



Northern Area Committee

Minutes

9th October 2003 4.30pm
The George Hotel, High Street,
Amesbury

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

Present:

Chairman: Councillor M A Hewitt

Councillors: J Brady, D W Brown, Mrs J M Greville, A G Peach, J R G Spencer, I C West, F Westmoreland and K C Wren

Parish and Other representatives:

Mr G Burt (Bulford), Mr E Eyre (SWAG Review Panel), Mr P Fisher (Idmiston), Mr K Ilsley (Tenant's Panel) and Mrs J Swindlehurst (Amesbury Town Council)

Apologies:

Councillors J C Noeken, C G Mills, R Bojdys and T Woodbridge

MINUTES NOT REQUIRING COUNCIL APPROVAL

72. ELECTION OF VICE-CHAIRMAN

RESOLVED - That Councillor West be elected Vice-Chairman for the duration of this meeting.

73. PUBLIC QUESTION TIME

Mr Ellis, a representative of the Association of Council Tax Payers made the following statement, summarised below:

"Members of the Committee should be aware of an alternative road scheme for the A303 through the Amesbury and Stonehenge area. This road scheme, if developed, would overcome the need for an eastern by-pass for Amesbury - part of the phase 2 development at Butterfield Down."

The Chairman thanked Mr Ellis for his statement.

74. COUNCILLOR STATEMENT/QUESTION TIME

None.

75. MINUTES OF THE LAST MEETING

RESOLVED - That the minutes of the previous meeting, held on 11th September 2003 (previously circulated), be **approved** as a correct record and signed by the Chairman.

76. DECLARATIONS OF INTEREST

Councillor West declared a Personal Interest in planning item 2 of Agenda item 8 as he had previously deliberated road safety issues on the proposed link road at a Regulatory Committee of Wiltshire County Council in his capacity as a County Councillor.

77. ROAD BETWEEN PORTON VILLAGE AND A30

RESOLVED - That due to time constraints, the speaker will be invited to be heard at the next meeting of the Northern Area Committee on the 6th November 2003.

78. APPLICATION NO. S/2003/1878 - FULL APPLICATION - ALTERATIONS AND 2 STOREY REAR EXTENSION AND REAR VERANDAH EXTENSION AND CONVERSION OF CAR PORT AND STORE TO FORM STUDIO ACCOMMODATION KITCEHN AND WC INCLUDING RAISING OF RIDGE HEIGHT AT ROLLESTONE COTTAGE, ROLLESTONE ROAD, SHREWTON FOR MR & MRS HIGTON

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 extension of the dwelling in the manner proposed and the conversion and extension of the carport, would significantly alter and adversely affect the simple uncomplicated character of the existing thatched cottage, and would also have an adverse impact on the character of the Special Landscape Area. Consequently, the proposal would be contrary to policies D3 and C6 of the Adopted Salisbury District Local Plan.

79. APPLICATION NO. S/2002/1075 - OUTLINE APPLICATION - UP TO 550 RESIDENTIAL DWELLINGS INC AFFORDABLE HOUSING THE SOUTHERN SECTION OF THE AMESBURY LINK ROAD AND FOUR ASSOCIATED JUNCTIONS BETWEEN UNDERWOOD DRIVE AND STOCK BOTTOM A LOCAL CENTRE COMPRISING RETAIL FACILITIES LOCAL SERVICES A COMMUNITY BUILDING AND ASSOCIATED CAR PARKING FACILITIES A PRIMARY SCHOOL A CEMETERY TWO INFILTRATION BASINS AND ANCILLARY SURFACE WATER DRAINAGE FACILITIES FORMAL OPEN SPACE COMPRISING PLAYING FIELDS TENNIS COURTS AND ANCILLARY PAVILION INFORMAL OPEN SPACE ASSOCIATED LANDSCAPE PLANTING AT LAND SOUTH OF BOSCOMBE ROAD, AMESBURY FOR J S BLOOR (NEWBURY) LTD

The Chairman allowed 3 objectors and 3 supporters to speak for 3 minutes each in connection with the above application.

The following people spoke in objection:

- i. Mr Mitchell, speaking on behalf of himself and Mrs Strange, representing a minority view of Amesbury Town Council;
- ii. Mrs Pollard, speaking on behalf of herself and approximately 300 people who have signed a petition;
- iii. Mr Ellis, speaking on behalf of the Association of Council Taxpayers.

The following person spoke in support:

- i. Mr Martin Miller, of Terence O'Rourke, agents for the applicant.

The following views were expressed by affected local Parish Councils and by Amesbury Town Council:

- i. Parish Councillor Mr G Burt, speaking on behalf of Bulford Parish Council, informed the Committee that the Parish Council supported the proposed development in principle, but that highway maintenance on the supporting road network would need to be improved.
- ii. Town Councillor Mrs J Swindlehurst, speaking on behalf of Amesbury Town Council, informed the Committee that the majority of the Town Council supported the proposed development. The Town Council's areas of concern had been mitigated in negotiations between the Local Planning Authority and the developer.

Following receipt of these statements and a site visit that afternoon which considered both the application site and the existing elements of the link road, 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 application not being called-in by the Government Office for the South West within the stipulated timescale under the Greenfield Directive and the applicant and other relevant parties entering into Section 106 legal agreements relating to:
 - The phased provision of 25% affordable Housing and cascade mechanism;
 - The provision of formal play facilities capable of accommodating 2 football pitches and a cricket square;
 - The provision of a changing facility / pavilion of not more than 200 square metres to accommodate 4 changing rooms, showers, stores, kitchenette and associated parking, and maintenance sum;
 - Informal public open space;
 - 2 equipped children's play areas;
 - Commuted maintenance sum for formal, informal and playing field open space;
 - A 1 hectare cemetery facility, fenced, accessed and with parking spaces in a condition capable of being brought into use.
 - A community centre building of 450 metres square to include 200 metres square hall, toilets, storage and youth service provision including management agreement;
 - The provision of a serviced space generally located at the neighbourhood centre on the masterplan to accommodate a maximum 2,100 square metres

of retail, office and leisure uses, subject to controls over floorspace available within the current development, maximum shop sizes and uses by floor level;

- The delivery of an acceptable marketing strategy for the neighbourhood centre;
- Landscaping to the southern site boundary outside the application boundary;
- Payment of a contribution to the delivery of public transport services within Amesbury;
- Provision of a scheme to deliver up to 2 metre acoustic fencing to the east boundary of Pendragon Way;
- Provision of a scheme to deliver an amenity barrier of up to 2 metres serving Beyer Road properties adjoining Link Road junction;
- Provision of a scheme to deliver a 1.2 metre fence and barriers along the Underwood Drive and playing field prior to commencement of development;
- Provision for CCTV connection into the development;
- Payment of capital sum relating to secondary school provision;
- Provision of up to 14 class primary school and associated playing field, hard play space and parking area;
- Completion of the Southern Section of the Link Road;
- Provision of a footway to east side of Pendragon Way;
- Improvements to Byway 20;
- Pedestrian crossing to northern end of Underwood Drive;
- Payment of capital contribution towards off site highway works;
- Provision of footpath / cycleway link to Beaulieu Road;
- Provision of associated pedestrian links into adjoining residential areas as shown on the masterplan;
- Contribution towards the maintenance of Sustainable Urban Drainage systems;

then the above application be **approved** subject to the following conditions:

1. Approval of the details of the siting, design and external appearance of the buildings, 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. Prior to the submission of the first of the reserved matters applications, the applicant shall submit to, and have approved in writing by, the Local Planning Authority a Design Code setting out block layouts, highway treatments hierarchy of public spaces, design forms, landscape strategy, provision of street furniture, lighting and public art, and the developments shall subsequently accord with the approved principles, details and designs set out within the Design Code.
6. Prior to the submission of the first reserved matter application you shall submit to and have approved in writing by the Local Planning authority a phasing plan for the overall development approved in principle by this planning permission, and the phasing shall subsequently accord with the approved scheme unless subsequently agreed in writing by the Local Planning Authority.
7. Each subsequent reserved matter application shall be accompanied by statements that address:
 - I. How the reserved matter application reflects the design qualities established by the Design Code, or if at variance with the Design Code principles, how the application improves upon the Design Code solution;
 - II. The methods to be used to deliver the public art concepts as set out within the Design Code strategies for landscaping and public spaces;
 - III. The use of water efficient internal, external and garden based design measures including household fittings and external water butts; and
 - IV. The construction methodology required to implement the submitted structures.

And the development shall strictly accord with the approved details.

8. The details of all lighting proposals, including street lighting, lighting for footpaths, communal parking areas and byway 20, including the intensity of the lighting and design for light column shall be submitted to, and approved in writing by the Local Planning Authority prior to the development of each phase of development, and the works shall subsequently accord with the approved scheme.
9. 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.
10. No development shall take place until fencing has been erected in a manner to be agreed with the Local Planning Authority, around the site of the proposed school playing fields; and no works shall take place within the area inside that fencing without the consent of the Local Planning Authority.
11. Notwithstanding the provisions of Classes A of Schedule 2 (Part 12) 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 construction of any small buildings, works or equipment upon the area of the masterplan contained within the Environmental Statement identified as the school playing field, unless approved upon the submission of a planning application in that behalf.

12. Before the commencement of development a full report on the archaeological excavation of the proposed school site shall be submitted to, and approved in writing by the Local Planning Authority.
13. No development shall take place until full details of both hard and soft landscape works, to include the phasing of implementation, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development hereby permitted. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. Drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant).
14. No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas 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 in accordance with the approved details.
15. 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.
16. 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'.
17. The development shall strictly accord with the approved Code of Construction Management. Additional details will be submitted to, and approved in writing prior to the commencement of each reserved matter application setting out the provision for staff car parking away from adopted roads, together with precise location of stored materials, the provision of noise attenuation measures, dust management and wheel washing facilities where necessary, and the construction process shall subsequently accord with the approved working practices.

18. No construction work (excluding the internal fitting out of dwellings), nor the movement of spoil from site shall take place outside the hours of 0700 – 2000, Monday to Thursday, 0700 – 1800 on Friday, 0800 – 1300 on Saturday and at no time on Sundays and Bank holidays.
19. Before development commences the applicant shall submit to and have approved in writing by the Local Planning Authority a scheme to provide sound insulation measures within each habitable building within the development, and the development shall subsequently accord with the approved scheme.
20. None of the dwellings shall be commenced until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
21. Before development commences, a scheme for the discharge and attenuation of surface water from the buildings, roads and other hard surfaced areas hereby permitted to include pollution mitigation measures, to accord with Sustainable Urban Drainage system principles shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.
22. No development shall commence until a Water Interest Survey has been undertaken in accordance with a brief to be approved in writing by the Local Planning Authority and the results have been submitted to the Local Planning Authority. Any mitigation measures identified within the survey shall be included in the design proposals for subsequent reserved matters applications.
23. No development shall commence until a scheme for the provision of recycling facilities, including siting, surfacing, means of access and timing of provision has been submitted to, and approved in writing by the Local Planning Authority, and development shall subsequently accord with the approved scheme.
24. Notwithstanding the provisions of Classes a – C inclusive 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.
25. Notwithstanding the provisions within Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, no A3 use approved as a reserved matter submission shall revert to A2 or A1 use without a planning application being submitted and approved in that behalf.
26. Prior to the commencement of development you shall submit to, and have approved in writing a scheme to provide temporary bus stops adjoining the Link Road at its boundary with the proposed Neighbourhood Centre as illustrated on the masterplan, such details to include phasing for provision and trigger for the subsequent removal of the temporary facility, and development shall subsequently accord with the approved scheme.

27. The proposed development shall not exceed 550 dwellings.

- b) That the applicant be informed that the above permission has been given in accordance with Policies G1, G2, G3, G4, G5, G6, D1, H9, H25, C18, S4, S8, S9, TR11-14, TR19, R1A, R2, R4, R8, R17, PS5, PS10 of the Adopted Salisbury District Local Plan.

N.B. Councillor Spencer asked for his objection to the above permission be noted.

80. APPLICATION NO. S/2002/1651 - FULL APPLICATION - PRIMARY SCHOOL AND TEMPORARY ACCESS ROAD AT LAND SOUTH OF BOSCOMBE ROAD, AMESBURY FOR J S BLOOR (NEWBURY) LTD / PERSIMMON HOMES (SOUTH) LTD

Mrs J Swindlehurst, speaking on behalf of Amesbury Town Council, informed the Committee that the Town Council supported 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 the above application be delegated to the Head of Development Services to **approve** subject to the completion of the Section 106 agreement relating to application S/2002/1075 and the issue of a Notice of Decision in that behalf and to 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: 4636/PO1-6, 379 LO2A, 379 PP1a deposited with the Local Planning Authority on 23rd June 2003, 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. The development shall accord with the approved Code of Construction Management. Additional details will be submitted to, and approved in writing prior to the commencement development, setting out the provision for staff car parking away from adopted roads, together with precise location of stored materials, the provision of noise attenuation measures, dust management and wheel washing facilities where necessary, and the construction process shall subsequently accord with the approved working practices.
 5. No construction work (excluding the internal fitting out of the school buildings), nor the movement of spoil from site shall take place outside the hours of 0700 – 2000, Monday to Thursday, 0700 – 1800 on Friday, 0800 – 1300 on Saturday and at no time on Sundays and Bank holidays.
 6. Before development commences, a scheme for the discharge and attenuation of surface water from the buildings, roads and other hard surfaced areas

hereby permitted to include pollution mitigation measures, to accord with Sustainable Urban Drainage system principles shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.

7. No development shall take place until fencing has been erected in a manner to be agreed with the Local Planning Authority, about the site of the proposed school playing fields; and no works shall take place within the area inside that fencing without the consent of the Local Planning Authority
8. Notwithstanding the provisions of Classes A of Schedule 2 (Part 12) 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 construction of any small buildings, works or equipment upon the area of the masterplan identified as the school playing field, unless approved upon the submission of a planning application in that behalf.
9. Before the commencement of development a full report on the archaeological excavation of the proposed school site shall be submitted to, and approved in writing by the Local Planning Authority.
10. Details of any floodlighting shall be submitted to and approved in writing by the Local Planning Authority before the buildings are occupied. Development shall be carried out in accordance with the approved details.
11. 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. Such proposals to generally accord with the landscape masterplan 379 LO 2 A. Any tree screening, hedges, walls or fences thus approved shall be planted/erected prior to the occupation of the buildings.
12. No development shall take place until there has been submitted to and approved by the Local Planning Authority a detailed landscaping specifications, to generally accord with the landscape masterplan 379 LO 2 A 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.
13. 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.
14. 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.
15. Before development commences you shall submit to and have approved in writing by the Local Planning Authority a school travel plan, and the subsequent travel management within the school shall accord with that plan.

16. Before development commences you shall submit to, and have approved in writing by the Local Planning Authority a scheme for the provision of 50 covered cycle parking stands, to include details of the stands and position of the stands within the site, and development should thereafter accord with the approved scheme.
 17. The visibility splay to the north eastern corner of the site shall be provided with a visibility splay of 4.5 metres x 90 metres.
 18. Before development commences you shall enter into a Legal Agreement with Wiltshire County Council relating to the provision of an access road between Underwood Drive and the new school hereby approved.
- b) That the applicant be informed that the above permission has been given in accordance with Policies G2, G3-G6, D2, C18, R17 and PS5 of the adopted Salisbury District Local Plan.

81. DISCRETIONARY FUNDING FOR WINTERBOURNE PARISH COUNCIL

The Committee considered the previously circulated supporting information from a representative of Winterbourne Parish Council.

RESOLVED - That £4,000 of the Northern Area Committee's Discretionary Budget for 2003-04 be awarded in favour of Winterbourne Parish Council to aid in the final construction of the cob wall and playground.

82. SOUTH WILTSHIRE AREA GRANTS SCHEME PANEL RECOMMENDATIONS

The Committee considered the previously circulated schedule of recommendations from the Northern Area SWAG Review Panel, in addition to late correspondence presented at the meeting by a representative of the SWAG Review Panel.

RESOLVED - That the grants be awarded as shown below:

Applicant	Resolution
Brigmerston and Milston Village Hall	Grant £4,000 for new fencing and shed plus an award for £1,000 for new electric heating.
Figheledean Youth Club	Grant £1,260

83. DURRINGTON SWIMMING AND FITNESS CENTRE MANAGING BODY MINUTES

The Committee considered the previously circulated minutes of the Durrington Swimming and Fitness Centre Managing Body.

RESOLVED - That the minutes of the meeting of the Durrington Swimming and Fitness Centre Managing Body on 14th August 2003 be **noted**.

84. SPECIAL DELEGATION PROCEDURE

The Committee noted the matters that had been dealt with under the Council's Special Delegation Procedure (Agenda item 12 refers).

85. URGENT BUSINESS

Although this matter did not appear on the previously circulated agenda, the Chairman declared that it be considered as a matter of urgency since a decision by Members was required before the Committee's next meeting on 6th November 2003.

Extension of SWAG offer to Allington Pre-School

On 25/10/02 Allington Pre-School were in receipt of a SWAG grant for £952 for the provision of storage equipment. The cheque was sent to the group on 8/11/02.

The group have so far been unable to spend their grant money due to their reliance on building work at Newton Tony Village Hall. The storage equipment was due to be placed in a (yet to be built) storage room at the hall. The building work is currently near planning application stage and is therefore still some 10-12 months (their estimate) off completion.

This grant offer is due to expire on 25/10/03, 12 months from acceptance.

RESOLVED - That the offer of the SWAG grant to Allington Pre-School be extended for a further 12 months; to expire on 25/10/04.

The meeting closed at 7.15pm

Members of the public present: Approx. 70