
Minutes

8th January 2004 4.30pm
The George Hotel
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, J C Noeken, J Spencer, I C West, F Westmoreland, T Woodbridge, K C Wren

Parish and Other representatives:

Mr G Burt (Bulford), Mr Fisher (Idmiston), Mr D Reed (Amesbury Town Council), Mr Symes (Newton Tony) and Mr K Ilsley (Tenants Panel)

Apologies:

Councillor A G Peach, Mrs B Howells (Cholderton Parish Meeting)

MINUTES NOT REQUIRING COUNCIL APPROVAL

113 PUBLIC QUESTION TIME

None.

114 COUNCILLOR STATEMENT/QUESTION TIME

None

115 MINUTES OF THE LAST MEETING

RESOLVED - That the minutes of the previous meeting, held on 4th December 2003 (previously circulated), be **approved** as a correct record and signed by the Chairman.

116 DECLARATIONS OF INTEREST

Councillor Wren declared a Personal Interest in planning application s/2003/2242 as he had previously employed the agent of the applicant, who was speaking at the meeting, to do work for him in the past. Since this was only a personal interest, the Councillor was permitted to speak and vote on the matter.

117 CHAIRMAN'S ANNOUNCEMENTS

The Chairman distributed a copy of a letter from the NHS about the 'Fair for All, Personal to You' consultation.

118 UPDATE ON COMPREHENSIVE PERFORMANCE ASSESSMENT

Councillor John Collier gave a verbal update to the members of the public and Councillors on the current status of the CPA process. He stated that Salisbury District Council is fully committed to the CPA process. It was pointed out that one of the team, Mr Astridge was in the audience. It was explained that CPA is an external validation which looks at how the Council spends tax payers money and how it makes decisions. The programme of validating the district Councils nationally began in spring 2003 and will continue until June 2004. Salisbury District Council's validation begins on the 19th January and at the end the council is given a grading ranging from excellent to poor. The results of the grading will determine how often the inspection team visits the council and the degree of financial flexibility the council enjoys.

Councillor Collier stated that the member's training session that had taken place on Monday 5th January was a great success with a good turnout from the Northern Area Committee Councillors, including the quiz prizewinners.

On the 8th January the CPA team were given a tour of Salisbury District to get a feel for the geography of the area. As the team visited Solstice Park, Stonehenge and Redworth House the Northern area was given good exposure to the team. The point of the two precursor visits is that when the inspection team arrives on 19th January they can hit the ground running. The next stage is a round table discussion for a more formal briefing for the team on 9th January.

119 PORTON DOWN UPDATE

Councillor Kevin Wren in his position as a Wiltshire County Councillor gave a verbal update on the current state of negotiations between Dr Scott from DSTL and Wiltshire County Council over the closure of Winterslow Road. He stated that it is important not to lose sight of two issues. The first is that DSTL's intention is to close the road so that it is accessible to DSTL staff only. Dr Scott has been invited to discuss this and it is hoped he will be able to attend a future meeting. Wiltshire County Council is looking to acquire the road from DSTL at an acceptable price. The second issue is that the government announcement of the closure of several DSTL facilities across the South means that there will be an increase of around 850 staff at Porton Down in the future. Therefore it is crucial to ensure that the infrastructure is in place to cope with this increase in staff including housing, schools, health facilities and highways.

The meetings are ongoing and this will be an item on the Northern Area agenda in the coming months.

120 DURRINGTON SWIMMING AND FITNESS CENTRE MANAGING BODY MINUTES

Councillor West as chairman of the Durrington Swimming Pool and Fitness Centre Managing Body brought the poor state of Recreation Road and the fitness centre's car park to the

Committee's attention. The car park needs resurfacing and there is much work to be done. He requested that the Northern Area Committee give its support that a letter be sent to Wiltshire County Council to bring the item to their attention.

Councillor Mrs Greville stated that she had investigated the matter of the road and discovered that the County had passed the responsibility for its upkeep to the school. However, financial pressures faced by the school means that it cannot afford to pay for the upkeep of the road. Councillor Baker as a Wiltshire County Councillor pointed out that extra funding is granted to the school for this purpose but agreed with Councillor Mrs Greville that funding pressures meant that the money was needed for education not road repairs. There is an ongoing feasibility study at Wiltshire County Council on the front part of the land that faces Recreation Road to see if it could be sold off and the developer adopt the road. However, this is a long-term issue.

RESOLVED – That a letter be sent from the Northern Area Committee to Wiltshire County Council requesting discussions on the state of Recreation Road and the car park and how this matter can be taken forward. The outcome of this will be reported back to a future Northern Area Committee.

Councillor West also highlighted that not only has the centre gained the QUEST award for the second time but that it has improved its performance score by 5% this year to 68%. He added that the actions of the two ladies, Jenny Smith and Denise O'Brien, who saved a customer's life before Christmas shows the high standard of staff that the centre has. As the centre is facing increasing market pressure from Tidworth leisure centre, Durrington Swimming pool needs greater exposure to try and attract new customers. The centre has diversified its range of services which has proved successful so far in increasing customer numbers.

RESOLVED - That a letter congratulating the staff at the Durrington Swimming Pool and Fitness Centre for all their excellent work be sent from the Chairman on behalf of the Northern Area Committee.

121 APPLICATION NO. S/2003/2034 - FULL APPLICATION - DEMOLITION OF EXISTING GARAGE BUILDING AND CONSTRUCTION OF 7 NEW DWELLINGS AND ACCESS: ALLINGTON GARAGE TIDWORTH ROAD ALLINGTON SALISBURY SP4 0BN – FOR DEVELOPMENT PARTNERSHIP LTD

Mrs Goodenough spoke on behalf of a group of residents in objection to the above application. Mr Horsey, speaking on behalf of the applicant, spoke in support of the application.

Following the receipt of the above statements and further to the site visit held 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 reasons: -

1. The design of the overall development in terms of elevational treatment, bulk and detailing accentuates the impact of built form upon the streetscene and wider views in a manner that will contrast with, and detract from the existing character of the site and its wider setting, contrary to the requirements of Policy D2 of the Adopted Salisbury District Local Plan and the objective

established within PPG 3 (Housing) to achieve good design in addition to efficient use of brownfield sites.

2. The proposed development fails to make provision for the need to make provision for recreational public open space contrary to the requirements of Policy R2 of the Adopted Salisbury District Local Plan
3. In the absence of sufficient information regarding the possible impacts of contamination upon groundwater the Local Planning Authority is not convinced that the proposed development is capable of adequately protecting the quality of groundwater sources contrary to the requirements of Policies G2 (viii) and G3 of the Adopted Salisbury District Local Plan.

122 APPLICATION NO. S/2003/2301 - FULL APPLICATION – ERECTION OF A NEW DWELLING AND DEMOLITION OF EXISTING OUT BUILDING: LITTLE OLD THATCH BEECHFIELD NEWTON TONY SALISBURY SP4 0HQ – FOR MRS I WHITNEY.

Mr Warren, on behalf of the applicant, spoke in support of the above application. Parish Councillor Mr Symes, speaking on behalf of Newton Tony Parish Council, informed the Committee that the Parish Council had no objection to the application.

Following the receipt of the above statements, the Committee considered the previously circulated revised report of the Head of Development Services.

RESOLVED –

And the above application be **DEFERRED** for a site visit.

123 APPLICATION NO. S/2003/2242- FULL APPLICATION – TWO STOREY EXTENSION WITH PORCH: 30 OLD COACH ROAD BULFORD SALISBURY SP4 9DA – FOR MR & MRS M TRAPNELL

Mr Jay, speaking on behalf on the applicant, spoke in support of the application. Parish Councillor Mr Burt, speaking on behalf of Bulford Parish Council, informed the Committee that the Parish Council object to the application as it is in a restricted development and conservation area.

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

RESOLVED –

- (1) 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.

Reason:- To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
 2. The finish of the external walls of the proposed development hereby permitted shall match in colour and texture the existing building.

Reason:- To secure a harmonious form of development.

3. No development shall take place until samples of the slates to be used on the roof of the development 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.

Reason: To ensure that the external appearance of the proposed extension will relate appropriately to that of the existing building.

4. There shall be no windows on the east elevation of the extension hereby permitted.

Reason: R0019 To prevent the undue overlooking of adjoining dwellings.

(2) That the applicant be informed that: -

- (a) This permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G2, C6, H19, CN8, D3
- (b) It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required from the adjoining landowner or any other person, or which may be required under any other enactment or obligation.

124 APPLICATION NO. S/2003/2300 – FULL APPLICATION –NEW 15 BED CARE UNIT ALTERATIONS TO EXISTING COTTAGE TO PROVIDE FACILITIES FOR CARE UNIT DETACHED 4 BED STAFF BLOCK/MAINTENANCE WORKSHOP AND NEW ACCESS DRIVE: CAMELOT NURSING AND RETIREMENT CENTRE 1 COUNTESS ROAD AMESBURY SALISBURY SP4 7DW – FOR CAMELOT CARE HOMES LTD.

Mr Reed on behalf of Amesbury Town Council, informed the Committee that the Town Council object to the proposal on the basis that it is an overdevelopment of the site.

Following receipt of this statement and further to the site visit held that afternoon, the Committee considered the previously circulated report of the Head of Development Services.

RESOLVED -

- (1) That subject to all parties concerned entering into a Section 106 Agreement under the provisions of the Town and Country Planning Act 1990 (as amended) relating to the provision of a commuted sum for the provision of recreational open space, 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.

Reason To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. This development shall be in accordance with the amended drawings ref: 1508 4c, 7a, 8a, 9 & 10 deposited with the Local Planning Authority on 17th December 2003, unless otherwise agreed in writing by the Local Planning Authority.

Reason 0007 For the avoidance of doubt.

3. 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.

Reason To ensure the exact finished floor level[s] of the building[s].

4. 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.

Reason 0014 To secure a harmonious form of development.

5. All window frames in the development hereby permitted shall be of timber finished with a white paint which shall thereafter be retained unless otherwise agreed in writing with the Local Planning Authority.

Reason 0014 To secure a harmonious form of development.

6. The rooflights hereby approved shall be of a conservation area type such that they are flush with the roofplane.

Reason: To preserve the setting of the listed building and impact upon the conservation area.

7. 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'.

Reason 0042 In the interests of the amenity and the environment of the development.

8. 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.

Reason 0042 In the interests of the amenity and the environment of the development.

9. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees on the land, and details of any to be retained, together with measures for their protection in the course of development as well as proposals for the landscaping of the communal garden areas.

Reason 0042 In the interests of the amenity and the environment of the development.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason 0042 In the interests of the amenity and the environment of the development.

11. 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.

Reason 0054 To ensure that a satisfactory form of access is provided in the interests of highway safety.

12. Full details of any gates proposed to the new access shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved scheme.

Reason: To ensure that a satisfactory form of access is provided in the interests of preserving the conservation Area and setting of the listed building.

13. The buildings hereby permitted shall not be occupied until the area shown on drawing No.1508 4c 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.

Reason 0057 To ensure that the development hereby permitted is provided with adequate facilities for the parking turning/loading and unloading of vehicles.

14. No development shall commence until a scheme to remove the existing bus stop facility required to be removed to facilitate the creation of the new access, and provide a replacement bus stop, to include shelter, real time passenger information and associated civil engineering works together with the timing for implementation has been agreed in writing by the Local Planning Authority.

Reason: to ensure that the site is adequately serviced by modes of transport other than the private car.

15. The demolition of existing buildings, structures and foundations, together with the removal of debris resulting there from, shall take place only between the following hours:- 0800 - 1900 on Mondays to Fridays; 0800 - 1300 on Saturday; and at no time on Sundays and Public Holidays.

Reason 0061 To avoid the risk of disturbance to neighbouring dwellings/ the amenities of the locality during unsocial hours.

16. Construction operations required to implement the approved scheme shall take place only between the following hours:- 0800 - 1900 on Mondays to Fridays; 0800 - 1300 on Saturday; and at no time on Sundays and Public Holidays.

Reason 0061 To avoid the risk of disturbance to neighbouring dwellings/ the amenities of the locality during unsocial hours.

17. Before development commences, a scheme for the discharge of surface water from the buildings and hard surfaces hereby permitted to include sustainable drainage principles and attenuation of flows shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.

Reason 0064 To ensure that the development is provided with a satisfactory means of surface water disposal.

18. There shall be no external lighting of the site or buildings without the prior written permission of the Local Planning Authority.

Reason 0034 To enable the Local Planning Authority to exercise control over the appearance of the lighting installation and/or the level of illumination in the interests of visual amenity.

19. The occupation of the staff accommodation building as indicated on drawing 1508 4c shall be limited to staff solely or mainly employed or last employed in the business occupying the plot edged red on the attached plan, or a widow or widower of such a person, or any resident dependants.

Reason The proximity of the staff accommodation to the operation of the care home precludes this building being occupied by persons independent of the business without detracting from their residential amenity.

20. The development hereby approved shall not be first occupied until the existing access has been blocked up in accordance with the detail on approved drawing 1508 9, and the existing dropped kerb has been removed and a full height kerb reinstated to the satisfaction in writing of the Local Planning Authority.

Reason: To avoid the opportunity for informal off road parking to take place in close proximity to a signal controlled junction with consequent detriment to the safety of road users.

(2) That the applicant be informed that:

This permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan D2, H24, CN1, CN3, CN5, CN8, CN10, CN22, CN23.

The meeting concluded at 6.25pm

Members of the public present : 23