c) and that the applicant be informed that this permission has been taken in accordance with Policies G2 and D3 of the Adopted Replacement Salisbury District Local Plan.

56. APPLICATION NO. S/2003/1313 - FULL APPLICATION - CONSTRUCTION OF 8 RETAIL/OFFICE UNITS AND 20 FLATS ASSOCIATED PARKING AND CONSTRUCTION OF PEDESTRIAN ACCESS AT FORMER SITE: PITTS GARAGE, CORNER OF HIGH STREET AND THE CENTRE OF AMESBURY FOR AMESBURY REDEVELOPMENT PARTNERSHIP

Councillor Westmoreland, speaking on behalf of Amesbury Town Council, informed the Committee that the Town Council had no objections to the development in principle, but had some concerns over the width of the proposed pavement.

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

1. The proposed development as submitted, fails to demonstrate that it will not have a detrimental impact upon a known or potential site of archaeological interest, contrary to the requirements of policies CN21 and CN23 of the Adopted Replacement Salisbury District Local Plan.
2. The proposed development, by virtue of the limited pavement width and removal of internal pavement to provide for additional parking space would be detrimental to the interests of pedestrian safety, and as such is contrary to the requirements of policy G2(i) of the Adopted Replacement Salisbury District Local Plan.
3. The overall design qualities of the proposed development do not achieve the standards necessary to preserve or enhance this important location at the gateway to Amesbury as well as its context within the Conservation Area and setting for the adjoining listed building contrary to the requirements of policies D2, CN3, CN5, CN8 & CN11 of the Adopted Replacement Salisbury district Local Plan.
4. The development fails to make provision for affordable housing needs in a location where there is an identified need for a variety of forms of social housing provision, contrary to the requirements of policy H25 of the Adopted Replacement Salisbury District Local Plan.
5. The proposed development fails to make provision for the needs of recreational public open space within Amesbury and is therefore contrary to the provisions of policy R2 of the Adopted Replacement Salisbury district Local Plan.
6. The proposed development fails to address the need to reduce private vehicle movements through the implementation of a Green Travel Plan and the promotion of alternative modes of transport, contrary to the requirements of policy DP3 of the Adopted Wiltshire County Structure Plan 2011 and policy G1 (i) of the Adopted Replacement Salisbury District Local Plan.

57. APPLICATION NO. S/2003/1206 - OUTLINE APPLICATION - TWO BEDROOM CHALET BUNGALOW AND GARAGE WITH ALTERATIONS TO ACCESS AT LAND BETWEEN SOUTH MILL ROAD AND SALISBURY ROAD, AMESBURY FOR STONEHENGE CONSTRUCTION

Councillor Westmoreland, speaking on behalf of Amesbury Town Council, informed the Committee that the Town Council objected to the above application on highway safety grounds.

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. Approval of the details of the siting, design and external appearance of the building[s], the means of access thereto and the landscaping of the site

(hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

2. Plans and particulars of the reserved matters referred to in condition above, relating to the siting, design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
 3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
 4. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
 5. Notwithstanding conditions 1 and 2 above, the access to the development shall be laid out in accordance with the attached drawing number 2003/14/1 prior to the occupation of the dwelling and shall remain ungated at all times.
 6. Notwithstanding conditions 1 and 2 above, the vehicle parking and turning area shall be provided in accordance with the attached drawing number 2003/14/1 prior to the occupation of the dwelling and shall be maintained for that purpose only thereafter.
 7. Visibility shall be provided at the site access with nothing over 1.0m in height above the adjacent carriageway level being planted, erected or maintained in front of a line measured 2.0m back into the site access extending across the whole site frontage in the form of a parallel strip.
 8. The access/parking/vehicle turning area shall be properly consolidated and surfaced (not with loose stone or gravel) prior to the occupation of the dwelling, in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority.
 9. 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.
 10. The building(s) shall not be occupied until works for the disposal of sewage have been provided on site to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Local Planning Authority.
 11. No building hereby permitted shall 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.
 12. Prior to the commencement of development you shall write to and have approval in writing from the Local Planning Authority a scheme for the provision of public recreational open space.
- b) and that the applicant be informed that this permission has been taken in accordance with Policies H16, G2 and R2 of the Adopted Replacement Salisbury District Local Plan.

58. APPLICATION NO. S/2003/1460 - FULL APPLICATION - PROPOSED SINGLE STOREY EXTENSIONS AND INTERNAL ALTERATIONS TO CREATE A PUBLIC SERVICE OFFICE FOR AMESBURY AT AMESBURY LIBRARY & HEALTH CENTRE, SMITHFIELD STREET, AMESBURY FOR SALISBURY DISTRICT COUNCIL

Councillor Westmoreland, speaking on behalf of Amesbury Town Council, informed the Committee that the Town Council was keen to see an adequate boundary treatment to the site.

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. 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.
 3. Before any development is commenced on the site, including site works of any description, all the existing trees to be retained shall be protected by a fence, of a type and in a position to be approved by the Local Planning Authority, erected around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (50mm) or more shall be left unsevered (See British Standard BS 5837:1991, entitled 'Trees in relation to Construction'.
 4. 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.
 5. 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.
 6. You shall submit to, and have approved in writing by the Local Planning Authority a scheme for the demarcation of all parking spaces serving the development, and the car parking layout shall be completed in accordance with the approved scheme prior to the first occupation by new user groups.

7. No development shall commence until improvements to pedestrian crossing facilities linking the One Stop Shop to the town centre and car park have been constructed to the satisfaction in writing of the Local Planning Authority.
 8. No development shall commence until a Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority. Such a plan shall include provisions for monitoring and enforcement of its provisions.
 9. No development shall take place until details of the treatment of the School Road boundary have been submitted to and approved in writing by the Local Planning Authority. Any tree screening, walls or fences hereby approved shall be planted/erected prior to the occupation of the dwelling.
- b) and that the applicant be informed that this permission has been taken in accordance with Policies G1, G2, D2, D3 and PS1 of the Adopted Replacement Salisbury District Local Plan.

59. APPLICATION NO. S/2003/1448 - FULL APPLICATION - NEW SPORTS HALL AND SUPPORTING ACCOMMODATION AT AMESBURY INFANTS SCHOOL, COLD HARBOUR, AMESBURY FOR WILTSHIRE COUNTY COUNCIL

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, detailing a revised scheme from the applicants.

RESOLVED - that Salisbury District Council raise **no objections** in relation to the above proposal, subject to the following conditions:

1. 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.
2. 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 in the course of the development.
3. All planting, seeding, 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 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.

60. A303 STONEHENGE IMPROVEMENTS

Councillors K C Wren, A G Peach, D W Brown and J C Noeken left the room during discussion of the proposed A303 Stonehenge improvements.

The Committee considered the previously circulated report of the Transportation Officer. In addition to the issues outlined in the report the following concerns were raised:

Mr Roger Fisher (Member of the public, Countess Road):

- i) It is noted that each tunnel will be closed once per month for maintenance. The diversion route that is proposed (via Countess Road and The Packway) is wholly inadequate and is unacceptable to residents of Countess Road.
- ii) It is proposed that a over-pass option is preferred at the Countess Road junction with the A303. This will create an unacceptable increase in noise, if no noise attenuation measures are taken. An underpass scheme would be better suited, as this would reduce the impact of noise and improve the pedestrian and cycle access without the need for traffic lights.
- iii) The traffic lights proposed at the Countess Road/A303 junction would unacceptably impede the flow of local traffic.
- iv) Certain traffic (such as bicycles) will be forbidden to use the tunnels. The proposed alternative is a byeway along the original route. To ensure better access, particularly in poor weather, this should be of hardstanding.

Bulford Parish Council

- i) The Parish Council object to the whole scheme from going ahead until such time as the local road system has been repaired and junctions upgraded to accommodate the increase in traffic along village roads (particularly the A3028) that is likely to occur during construction or, when the scheme is complete, when there are local diversions in place due to emergencies.

Salisbury District Councillors:

- i) There needs to be a reconsideration of the maintenance closures planned for the two tunnels. Either the diversionary route needs considerably upgrading, the maintenance programme needs rethinking or a contra-flow system should be invoked. The Committee also noted a resolution passed by the Regulatory Committee of Wiltshire County Council at their meeting of 23rd July 2003, quoted below:
 - 2. *A commitment be sought from the Highways Agency that it will contribute to the cost of any necessary repairs to bring the condition of the tunnel diversion route up to a suitable standard and also contribute to the costs of junction improvements on the route; and*
 - 3. *To seek a further commitment from the Highways Agency that it would review the proposed tunnel maintenance procedures to ensure that the instances of tunnel closure and the use of the local diversion route would be reduced to an absolute minimum.*
- ii) Regional and local signage needs careful consideration, particularly during the construction phase to divert south-west bound heavy traffic along alternative cross-country routes. But signage should also be effectively used to ensure the viability of local services in Winterbourne Stoke and Berwick St James that currently benefit from trade directly off the A303.
- iii) The proposed over-pass at the Countess Road-A303 junction should include noise attenuation measures, as there will inevitably be an increase in traffic noise due to the faster speeds of traffic and the elevation of the carriageway. This noise issue is not only a concern for the Countess Road residents and the Stonehenge World Heritage Site, but also for the wider area.
- iv) Improvements should be considered at the A3086 and the A360 junction.
- v) Water management issues will inevitably need careful consideration over the construction and use of a development of such scale.

- vi) Better information on the design scheme for the viaduct on the proposed Winterbourne Stoke bypass is needed.

AGREED - That the above comments be passed onto Cabinet for their consideration of the scheme at their meeting on 3rd September 2003.

61. MINUTES OF THE DURRINGTON SWIMMING AND FITNESS CENTRE MANAGING BODY

The Committee received the minutes of the meeting of the Durrington Swimming and Fitness Centre Managing Body on 28th July 2003.

RESOLVED - that the minutes be **noted**.

62. MANAGEMENT OPTIONS & REVIEW OF LEISURE SERVICES

Councillors K C Wren, A G Peach, D W Brown and J C Noeken left the room during discussion of the proposed Management Options and Review of Leisure Services.

The Committee received a presentation from the Principal Leisure and Community Officer. In addition to the issues outlined in the previously circulated minutes of the Durrington Swimming and Fitness Centre Managing Body meeting on 28th July, (minute 61 above, refers) and in the previously circulated report, the following concerns were raised:

- i) It may be beneficial to 'stagger' the transition of leisure services to Not for Profit Distributing Organisation (NPDO) status. This cautious approach may minimise financial and operational risk, particularly in light of potential legislative changes.
- ii) Advice that has been issued suggests that a District Councillor should not sit on any executive body of the NPDO. Would the same conflict of interest apply to County Councillors (as they would effectively be 'landlords')?
- iii) How much control would the NPDO have over the proposed Multi-Use-Games-Area (MUGA) at the Durrington Swimming and Fitness Centre?
- iv) How well have the consultants (PMP) taken into consideration the likely high use of sports facilities by local schools in their financial models?
- v) There is concern that the rhetoric of the consultant's report states the financial benefits to Salisbury District Council as 'assertions' and the disbenefits as merely 'possibilities'.

AGREED -

- a) that the above comments be passed on to Cabinet for their consideration of Leisure Services options at their meeting on 24th September 2003; and
- b) in addition to the above comments, the comments of the Durrington Swimming and Fitness Centre Managing Body from their meeting on 28th July 2003 (minute 61, above refers) be endorsed *in toto* by the Northern Area Committee.

The meeting closed at 20.10

Members of the public present: 15