

Minutes

11th September 2003 4.30pm
Glebe Hall, Winterbourne Earls

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: J Brady, R Bojdys, D W Brown, J C Noeken, A G Peach, I C West and T Woodbridge

Parish and Other representatives:

Mr G Burt (Bulford), Mrs B Howells (Cholderton), Mr K Ilsley (Tenant's Panel) and Mr Reed (Amesbury Town Council),

Apologies:

Councillors M Baker, Mrs J M Greville, F Westmoreland and K C Wren

MINUTES NOT REQUIRING COUNCIL APPROVAL

63. PUBLIC QUESTION TIME

There were no public questions/statements.

64. COUNCILLOR STATEMENT/QUESTION TIME

None.

65. MINUTES OF THE LAST MEETING

RESOLVED - That the minutes of the previous meeting, held on 14th August 2003 (previously circulated), be **approved** as a correct record and signed by the Chairman.

66. DECLARATIONS OF INTEREST

Councillor West declared a personal interest in Agenda item 7 as a family member owns a property that falls within the schedule of works outlined in the report.

67. FLOOD WORKING GROUP RECOMMENDATIONS

The Committee considered the previously circulated report of the Head of Environmental Services.

In addition to the issues outlined in the report, the following comments were received:

- Water Street Bridge over Nine Mile River, Bulford: localised flooding occurred in the winter of 2002-03. Environmental Services noted that bridge capacity is an issue during high river levels. The benefits of major works on the bridge must be balanced against the frequency of occurrence. In this case, it is not considered a priority.
- The Environment Agency is in the process of de-silting sections of the Bourne Valley above Cholderton (ie. outside the District) to help improve flow. However it is vital to remember that improvements cannot be done in isolation, as it often results in simply moving the problem elsewhere downstream.
- Private land owners and public authorities are jointly responsible for removing obstacles to water flow to reduce flood risks.

RESOLVED -

- a) That Members of the Flood Working Group and officers be thanked for their excellent and valuable work.
- b) That the report be recommended to Cabinet.

68. RURAL FLORAL ENHANCEMENT SCHEME

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

In addition to the issues raised in the report the following comment was received from a Parish Council member:

- One Parish Council expressed an interest in buying the tubs outright. This would provide an incentive to the Parish Council to keep the tubs well watered.

RESOLVED - That if monies are made available, the Northern Area Committee intends to fund the Rural Floral Enhancement Scheme for 2004.

69. CO-ORDINATION BETWEEN BUILDING CONTROL AND DEVELOPMENT CONTROL/ENFORCEMENT

The Committee considered the previously circulated report of the Head of Development Services.

RESOLVED -

- a) That in view of the recently experienced problems relating to the Solstice Park development construction, a regime of greater and more detailed inter unit condition drafting should be adopted to improve the future controls available to the authority in monitoring and enforcing development implementation.
- b) That the contents of the report be noted.

70. APPLICATION NO. S/2003/1157 - FULL APPLICATION - REPLACEMENT VISITORS CENTRE BUILDING ERECTION OF EXTENSION TO MAIN BUILDING AND CHANGE OF USE OF MAIN BUILDING TO YOUTH HOSTEL

AT CHOLDERTON RARE BREEDS FARM PARK, AMESBURY ROAD, CHOLDERTON FOR CHOLDERTON RARE BREEDS FARM PARK

Mr James Fraser, agent for the applicant, spoke in support of the above application. Mrs Howells, of Cholderton Parish Council, informed the Committee that the Parish Council supported the principle of the proposed development, but had some concern with the potential increase in traffic on the minor roads and with the effect on local mains water pressure that supplies the Rare Breeds Farm and local houses.

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

RESOLVED -

- a) Subject to the applicant entering into a Section 106 Agreement relating to (i) the payment of an acceptable commuted sum relating to the upgrading, or the delivery of, a satisfactory relief water supply; (ii) the resultant accommodation being used for Youth Hostel accommodation only; and (iii) no part of the approved Beacon House building being sold separately from the Rare Breeds Farm operation 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 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 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.
 4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
 5. Any gates provided to close the proposed access shall be set a minimum distance of 4.5 metres from the carriageway edge and shall be made to open inwards only.
 6. The existing access identified on drawing JF046/07 to be closed up shall be permanently closed in accordance with a scheme to be approved in writing by the Local Planning Authority upon the completion of the new access.
 7. Prior to the commencement of development the developer shall submit to and have approved in writing by the Local Planning Authority a scheme for the discharge of surface water arising from the car park and revised access

arrangements hereby approved, and the development shall subsequently accord with the approved scheme.

8. A recessed entrance of 4.5 metres minimum width shall be constructed 4.5m back from the carriageway edge and its sides shall be splayed outwards at an angle of 45 degrees towards the carriageway edge. The area between the entrance and the edge of carriageway shall be properly consolidated and surfaced (not loose stone or gravel) for which details shall previously have been submitted to and approved in writing by the Local Planning Authority.
 9. Prior to the commencement of development the developer shall submit to and have approved in writing by the Local Planning Authority a Green Travel scheme which sets out measures to achieve a reduction in the number and distance of vehicle trips required to be made by staff and visitors to the Rare Breeds Farm and Hostel accommodation, and the management of the site shall subsequently accord with the approved Green Travel Plan.
 10. Prior to the commencement of development the developer shall submit to and have approved in writing by the Local Planning Authority a scheme for the storage of a 24 hour potable water supply to include location, levels, and any ground re-profiling works, and development shall subsequently accord with the approved scheme.
 11. Prior to the commencement of development the developer shall submit to and have approved in writing by the Local Planning Authority a scheme which establishes the details for the method and location of any storage facility relating to the harvesting of roof rainwater and its storage and re-use and development shall subsequently accord with the approved scheme.
 12. The staff accommodation shall be only be occupied by seasonal staff employed at the Cholderton Rare Breeds Farm and will not be occupied by any individual for a period of more than 6 months in any one calendar year.
 13. The managers flat comprising kitchen, sitting room, bathroom and two bedrooms as describe in Design Statement and illustrated at drawing JF046/03 "A" shall only be occupied by a manager employed to work at the Cholderton Rare Breeds Farm, and any resident dependants.
 14. Prior to the commencement of development the developer shall submit to and have approved in writing by the Local Planning Authority a phasing programme to include commencement dates and construction works duration for each element of the approved scheme, and development shall subsequently accord with the approved scheme unless subsequently varied in writing by the Local Planning Authority.
 15. The development hereby approved shall not be first occupied until the relief water main has been constructed to the satisfaction in writing by the Local Planning Authority.
- b) That the applicant be informed that the above permission has been taken in accordance with Policies G1, G2, G5, G9, D3, C6, C21, C24, T2 and T6 of the Adopted Replacement Salisbury District Local Plan.
- c) That the Local Planning Authority write to Wiltshire County Council Highways requesting that they submit a report to a future meeting of the committee setting out their strategy for the management of traffic along the C.284 and requesting that they consider the introduction of traffic calming measures.

71. APPLICATION NO. S/2003/1676 - FULL APPLICATION - 3 THREE BED HOUSES 1 THREE BED BUNGALOW RECONSTRUCTION OF BOUNDARY WALL AND ENTRANCE AND ALTERATION TO ACCESS AT 11 SALISBURY ROAD, AMESBURY FOR STONEHENGE CONSTRUCTION

Town Councillor Mr Reed, of Amesbury Town Council, informed the Committee that the Town Council objected to the above application due to highway safety issues and it represents an over-development of the plot.

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 subject to the applicant submitting revised details for the junction onto Salisbury Road and entering into a Section 106 Legal Agreement under the provisions of the Town and Country Planning Act 1990 (as amended), relating to the payment of a commuted sum in respect of the provision of recreational open space within one month of this approval 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 following drawings 2002.60/5, 2002.60/3 (to be amended in relation to the junction detail & 969 together with development near trees guidance note and archaeological evaluation deposited with the Local Planning Authority on 6th August 2003, as amended by the revised drawing relating to the Salisbury Road junction awaited, unless otherwise agreed in writing by the Local Planning Authority.
 3. The precise positioning of the proposed buildings shall be pegged out on site and agreed in writing by the Local Planning Authority before development is commenced, and the buildings shall be positioned as so agreed.
 4. The finished floor levels of the proposed buildings shall be in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development is commenced.
 5. 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 the dwellings and boundary walling 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.
 6. The proposed first floor bathroom window in the rear elevation of plot three and first floor south east gable stairwell window to plot three shall be glazed with obscure glass and restricted to no more than 100mm opening to the satisfaction of the Local Planning Authority and shall be maintained in this condition thereafter.
 7. There shall be no windows in the development hereby approved other than those shown on the approved plans unless a planning application is submitted and approved in that respect.
 8. 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'.

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 the details as so approved unless otherwise agreed in writing by the Local Planning Authority.
10. 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.
11. 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.
12. No development hereby approved shall commence until a four arm junction accessing onto Salisbury Road has been completed in accordance with a specification to be agreed in writing by the Local Planning Authority.
13. There shall be no access gate other than that shown on drawing 2002.60/3 (as amended) to serve No. 11 Salisbury Road unless otherwise approved in writing by the Local Planning Authority.
14. The buildings hereby permitted shall not be occupied until the area shown on drawing No.2002.60/3 (as amended) for the parking and turning of vehicles has been drained and surfaced and that area shall not thereafter be used for any purpose other than the parking or turning of vehicles.
15. Before development commences, a scheme for the discharge of surface water from the buildings and hard surfaced areas hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.
16. 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 dwellings nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

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 garages shall be erected.
 18. No development shall take place until details of the treatment of the all boundaries both to the site and between the dwellings hereby permitted 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 building[s].
 19. 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), there shall be no fences, gates or walls erected within or between or around any of the residential curtilages hereby permitted other than those expressly permitted by condition 18 above.
 20. Prior to the commencement of development the applicant shall enter into a legal agreement with Wiltshire County Council to effect the provision of site access.
- b) That the applicant be informed that the above permission has been taken in accordance with Policies G1, G2, D2, H16 and R2 of the Adopted Replacement Salisbury District Local Plan.
 - c) If the applicant does not comply with a) above then the Head of Development Services be delegated to **refuse** this application due to non-compliance with Policy R2 of the Adopted Replacement Salisbury District Local Plan.

NOTE: Councillor Peach requested that his dissent to the above decision be recorded.

The meeting closed at 18.05

Members of the public present: 6