
Minutes

4th March 2004 4.30pm
Antrobus House
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 Mrs J M Greville (for the meeting)

Councillors: M Baker, J Brady, D W Brown, J C Noeken, A Peach, I C West, F Westmoreland, K C Wren

Parish and Other representatives:

Mr G Burt (Bulford), Mr P Porter (Figheldean), Mr D Reed (Amesbury Town Council) and Mr Symes (Newton Tony).

Apologies:

Councillors R Bojdys, C Mills (Vice Chairman) and J Spencer and Mrs B Howells (Cholderton Parish Meeting)

MINUTES NOT REQUIRING COUNCIL APPROVAL

139 ELECTION OF VICE-CHAIRMAN

RESOLVED – That Councillor Mrs Greville be elected vice-chairman for this meeting.

140 PUBLIC QUESTION TIME

Mr Haywood of Earls Court Road Amesbury raised a number of questions in relation to Agenda Item 9 – Update on the development of the Co-Op in Amesbury. These questions and the responses from the Legal Services Manager are detailed under minute 147.

141 COUNCILLOR STATEMENT/QUESTION TIME

None

142 MINUTES OF THE LAST MEETING

RESOLVED - That the minutes of the previous meeting, held on 5th February 2004 (previously circulated), be **approved** as a correct record and signed by the Chairman.

143 DECLARATIONS OF INTEREST

None

144 CHAIRMAN'S ANNOUNCEMENTS

None

145 RELEASE OF R2 FINANCIAL CONTRIBUTIONS IN AMESBURY FOR IMPROVING RECREATIONAL FACILITIES

The Committee considered the previously circulated report of the Forward Planning Officer.

RESOLVED - that £15,490.00 of "R2" contributions be released to assist in the funding of the recreation scheme outlined in the report and that release of monies be made following receipt of invoices for the works undertaken.

146 UPDATE ON WINTERSLOW ROAD BETWEEN PORTON VILLAGE AND A30.

The Committee received an aural update from Councillor Kevin Wren. Councillor Wren informed the Committee that negotiations were ongoing between DSTL and WCC. Both DSTL and WCC have been trying to locate an agreement made about 80 years ago in relation to the management of Winterslow Road. DSTL informed WCC in a letter dated 23rd February 2004 that the Government Property Lawyers, who historically held such documents, no longer exist. All documents are now held in a central archive but the registers are inadequate to find the said document.

The document that is missing may have contained specific detail in relation to responsibilities for maintenance, and undertakings to keep the road open for the public. A 1923 Order makes WCC believe that it is reasonable to expect that the road should be kept open for public access and it is on this basis that they will move forward in negotiations with DSTL. Inevitably it will be difficult to draw a line between the present scenario, and that which provides for the proposed HQ development on the DSTL site. The County Council will have to have an eye on ensuring that it does not prejudice the position of the County in relation to potential opportunities for developer contributions, or to be vested with an asset that may require premature maintenance funding.

On the issue of the imposition of a 30mph speed restriction on the road, as far as Councillor Wren is aware, this has not been the subject of any consultation with the Highway Authority. The question of what powers the Ministry Of Defence has to enforce such speed restrictions is unclear at this time.

During a discussion among members the following points were raised:

- DSTL pays for the maintenance of Winterslow Road.
- If it transpires that the public do have rights of access DSTL will not be allowed to close the road.

RESOLVED – That a further update on the result of the negotiations be brought to the next Northern Area Committee meeting on 1st April.

147 UPDATE ON THE DEVELOPMENT OF THE CO-OP IN AMESBURY

Mr Haywood asked 5 questions of the Committee and the Legal Services Manager gave answers to those questions.

1. When is Redworth House being vacated and where are the current occupants being relocated?

Arrangements are being made for Redworth House to be vacated during the course of April 2004. The County Council is making its own arrangements to relocate elsewhere. Arrangements are being put in place to secure the relocation of the Citizens Advice Bureau to Amesbury Clinic and for the Tourist Information Centre to relocate to Amesbury library.

2. Is it still intended the build onto the Library/Health Centre complex and if so when will this work commence?

Both Wiltshire County Council and Salisbury District Council remain committed to working towards a co-located public office in Amesbury to be based at the Library/Health Centre complex but it is not presently possible to say whether and when any such office will be built at the complex.

3. When will work start on the long awaited Co-Op supermarket and when is it likely to be completed?

CG Property will arrange for work to start on the supermarket following completion of the sale of Redworth House. Completion will take place following vacation of Redworth House by its occupants and CG Property having secured a contract to build the supermarket. It is estimated that the supermarket is likely to be completed within about nine months of work starting on it; which means that the supermarket is likely to be completed by Easter 2005.

4. What steps are being taken to build "the reasonable sized food store" for the Boscombe Down area?

Following the withdrawal of the Lidl applications, the planning department has held a number of meetings with Gleasons as well as interested retail operators to develop proposals that meet the requirement for an "appropriately sized" store.

5. What active steps are being taken by the District Council to bring about these long awaited and much debated developments?

Salisbury District Council is working with Wiltshire County Council, Citizens Advice Bureau and South Wiltshire Primary Care Trust to secure the vacation of Redworth House during the course of April so as to enable the Council to complete the sale to CG Property and CG Property then to arrange for work to start on the supermarket.

AGREED – That the Legal Service Manager investigate the possibility of putting the above questions with the answers into a press release for distribution to citizens of Salisbury District.

**148 APPLICATION NO. S/2004/0013 - CHANGE OF USE – PROPOSED
CONVERSION OF TWO EXISTING BARNs INTO A SINGLE DWELLING AND
COVERED PARKING AND ALTERATION OF ACCESS: MANOR FARM
CHOLDERTON SALISBURY SP4 ODN – FOR J M & F E CASTLE**

The Committee considered the previously circulated report of the Head of Development Services together with the schedule of late correspondence circulated at the meeting.

RESOLVED - That the above application be **deferred** at the request of the applicant to allow them to provide more information in the form of a structural survey.

**149 APPLICATION NO. S/2004/0014 – LISTED BUILDING WORKS - CONVERSION
OF TWO EXISTING BARNs INTO A SINGLE DWELLING AND COVERED
PARKING AND ALTERATION OF ACCESS: MANOR FARM CHOLDERTON
SALISBURY SP4 ODN – FOR J M & F E CASTLE**

The Committee considered the previously circulated report of the Head of Development Services together with the schedule of late correspondence circulated at the meeting.

RESOLVED - That the above application be **deferred** at the request of the applicant to allow them to provide more information in the form of a structural survey.

**150 APPLICATION NO. S/2003/2334 - FULL APPLICATION -SV3 - DIVISION OF
PLOT AND ERECTION OF SINGLE RESIDENTIAL UNIT WITH ASSOCIATED
ACCESS AND PARKING AND NEW GARAGE TO SERVE EXISTING: GRATEN
COTTAGE HOMANTON SHREWTON SALISBURY SP3 4ER – FOR
CASTLEWAY DEVELOPMENTS LTD**

This application was not considered by the committee as it had been previously withdrawn by the applicant.

**151 APPLICATION NO. S/2003/2668 - FULL APPLICATION -DETACHED
GARAGE AND CAR PARKING TO 2 HORFIELD COTTAGE AND 1 BED FLAT
OVER WITH GARAGING TOGETHER WITH ALTERATIONS TO ACCESS: 2
HOREFIELD COTTAGES HURDCOTT LANE WINTERBOURNE EARLS
SALISBURY SP4 6HN – FOR R A DIAPER & F COOK.**

Mr Lilley, the agent, spoke on behalf of the applicant in support of the application.

Following the receipt of the above statement 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 **APPROVED** for the following reasons: that Hurdcott Lane is a rural no through road with limited traffic impacts. The opportunity to provide a small unit of residential accommodation within the village is considered to outweigh the relative highway impacts

Then the above application be approved subject to all persons concerned entering into a Section 106 Agreement under the provisions of the Town and Country Planning Act 1990 (as amended) relating to:

- (i) the retention of a garage and frontage parking space for number 2 Horefield Cottages, and
- (ii) the payment of a recreational open space contribution, in accordance with policy R2 of the Replacement Salisbury District local Plan

and subject to the following conditions:

- 1. 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. (A04A)

Reason To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. (0004)

- 2. 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. (D04A)

Reason: 0014 To secure a harmonious form of development.

- 3. The precise positioning of the proposed building[s] shall be pegged out on site and agreed in writing by the Local Planning Authority before development is commenced, and the building(s) shall be positioned as so agreed. (C02A)

0009 To ensure the exact position of the building[s] within the site.

- 4. The garage(s) shown on the approved drawing(s) shall not be converted into a habitable room without the permission in writing of the Local Planning Authority. (E06A)

Reason: In the interests of highway safety

- 5. The building[s] hereby permitted shall not be occupied until the area shown on drawing No.DCh/p/02A 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. (J04A)

Reason: 0057 To ensure that the development hereby permitted is provided with adequate facilities for vehicles.

6. Before development commences, a scheme for the discharge of surface water from the building and hard surfacing hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.

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

7. Notwithstanding the provisions of Classes A to 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(s) 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.
(V15A)

Reason: 0108 To enable the Local Planning Authority to ensure that sufficient space is retained around the dwelling(s) in the interests of neighbourliness and amenity.

8. 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 any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.
(V19A)

Reason: 0111 In order that visibility across the site may be protected in the interests of highway safety.

9. There shall be no windows on the north west and south east sides in the first floor elevations of the building hereby permitted (unless otherwise agreed in writing by the Local Planning Authority).

0018 To ensure adequate privacy for the occupants of neighbouring premises.

The meeting concluded at 5.02pm

Members of the public present : 12