



Northern Area Committee

Minutes

6th November 2003 4.30pm
Antrobus House, Salisbury Road,
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, J Brady, D W Brown, Mrs J M Greville, I C West, F Westmoreland, T Woodbridge and K C Wren

Parish and Other representatives:

Mr G Burt (Bulford), Mr D Healing (Durrington), Mr K Ilsley (Tenant's Panel) and Mr Todd (Durrington)

Apologies:

Councillors J C Noeken, A G Peach and R Bojdys

MINUTES NOT REQUIRING COUNCIL APPROVAL

86. PUBLIC QUESTION TIME

None.

87. COUNCILLOR STATEMENT/QUESTION TIME

None.

88. MINUTES OF THE LAST MEETING

RESOLVED - That the minutes of the previous meeting, held on 9th October 2003 (previously circulated), be **approved** as a correct record and signed by the Chairman.

89. DECLARATIONS OF INTEREST

None.

90. CHAIRMAN'S ANNOUNCEMENTS

The Chairman and Councillor Mills made the following announcement:

The Flood Working Group, set up by Cabinet, first reported to the Area Committees in September and their comments will be included in a report to be presented to Cabinet in the near future to decide on priorities.

Each organisation that attended the meetings are now in the process of negotiating their budget priorities for 2004-05. The Flood Group meetings engendered an unprecedented level of co-ordination between the organisations involved that should mean that strategic priorities will be tackled. However, there will inevitably be some disappointment as not all the flooding issues identified in the 'flood mapping' exercise can be tackled in the first year.

Areas that have been identified as immediate priorities are the Bourne Valley, the Upper Till and the villages of Pitton and Teffont.

Whilst the weather has been exceptionally dry during the second half of 2003, it is important to avoid complacency and to ensure that flood works are carried out expediently and that co-ordinated responses to any flooding can be organised.

Chairman also reminded the Committee and members of the public present that the Environment Agency's FLOODLINE number is 0845 988 1188.

91. FAIR FOR ALL

Janine Osmond, Project Officer for Integration between Health and Social Services, South Wiltshire Primary Care Trust was in attendance and invited members to submit their comments as part of the national consultation currently being undertaken to ensure choice, responsiveness and equity in the NHS and social care.

Mrs Osmond explained that in his speech to the New Health Network on 16 July, the Secretary of State promised to:-

- ◆ Extend choice beyond elective care into services such as chronic conditions, primary care and maternity,
- ◆ Work with patient groups ...to develop "radical proposals on how best we can empower patients in these and other areas",
- ◆ Enable patients, user groups and staff to contribute to the debate on the next steps forward.

Consequently, the South Wiltshire Primary Care Trust was consulting with local people to investigate what changes would have the most impact on improving the experience of health and social care for patients, users and carers.

Comments from the Northern Area Committee were submitted as follows:-

1. Communication

- 1.1. **Improved communication** - The *speed* of communication between, for example, consultants and GPs is compromised by reliance on paper postal services and administrative inertia. Electronic communication between the different branches of the NHS/Social Services and the patient would ensure that patient information will be transferred in a more timely manner, reflective of telecommunications practice in most large organisations today.
- 1.2. **Customer Relationship Management (CRM) system** - The NHS could benefit from using a CRM system. This would enable operators - in communication with patients (by telephone or e-mail for example) - to have patient information, history and records on-screen immediately on contact to allow seamless service. Ideally, a single point of contact is desirable.

- 1.3. **Choice of general practice surgeries** - Centralised electronic records keeping would allow patient information, history and records to be accessed across the NHS and most importantly, between general practice surgeries. This would enable patients to perhaps choose to attend an alternative practice if an appointment becomes available there sooner than at their usual practice, without compromising patient care through lack of patient information.
- 1.4. **Responsibility for patient records** - Whilst the above points have focussed on the NHS being responsible for patient records, individuals could become responsible themselves. Records and all relevant information could be electronically stored and the onus placed on individuals to take this information to their point of contact in the NHS. This information could be stored and transported on a CD for example.
2. **Waiting times and missed appointments** - Often people's immediate waiting times are increased due to hospitals/surgeries penalising everybody because of those few who miss appointments. GP's surgeries and outpatient departments should take a firmer line against those that miss appointments to ensure that those who arrive on time are not inconvenienced.
3. **Real choice?** - Whilst choice is important, it should not be valued higher than prompt and high quality care generally.

RESOLVED -

- a) That the above comments be submitted to the South Wiltshire Primary Care Trust; and
- b) The Area Co-ordinator write to the Chief Executive of the South Wiltshire Primary Care Trust expressing the Northern Area Committee's disapproval of the methodology of the consultation exercise.

92. ROAD BETWEEN PORTON VILLAGE AND A30

Dr Richard Scott was unable to attend the meeting. Councillor Wren informed the Committee that DSTL will be meeting with Wiltshire County Council highways to discuss options for this road. Councillor Wren considered that any detailed discussion by the Northern Area Committee now would be premature and may compromise the negotiations.

RESOLVED - That consideration of this item be **deferred** until the outcome of the meeting between DSTL and Wiltshire County Council has been made public.

93. APPLICATION NO. S/2003/1705 - TO VARY CONDITION -TO MODIFY CONDITION 4 OF PLANNING APPROVAL S/2002/1729 TO READ AND ON SUNDAYS AND BANK HOLIDAYS BETWEEN THE HOURS OF 12 NOON AND 2PM AND 17:00 TO 22:30 AT 126-128 BULFORD ROAD, DURRINGTON FOR MR ABDUL MALIQUE TARAFDER

Mr Trevor Gilbert, speaking on behalf of the applicant, spoke in support of the above application. Parish Councillor Mr Healing, speaking on behalf of Durrington Parish Council, informed the Committee that the Parish Council are aware of significant support and significant opposition to this application. However, if the applicant was willing to take measures mitigating any cooking smells from the premises, the Parish Council would support this application for a 1 year trial period.

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

- a) the above application be **approved** on the basis that the complaints relating to odour emission have mainly arisen during the summer period when the restaurant had been operating with doors and windows open. The applicant's proposal to fit air conditioning could address this issue, therefore temporary 1 year consent would allow for the air conditioning to be fitted and the impacts to be monitored.
- b) subject to the following condition:
 - 1. The use of the premises for A3 purposes on Sundays and Bank Holidays between the hours of 17.00 - 22.30 shall cease on or before 10th November 2004. At that time the approved hours of use shall remain to those approved by notice of decision S/2002/1729, condition 4.

94. APPLICATION NO. S/2003/1744 - OUTLINE APPLICATION - RESIDENTIAL DEVELOPMENT CHURCH AND LAND ADJACENT AT OUR LADY QUEEN OF HEAVEN CHURCH, CHARLES ROAD, DURRINGTON FOR CLIFTON CATHOLIC DIOCESAN TRUSTEES REGISTERED

This application was withdrawn by the applicant.

95. APPLICATION NO. S/2003/1674 - FULL APPLICATION - BARN FOR WINDSTREAM FACILITY AT PAINS WESSEX, HIGH POST, SALISBURY FOR PAINS WESSEX LTD

The Committee considered the previously circulated late correspondence detailing the withdrawal of the Parish Council's objections.

RESOLVED - That

- a) 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. Prior to the commencement of development, the details, levels and siting of the acoustic bund shall be submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in accordance with the details thereby approved.
 - 3. Prior to the commencement of development, details of the type of generator to be used, and of the position of any vents and flues shall be submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in accordance with the details thereby approved.
 - 4. Prior to the commencement of development, details of the proposed hours of operation shall be submitted to and approved, in writing, by the Local Planning Authority. The wind stream facility shall only be used during the hours thereby approved.
- b) and that the applicant be informed that this permission has been granted in accordance with Policies G2 and E17 of the Adopted Replacement Salisbury District Local Plan.

96. APPLICATION NO. S/2003/1843 - FULL APPLICATION - ERECTION OF A DETACHED DWELLING AND ALTERATION OF EXISTING ACCESS AT LAND ADJACENT TO 53 CHURCH ROAD, IDMISTON, SALISBURY FOR MARITIME & PROVINCIAL LTD

Mr John Johnson, a neighbour to the site, spoke in objection to the above application.

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

RESOLVED -

a) That:

- i. upon receipt of amended plans indicating how the applicant intends to provide for vehicle turning spaces for both dwellings to the rear of the properties; and
- ii. provided 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 Replacement Salisbury District Local Plan, within 1 month of the date of this permission;

then the above application be **delegated to Head of Development Services to approve** 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 the access hereby permitted is first brought into use the area between the nearside carriageway edge and a line drawn 2.0m parallel thereto over the entire site frontage shall be cleared of any obstruction to visibility at and above a height of 1.0m above the nearside carriageway level and thereafter maintained free of obstruction at all times.
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. No development shall take place until 1:10 scale drawings of the decorative detail for the bargeboards of the dwelling have been submitted to and approved in writing by the Local Planning Authority.
5. Before development commences, a scheme for the discharge of surface water from the building(s) hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.
6. The dwelling shall not be occupied until the layby extension, rear turning areas and driveways to No 53 Church Road and the proposed dwelling shown on drawings [to be revised] have been provided. These areas shall at all times thereafter be kept available for the parking of vehicles.
7. There shall be no windows on the north and south elevations of the building hereby permitted.

- b) That the applicant be informed of the following:
1. That the above permission has been granted in accordance with Policies G2, H16, C6 and D2 of the Adopted Replacement Salisbury District Local Plan.
 2. Wessex Water: The development is located within a foul sewered area. It will be necessary, if required for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal.

With respect to water supply, there are water mains within the vicinity of the proposal.

It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water Infrastructure.
 3. Environment Agency: The site lies close to the 1 in 100 year indicative flood plain of the river Bourne, a main river under the Environment Agency's (EA) control.

The EA considers that the proposed floor levels shown on drawing number 2060/P/1 should provide adequate protection against flooding, however, should other restraints dictate that these levels should be reduced, then the EA would wish to be re-consulted and the applicant should submit a Flood Risk Assessment to demonstrate that the development has not been compromised.

The surface water soakaways may require the approval of the Local Authority's Building Control department and should be constructed in accordance with the BRE Digest No 365 dated September 1991 or CIRIA Report 156 "Infiltration Drainage, Manual of Good Practice".
- c) If the applicant does not comply with a) i. above, the application be reported back to the next meeting of the Northern Area Committee.
- d) If the applicant does not comply with a) ii. above, then the application be delegated to the Head of Development Services to **refuse** due to non-compliance with Policy R2 of the Adopted Replacement Salisbury District Local Plan.

97. APPLICATION NO. S/2003/1852 - CHANGE OF USE - CHANGE OF USE FROM A1 RETAIL TO A3 FOOD AND DRINK OF GROUND FLOOR SHOP AT 11 HORNE ROAD, BULFORD CAMP, AMESBURY FOR MR E BYE

Mr Ayling, representing a number of local residents and traders in the precinct, spoke in objection to 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

- a) 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 commencement of the development hereby permitted there shall be submitted to and approved by the LPA a scheme to mitigate noise emissions from the extractor fans, compressors and all other similar equipment. Such a scheme as it is approved shall be implemented to the satisfaction of the LPA before any part of the development is brought into use.
 3. No development shall take place until a scheme for the control of odour fumes from the extractor fans and other similar equipment have been submitted to and approved by the LPA; and the development shall not be brought into use until that scheme has been implemented to the satisfaction of the LPA before any part of the development is brought into use.
 4. The use hereby permitted shall not take place except between the hours of 8am to 11pm Mondays to Saturdays and noon to 10:30pm on Sundays.
 5. The retail unit shall not be occupied separately from the ground floor retail unit.
- b) and the applicant be informed that this permission has been granted in accordance with Policies G2 and PS3 of the Adopted Replacement Salisbury District Local Plan.

98. APPLICATION NO. S/2003/2078 - FULL APPLICATION - PROPOSED DWELLING (CHANGE OF DESIGN FOR HOUSE COMMENCED UNDER S/85/317) AT LAND ADJACENT TO THE RIVER HOUSE, HACKTHORNE, DURRINGTON FOR MR & MRS N DOVER

Mr Diby Rowsell, agent for the applicant, spoke in support of the above application. Parish Councilor Mr Healing, speaking on behalf of Durrington Parish Council, informed the Committee that the Parish Council had the following reservations about the above application: i. it wished to see a condition to ensure retention of the willow tree; ii. it wished to see the retention of the view of the river from the road; the proposed roofing materials were inappropriate; and a lowered fence surrounding the access would be required for safety reasons.

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

RESOLVED

- a) That the above application be **approved** 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: 0208-PL-01A, 02A, 03A, 04A, 05A, 06A, 07A and 08A, deposited with the Local Planning Authority on 12/11/03, 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. 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'.)
5. Notwithstanding the indicative boundary detail submitted on the site layout drawing and illustrative boundary wall detail, no development shall take place until further details of the treatment of the southern boundary of the site including position and design of any piers 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.
6. The building shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.
7. 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.
8. The building 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.
9. No part of the development shall begin until a flood alleviation to include a compensatory flood storage scheme and conveyance measures has been implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
10. Before development commences, a scheme for the discharge of surface water from the building and any hard surfaced areas hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.
11. The level of the ground floor of the dwelling hereby approved shall be set at 77.06 AOD.
12. Within that part of the site liable to flood lying below a level of 76.4mAOD no land other than the footprint of the dwelling house and garage unit hereby approved shall be raised above the existing grade.
13. 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 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.

14. 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 curtilage of the dwelling house unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.
 15. No development shall commence until details of the location of any construction materials storage together with measures to protect the River Avon and its 1:100 year floodplain from pollution arising from the construction process shall be submitted to, and approved in writing by the Local Planning Authority, and the construction of the dwelling shall thereafter accord with the approved scheme.
 16. No development shall commence until details of the construction method for the proposed bridge, together with the location of any foundations has been submitted to, and approved in writing by the Local Planning Authority, and the construction of the bridge shall subsequently accord with the approved scheme.
 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 structure shall be erected or ground raising within the floodplain as delineated as on land below 76.46mAOD.
 18. There shall be no storage of any materials including soil within that part of the site liable to flood as shown as lying below a level of 76.47mAOD on the 49.8 on the survey drawing.
 19. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.
- b) That the applicant be informed of the following:
1. This permission has been granted in accordance with Policies G1, G2, D2, H16, CN8, CN10, CN11 and R2 of the Adopted Replacement Salisbury District Local Plan.
 2. Environment Agency: Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the Avon, designated as a 'main river'.
- Given the flood risk associated with this site it is also recommended that the guidance contained within, "Preparing for Floods –Interim guidance for improving the flood resistance of domestic and small business properties" is followed. This guidance was published February 2002 and is available from ODPM Free Literature, PO Box 236, Wetherby, West Yorkshire, LS23 7NB. Tel 0870 1226 237 or E-mail odpm@twoten.press.net.

99. AMESBURY VISION GROUP

The Chairman of the Amesbury Vision Group had previously presented his apologies, therefore this item will be considered at the meeting of the Northern Area Committee on 4th December 2003.