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## Minutes

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1st April 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 C Mills

**Councillors:** M Baker, R Bojdys, J Brady, D W Brown, Mrs J Greville, A Peach, I C West, F Westmoreland, K C Wren

**Parish and Other representatives:**

Mr G Burt (Bulford), Mr Butters (South Newton), Mr Edwards (Tenants Panel), Mr D Healing (Durrington), Mr Ilsley (Tenants Panel), Mr P Porter (Figheledean), Mr S Stubbs (Newton Tony), Mr P Sweet (Shrewton)

**Apologies:**

Councillors J C Noeken, J Spencer and T Woodbridge

### **MINUTES NOT REQUIRING COUNCIL APPROVAL**

#### **I 52 PUBLIC QUESTION TIME**

Mr R Carder of Coopers Close, Amesbury raised his concerns about the volume and speed of traffic on London Road, Amesbury. He stated that this issue was of real concern to him and his neighbours as it had already led to damage of cars and there was a fear that the consequences could be more serious. He stated that exiting onto the road from residential properties was very difficult already and he believed that when Solstice Park is completed the situation would become even worse.

Councillor Peach agreed to look into his concerns and liaise with the local police to investigate what could be done.

Mr T Buckell raised concerns about the problems of traffic flow and parking in Kitchener Road. He noted that these problems were especially bad at school times. He stated that cars also travel at what is felt to be an excessive speed on this road given its close proximity to the school. He has collected nearly 50 signatures supporting his view from local residents who all feel that something must be done.

Councillor Peach noted that whilst Wiltshire County Council have spent upwards of £20,000 on traffic calming measures, including pelican crossings, on this road it has not solved the problem. He would like to meet with local residents to investigate a possible solution.

Councillor Brown also wished to attend the meeting as the Portfolio Holder for Environment and Transport as well as a member of the Northern Area Committee.

The Chairman requested that an update on this issue be reported back to the Northern Area Committee in May 2004.

### **I 53 COUNCILLOR STATEMENT/QUESTION TIME**

None

### **I 54 MINUTES OF THE LAST MEETING**

**RESOLVED** - That the minutes of the previous meeting, held on 4<sup>th</sup> March 2004 (previously circulated) be amended to include Councillor T Woodbridge in the apologies and then be **approved** as a correct record and signed by the Chairman.

### **I 55 DECLARATIONS OF INTEREST**

Councillor Mills declared a personal and prejudicial interest in planning application number S/2004/238 as he is a very close friend of the applicant and withdrew from the meeting during consideration thereof.

Councillor West declared a personal interest in planning application number S/2004/238 as he is a member of a committee with the applicant but remained in the meeting to speak and vote on the matter.

Councillor Baker declared a personal and prejudicial interest in planning application S/2004/372 as he is the portfolio holder for library services and withdrew from the meeting during consideration thereof.

### **I 56 CHAIRMAN'S ANNOUNCEMENTS**

None

### **I 57 FLORAL ENHANCEMENT SCHEME 2004**

The Committee considered the previously circulated report of the Parks Manager. It was noted that the committee would like to consider the future viability of the Northern Area Committee funding this venture at a future meeting later in the year.

**RESOLVED** - that **£4,545-00** be made available from the Northern Area Committee's discretionary fund to enable the Rural Floral Enhancement Scheme to proceed in its area for the coming Summer.

### **I 58 EXTENSION OF SWAG GRANT TO FIGHELDEAN PARISH COUNCIL**

The Committee considered the previously circulated report of the Northern Area Co-ordinator. Mr Patrick Porter of Figheldean Parish Council informed the Committee that a sub-committee was now established to oversee the development of the multi-use sports court. A survey had been sent to local residents to garner their views and there was a 60% response rate with overwhelming support for the project. The Parish Council hopes to have the project finished by the end of the summer.

It was requested the Figheldean Parish Council submit any amendments that they have made over the last 12 months to the original project to the Area Co-ordinator for monitoring purposes.

**RESOLVED** – that the Northern Area Committee reaffirm its original £5,000 grant to Figheldean Parish Council for the creation of a multi-use sports court for a further 12 months.

**159 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 still ongoing between DSTL and WCC. The 1923 legal agreement which is believed to clarify the issue of the rights of public access to the road still has not been located but WCC are still attempting to trace it. DSTL have made a commitment to undertake any minor repairs to the road which are necessary until an agreement has been reached. He also informed the Committee that the 30mph speed limit placed on the road by DSTL is perfectly legal. A meeting is being held On 5<sup>th</sup> May 2004 between SDC, the parish councils concerned and DSTL to try to find a solution. The results of this meeting will be reported to a future Northern Area Committee meeting.

**RESOLVED** – That a further update on the situation be brought to the next Northern Area Committee meeting on 29<sup>th</sup> April.

**160 CONDITION OF THE ACCESS ROAD TO THE UPPER AVON SCHOOL & DURRINGTON SPORTS CENTRE**

The Committee noted the letter received from Dr Keith Robinson, Chief Executive, Wiltshire County Council, regarding the current state of the road. It was commented that the Northern Area Committee was very grateful that the channels of discussion were now open with the County Council on this issue and members would be very happy to enter into discussions with them. However, the Northern Area Committee would not consider committing to anything in principle at this stage but would without prejudice enter into discussions. It was also noted that the Northern Area Committee would like to see a copy of the legal agreement between WCC and the school over the upkeep of the road.

**RESOLVED** – that the Legal Services Manager, in consultation with Councillor Kevin Wren, send a reply to the Chief Executive of Wiltshire County Council outlining the proposed way forward for resolving this issue and that the letter be brought back to the Northern Area Committee meeting of May 27<sup>th</sup>.

**161 PROPOSAL TO VARY CONDITIONS RELATING TO APPLICATIONS S/2002/1075 AND S/2002/1651 (LAND SOUTH OF BOSCOMBE ROAD), APPROVED IN PRINCIPLE BY THE NORTHERN AREA COMMITTEE ON 9<sup>TH</sup> OCTOBER 2003**

The Committee considered the previously circulated report of the Principal Planning Officer together with the schedule of late correspondence circulated at the meeting.

**RESOLVED** - That the conditions attached to the planning approval be amended as outlined in the report and the schedule of late correspondence (see attached).

**162 S/2004/0024 - FULL APPLICATION - PROPOSED NEW 45 BEDROOM INTERMEDIATE CARE UNIT: GLENSIDE MANOR SOUTH NEWTON**

## **SALISBURY SP2 0QD – FOR GLENSIDE MANOR HEALTHCARE SERVICES**

Mr D Barry, the applicant, spoke in support of the application. Parish Councillor Mr Butters, speaking on behalf of South Newton Parish Council, informed the Committee that the Parish Council had no objection to 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 together with the schedule of late correspondence circulated at the meeting.

### **RESOLVED –**

(1) That the above application be **approved** for the following reason: -

That the building's location to the rear of the open field will screen long views of its mass and scale and there is scope for landscape planting to the frontage to break up direct views of the building

And 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. 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: To secure a harmonious form of development.

3. The finished floor level of the proposed building shall be in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development is commenced.

Reason: 0010 To ensure the exact finished floor level of the building.

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'.

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

5. 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. Any tree screening, hedges, walls or fences thus approved shall be planted/erected prior to the occupation of the building.

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

6. 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.

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

7. 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.

8. Before development commences, a Green Travel Plan for the Glenside Manor Healthcare Services operation shall be submitted to, and approved in writing by the Local Planning Authority, and the operation of the establishment shall subsequently accord with the approved Green Travel Plan.

Reason: To ensure that the development promotes alternative modes of transport other than the private car in the interests of providing a sustainable pattern of development.

9. Before development commences full details at a scale of not less than 1:10 of the eaves, gables, window openings, and dormers, to include sections, shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: 0014 To secure a harmonious form of development.

**163 APPLICATION NO. S/2004/0110 – FULL APPLICATION -TWO STOREY EXTENSION TO FRONT ELEVATION AND ASSOCIATED WORKS: 19 AVONDOWN ROAD DURRINGTON SALISBURY SP4 8ET – FOR MR & MRS HAYES**

Mr D Healing, speaking on behalf of Durrington Parish Council, informed the Committee that the Parish Council had no objection to the application.

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** for the following reason: -

That this part of Durrington has no definable built characteristics that would preclude two-storey frontage development in this location.

And 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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

(3) There shall be no windows at first floor on the east elevation of the extension hereby permitted.

Reason: To ensure adequate privacy for the occupants of neighbouring premises.

(2) That the applicant be informed that: -

(a) This decision has been taken in accordance with policies G2, D3 and H16 of the Adopted SDLP

**164 APPLICATION NO. S/2004/238 - O/L APPLICATION - ERECTION OF SINGLE DWELLING AND GARAGE: LITTLE CLOVELLY CHALK HILL SHREWTON SALISBURY SP3 4EU – FOR MR E R ELLIOTT**

Mr P Sweet, speaking on behalf of Shrewton Parish Council, informed the Committee that the Parish Council had no objection to 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.

**RESOLVED -**

(1) That the above application be **refused** for the following reasons:

1. Insufficient information has been provided to determine whether residential development could be satisfactorily achieved on the plot without detrimental impact upon residential amenity, contrary to Adopted Salisbury District Local Plan policies D2, H16 and G2.

2. The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the adopted Salisbury District Local Plan because appropriate provision towards public recreational open space has not been made.

(2) That the applicant be informed that: -

(a) R2 FOR REFUSAL

It should be noted that the reason given above relating to Policy R2 of the adopted Local Plan could be overcome if all the relevant parties can agree with a Section 106 Agreement, or, if appropriate by a condition, in accordance with the standard requirement of public recreational open space.

**165 APPLICATION NO. S/2004/320 - FULL APPLICATION – DOUBLE GARAGE WITH STORE OVER: 69 EAST GOMELDON ROAD GOMELDON SALISBURY SP4 6LT – FOR MR D CONTI**

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

**RESOLVED -**

(1) That the above application be **REFUSED** for the following reason:

i. the proposed garage with store above, in terms of the height, design, scale and siting is not considered to be in keeping with the overall appearance of the area and street scene. It is considered to be contrary to policies D3, C6 (ii) and H16 (iv) of the Adopted SDLP.

(2) That the applicant be informed that: -

(a) This decision has been taken in accordance with policies D3, C6 and H16 of the Adopted SDLP.

**166 APPLICATION NO. S/2004/151 - FULL APPLICATION – EXTENSION (SINGLE STOREY): 4 LONGFIELD CLOSE DURRINGTON SALISBURY SP4 8BZ – FOR MR DODD**

Mr Dodd, the applicant, spoke in favour of the application. Mr D Healing, speaking on behalf of Durrington Parish Council, informed the Committee that the Parish Council objected to the application.

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

**RESOLVED -**

(1) That the above application be **APPROVED** for the following reason:

It is considered that the proposed single storey extension will not have an adverse impact upon the street scene or residential amenity in accordance with policies, G2, H16 and D3 of the Adopted SDLP.

And 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. (A07A)

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

2. The materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing buildings.

Reason: To secure a harmonious form of development.

3. The proposed WC window in the east elevation shall be glazed with obscure glass and be inward opening only to the satisfaction of the Local Planning Authority, and shall be maintained in this condition thereafter.

Reason: To avoid encroachment onto adjoining land.

4. There shall be no additional windows in the east elevation of the side extension or the west elevation of the rear extension (other than those hereby permitted).

Reason: To ensure adequate privacy for the occupants of neighbouring premises.

(2) That the applicant be informed that the above decision has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

G2 (General), H16 (HPB), D3 (Extensions)

(3) That the applicant be informed as follows: - PARTY WALL ACT

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.

**167 APPLICATION NO. S/2004/230 - FULL APPLICATION – CONSERVATORY: 54 MEADS ROAD DURRINGTON SALISBURY SP4 8BG – FOR MR & MRS BAXTER**

Mr D Healing, speaking on behalf of Durrington Parish Council, informed the Committee that the Parish Council objected to the application.

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** for the following reason:

1. It is considered that the proposed conservatory will be appropriate to the overall appearance of the dwelling and will have no adverse impact upon the street scene or residential amenity.

And 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. (A07A)

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

2. The external dwarf walls of the conservatory hereby permitted shall be constructed with brickwork to match the existing walls of the dwelling.

Reason: To secure a harmonious form of development.

(2) That the applicant be informed that the above decision has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

G2 (General), H16 (HPB), D3 (Extensions)

**168 APPLICATION NO. S/2004/248 - FULL APPLICATION – PAIR OF SEMI DETACHED COTTAGES AND TWO VEHICULAR ACCESSES AND ASSOCIATED ACCESS: LAND AT 4 NEW COTTAGES ST ANDREWS ROAD SOUTH NEWTON SALISBURY SP2 0QZ – FOR EXECUTORS OF MR ENSELL**

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

**RESOLVED -**

(1) That provided all persons concerned enter into a Section 106 agreement under the provisions of the Town and Country Planning Act 1990 (as amended) to pay a commuted sum under policy R2 of the Salisbury District Local Plan within one month, then this application be **approved** for the following reasons:

1. It is considered that the development as proposed with internal rearrangements to provide a study/third bedroom and additional windows/rooflights added to the ground floor and roofslope will not harm the amenity of the locality and is appropriate in terms of the scale and design to the surrounding development, in accordance with policies G2, H16, C6, and D2 of the Adopted SDLP.

2. The proposal includes parking provision on site for the proposed dwellings, and the highway improvements will upgrade the safety of the junction with the A36, maintaining a section of visibility splay to the frontage of No 4 Knew Cottages, in accordance with policy G2 of the Adopted SDLP.

And 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. (A07A)

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

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.

Reason: To secure a harmonious form of development.

3. No development shall commence until a highway visibility splay has been provided to the main A36 road frontage to number 4 Knew Cottages in accordance with the enclosed location plan marked in red. Nothing over 1.0m in height above the adjacent trunk road carriageway shall be planted, erected or maintained in front of the splay line and notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 or any order revoking and re-enacting that order with or without modification, the visibility splay shall not be altered or removed unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

4. Before development commences, a scheme for the discharge of surface water from the building(s) and the timing for this provision, hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.

Reason: To ensure that the development is provided with a satisfactory means of drainage.

5. The dwellings shall not be occupied until the proposed accesses/parking areas have been properly consolidated, drained and surfaced in accordance with a scheme to be submitted for consideration and approval by the Local Planning Authority. All works as may be approved in this required scheme shall be commenced and completed prior to the occupation of the dwellings and thereafter retained.

Reason: In the interests of highway safety

6. No development shall commence until 2 parking spaces and associated access and visibility thereto have been provided to serve 4 Knew Cottages within the blue land. Such parking area, access and visibility splay shall be in accordance with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority and shall be retained in perpetuity.

Reason: In the interests of highway safety.

7. No development shall commence until details of the boundary treatments shall be submitted to and approved in writing by the Local Planning Authority and development shall subsequently accord with the approved scheme.

Reason: In the interests of amenity for the occupants of the neighbouring/nearby dwellings.

8. Notwithstanding the provisions of Classes A-H of Schedule 2 (Part I) 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.

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

9. 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 windows/dormer windows/rooflights (other than those expressly authorised by this permission) shall be constructed.

Reason: To ensure adequate standards or privacy for the neighbouring dwellings through the avoidance of overlooking from windows, dormer windows or rooflights.

(2) That the applicant be informed that the above decision has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

G2 (General), H16 (HPB), C6 (SLA), D2 (infill development)

(3) That the applicant be informed of the following: -

According to Wessex Water records there is a public foul sewer crossing the site. Wessex Water normally requires a minimum three metre, easement width on either side of the apparatus, for the purposes of maintenance and repair. Diversion or protection works may need to be agreed.

The developer will be required to protect the integrity of Wessex systems and agree prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site. This should be agreed as early as possible and certainly before the developer submits to the Council any Building Regulations application.

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.

**169 APPLICATION NO. S/2004/372 - FULL APPLICATION – ERECTION OF A PORTACABIN AS TEMPORARY TOURIST INFORMATION CENTRE FOR APPROXIMATELY SIX MONTHS: AMESBURY PUBLIC LIBRARY SMITHFIELD STREET AMESBURY SALISBURY SP4 7AN – FOR SALISBURY DISTRICT COUNCIL**

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

**RESOLVED -**

(1) That the above application be **APPROVED** for the following reason:

It is considered that the proposed temporary portacabin sited within the courtyard area between the Health Centre and Library will not have an adverse visual impact or adverse impact to the conservation area or upon highway safety, in accordance with policies G2, CN8 and PSI of the Adopted SDLP.

And 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. (A07A)

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

2. The applicant shall confirm in writing to the Local Planning Authority when the building has been installed on the site. The building shall be removed from the land and the land shall be reinstated to its former condition on or before 6 months from the date of installation unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity, in order to secure the reinstatement of the land upon removal of the building for which permission is granted on a temporary basis.

3. No development shall take place until samples of the finish for use on the walls of the portacabin 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 secure a harmonious form of development.

(2) That the applicant be informed that

If a heavy crane lift is required to position the temporary structure on site, this will require the approval of WCC and the applicant should contact the Southern Divisional Manager at Wiltshire Highways Partnership, The Avenue, Wilton, Salisbury, SP2 0BT, telephone 01722 744 440 to seek approval for this specialist operation.

(3) That the applicant be informed that this decision has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G2 (General), PSI (Community facilities), CN8 (Conservation Areas)

**170 APPLICATION NO. S/2003/2194 - FULL APPLICATION – DEMOLITION OF EXISTING BUILDINGS AND ERECTION ON 22 NEW DWELLINGS ESTATE ROAD AND ASSOCIATED INFRASTRUCTURE ALTERATION OF EXISTING ACCESS: THE LIMES (LAND AT) HIGH STREET SHREWTON SALISBURY SP3 4DB – FOR GLEESON HOMES SOUTHERN**

Mr C De La Coombe, on behalf of Lady De La Combe, Mr A Neve and Mr Elliott, spoke in objection to the application. Mr P Sweet, speaking on behalf of Shrewton Parish Council, informed the Committee that the Parish Council objected to the application.

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

**RESOLVED –**

(1) That Subject to all persons concerned entering into a Section 106 Legal Agreement under the provisions of the Town and Country Planning Act 1990 (as amended) for the provision of: (a) affordable housing, (b) a commuted R2 recreational provision sum, (c) secondary education needs (if applicable), (d) future management and maintenance of public open space, (e) a monetary administration sum, then the application be **APPROVED** for the following reasons:

The proposed development has been considered against the requirements of Local Plan policies relating to the principle of residential development, scale, efficient use of land, delivery of affordable housing and other necessary infrastructure directly related to the development. Additionally, the consultation process has identified issues relating to water management, however these have been identified as being capable of determination via compliance with conditions.

And 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. (0004)

2. 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. All floor levels should be set at least at 80.2 metres above ordnance datum.

Reason: To prevent the increased risk of flooding.

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.

Reason: To ensure the exact position of the buildings within the site.

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. Before development is commenced, large scale details (not less than 1:10 scale) of the: chimney stacks, (to confirm height, corbel detailing and materials), eaves, gables and window sections to the front elevations of the dwellings hereby approved, shall be submitted to, and approved in writing by the Local Planning authority, and the development shall thereafter accord with the approved scheme.

Reason: 0014 To secure a harmonious form of development.

6. The garages shown on the approved drawings shall not be converted into a habitable room without the permission in writing of the Local Planning Authority.

Reason: 0028 To secure the retention of adequate off-street car parking provision.

7. Before development is commenced full details of all foundation construction methods to dwellings together with sections through the construction of the roads, parking areas and footpaths together with a construction methodology shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter accord with the approved scheme.

Reason: To ensure that the method of development does not adversely impact upon the integrity, stability and future health of those trees that benefit from Tree Preservation Order protection.

8. Before development is commenced full details of the measures required to protect the site's southern boundary wall separating the site from Shrewton Manor shall be submitted to and approved in writing by the Local Planning Authority, and the approved measures shall thereafter be implemented through the duration of the development hereby approved.

Reason: To protect the integrity and stability of this boundary wall which forms the curtilage to the Grade II Listed Shrewton Manor.

9. 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.

10. No development shall take place until details of the treatment of all the boundaries of the site 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 buildings.

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

11. 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.

12. 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.

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

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

14. No structure or erection exceeding 0.6 metres in height shall be placed forward of the line taken 4.5 metres back from the centrepont of the site access road's junction with High Street and extending to the site's northern and southern boundaries with High Street [as shown on the plan number 46/1088/01M, attached hereto].

Reason: 0052 In the interests of highway safety.

15. The buildings hereby permitted shall not be occupied until the area shown on drawing No. 46/1088/01M 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: To ensure that the development hereby permitted is provided with adequate facilities for the parking, turning/ loading and unloading of vehicles.

16. Before development commences, a scheme for the discharge of surface water from the buildings and all hard surfaces hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved The approved scheme shall include measures to restrict flow rates into any watercourse and limit surface water run-off. Additionally, the scheme shall demonstrate that no surface water run off will impact upon the curtilages of adjoining properties.

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

17. No development shall commence until a desk study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information.

If the potential for significant ground contamination is confirmed then using this information

A diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors should be produced.

A site investigation should be designed for the site using this information and any diagrammatical representations. (Conceptual Model) Designs should be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:

a risk assessment to be undertaken relating to groundwater and surface waters associated on and off site that may be affected, and



refinement of the Conceptual Model, and the development of a method statement detailing the remediation requirements.

The site investigation shall be undertaken in accordance with details approved by the Local Planning Authority and a risk assessment shall be undertaken.

A method statement detailing the remediation requirements including measures to minimise the impact upon ground and surface waters, using the information obtained from the Site Investigation should be submitted to the Local Planning Authority. This Statement shall include the phasing for any required works. This should be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

Reason: To ensure that the proposed development will not cause pollution of Controlled Waters.

18. No construction work shall take place on Sundays or public holidays or outside the hours of 7.30am to 8.00pm, weekdays and 8.00am to 1.00 pm Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason: 0070 To minimise the disturbance which noise during the construction of the proposed development could otherwise have upon the amenities of nearby dwellings.

19. Notwithstanding the provisions of Classes A-E 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.

Reason: 0107 To enable the Local Planning Authority to retain control over the development in the interests of amenity.

20. 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.

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

21. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking and re-enacting that Order), all garages shall be of a

standard design to be submitted to and approved in writing by the Local Planning Authority before such garages are erected.

Reason: 0109 In the interests of the amenity of the development.

22. 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 windows/dormer windows [other than those expressly authorised by this permission] shall be constructed.

Reason: 0112 To enable the Local Planning Authority to retain control over the appearance of the dwellings in the interests of visual amenity and the amenity of adjoining properties.

23. Prior to any works commencing on site, including the demolition of “The Limes” itself a scheme for the recording of “The Limes” shall be submitted to, and approved in writing by the Local Planning Authority. The recording subsequently undertaken in accordance with the approved scheme and submitted to the Local Planning Authority.

Reason: To ensure that the archaeological interest are adequately recorded.

24. No development shall commence until a scheme to upgrade the surface of the parallel footpath link together with the provision of lighting and phasing for works has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of pedestrian safety.

25. No development shall commence until full details of a boundary wall of not less than 2.3 metres in height (measured from the highest adjoining ground level, to be agreed in writing by the Local Planning Authority) extending along the rear, northern boundary to plots 1 – 3 inclusive have been submitted to, and approved in writing by the Local Planning Authority, and the approved wall shall be completed to the satisfaction prior to the first occupation of any of plots 1 – 3 inclusive.

Reason: In the interests of the residential amenity of adjoining dwellings.

26. The external elevational materials comprising “The Limes” dwelling shall be demolished in accordance with a scheme to be submitted to, and approved in writing by the Local Planning Authority, and the materials re-used to construct the boundary wall required by Condition 25 of this consent.

Reason: 0014 To secure a harmonious form of development.

27. Before development commences, full details of the Electricity sub-station to include ground levels, elevations and materials shall be submitted to, and approved in writing by the Local Planning Authority, and the development shall thereafter accord with the approved scheme.

Reason: 0014 To secure a harmonious form of development.

28. No development shall commence until full details of the proposed street lighting, to include the position and design of lamp columns and measures to restrict uplighting shall be submitted to, and approved in writing by the Local Planning Authority, and development shall thereafter accord with the approved scheme.

Reason: To secure a harmonious form of development and to protect the rural character of the site context.

(2) That the applicant be informed that the above permission has been given in accordance with the following policies of the adopted Salisbury District Local Plan: G1, G2, G4, G9, D1, D2, H16, H25, CN3, CN5, CN21, R2

(3) That the applicant be informed of the following: -

Environment Agency - Limitation of the surface water flows may be achieved by:

i) A suitable Sustainable Drainage Scheme which may include soakaways in the case of small development (Examples are given in the Agency's "Guide to Sustainable Urban Drainage" and CIRIA's report 156 "Infiltration Drainage, manual of Good Practice").

NOTE: This will require the Local Planning Authority building control department's approval, and/or

ii) On site storage with only restricted flow being discharged.

For guidance on contaminated land we would refer you to 'Guidance for the Safe Development of Housing on Land Affected by Contamination', published jointly by the Environment Agency and NHBC, available through the Stationary Office. This document provides useful guidance on appropriate procedures to follow in order to demonstrate that any contamination concerns, if present, have been addressed.

We are informed that there is a capped well on site, the applicant should ensure that the well is adequately capped.

The proposed development should incorporate water efficiency measures in order to ensure that demands upon water resources are reduced to a minimum. This is particularly relevant as the site falls within The Hampshire Avon catchment, which is a catchment where the Agency has existing concerns with regards to demands upon water resources and the impact upon the environment. Water efficiency measures such as the installation of a water butt with each property, showers as opposed to baths, spray taps and low flush toilets are just a few suggestions that can lead to increased water efficiencies

**171 APPLICATION NO. S/2003/2671 - FULL APPLICATION – NEW HOUSE AND ALTERATION TO ACCESS: LAND AT CHINE ROAD UPPER WOODFORD SALISBURY SP4 6NX – FOR MR & MRS T BAIRD**

Mr J Humphreys-Evans, the owner of the adjacent property, spoke in objection to the proposal. Mr J Coleman, the agent for the applicant, spoke in support.

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

**RESOLVED -**

(1) That the above application be **REFUSED** on basis that this is a cramped site which can only provide amenity space by requiring the change of use of agricultural land and for the following reasons:

1. The proposed dwelling would result in a cramped form of development and an incursion into the open countryside and Special Landscape Area, harmful to the character and appearance of the surrounding area. It would therefore be contrary to policies C1, C2, C7, H16 and D2 of the Replacement Salisbury District local Plan.

2. In that the proposed development does not make provision for public open space, it would be contrary to policy R2 of the Replacement Salisbury District Local plan.

The meeting concluded at 7.50pm

Members of the public present : 23