

29th April 2004 4.30pm

Antrobus House

Amesbury

Minutes

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, J Brady, J Noeken, A Peach, I C West, F Westmoreland, T Woodbridge, K C Wren

Parish and Other representatives:

Mr G Burt (Bulford), Mr Edwards (Tenants Panel), Mr Fisher (Idmiston), Mrs B Howells (Cholderton Parish Meeting), Mr Reed (Amesbury Town Council) and Mr C Stoddart (Cholderton Parish Meeting)

Apologies:

Councillors D W Brown and Mrs J Greville

MINUTES NOT REQUIRING COUNCIL APPROVAL

172 PUBLIC QUESTION TIME

None

173 COUNCILLOR STATEMENT/QUESTION TIME

None

174 MINUTES OF THE LAST MEETING

RESOLVED - That the minutes of the previous meeting, held on 1st April 2004 (previously circulated) be **approved** as a correct record and signed by the Chairman.

175 DECLARATIONS OF INTEREST

Councillor Brady declared a personal and prejudicial interest in planning application number S/2004/381 as he knows the applicant personally and has had business dealings with him. He withdrew from the meeting during consideration thereof.

Councillor Noeken declared a personal and prejudicial interest in agenda item 7, the application for a renewal of a Public Entertainment Licence as he and his wife are frequent visitors to the King's Arms and know Mr Riggs. In addition, Councillor Noeken was a founder member of the Amesbury 2000 Millennium Committee, which erected a Celtic cross for which Mr Riggs was the principal donor.

Councillor Peach declared a personal and prejudicial interest in planning application number S/2004/381 as this property is included in his Community and Housing Portfolio. However, the Legal Services Manager informed the Committee that as Councillor Peach was sitting at the Northern Area Committee as a ward councillor and not in his role as a portfolio holder he could avail himself of an exemption and stay and vote on the matter. Councillor Peach acted according to this advice and stayed and voted on the application.

I 76 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed all parish representatives and members of the public that all Northern Area Committee papers were now available online and any duplicate copies required could be downloaded. However, hard copies could still be posted if required.

I 77 PUBLIC ENTERTAINMENT LICENCE RENEWAL – RIGGSY'S NIGHTCLUB AMESBURY

Councillor Noeken withdrew from the room during consideration of this item.

The Licensing Officer for Salisbury District Council gave a verbal presentation to the Committee.

Sergeant Gunn, on behalf of Amesbury Constabulary, informed the Committee that he was available to answer any questions the applicant or the Committee may have.

Mr I Singleton, speaking on behalf of the applicant, spoke in support of the application.

After the receipt of the above statements and information, the Committee considered the previously circulated report of the Licensing Officer together with the supporting papers. The following questions/statements were asked/made:

Sergeant Gunn informed the Committee that the police were willing to withdraw incident numbers 37 and 38 from the evidence log as further evidence had come to light which supported the licensee's explanation of events. He commented that whilst there were always incidents at every nightclub and this was true of Amesbury, the number of incidents occurring at Riggsy's caught the attention of the police and led them to begin the log of incidents.

The Licensing Officer informed the Committee that whilst applications for licences had been refused in the past, no renewal of a licence had, to his knowledge, ever been refused before.

In response to Councillors' questions, Ian Singleton gave the following answers –

- All the door-staff are local residents; 3 are civilian and 4 are Army.
- The average age of the bar staff is 30 but some are 21 years old.
- The door-staff are constantly monitoring what is happening on the dance floor and drinks are not allowed on the dance floor.
- A clicker is used to count the number of people leaving and entering the club.
- The door-staff wear bright red polo shirts and dark trousers.

The Licensing Officer informed the Committee that Riggsy's closes at 12 am on Mondays and Tuesdays, 1am on Wednesdays and Thursdays and 2am on Fridays and Saturdays. If the Public Entertainment Licence was renewed but the opening hours shortened this would also include the liquor licence as the liquor licence would not be allowed to overrun the Public Entertainment Licence.

An argument relating to the affect of opening hours on binge drinking was discussed.

RESOLVED – That Mr Riggs' Public Entertainment Licence be renewed for a period of 6 months after which time it is to be reviewed again by the

Northern Area Committee. The opening hours are to stay the same as at present for the 6-month period but the number of doormen must be increased by 2 from the present requirements so that on Wednesdays, Thursdays, Fridays, and Saturdays there are a minimum of 6 doormen.

178 UPDATE ON THE EXPANSION OF PORTON DOWN

The Committee received an aural update from Councillor Kevin Wren on the current situation. He commented that this item and the update on Winterslow Road were best considered together.

The staff at Porton Down had been advised that the road would stay open indefinitely. The 1923 agreement that was being tracked down had not yet been located. However, there had been an informal commitment to keeping the road open for the period of the development.

Councillor Wren informed the Committee that the staffing levels at Porton Down are set to increase by 85% in the next few years as a result of the centralisation of DSTL facilities there. The arrival of 850 new employees at the facility will raise many issues for both the District Council and the County Council to consider. Adequate provision will have to be made for housing, health and highway demands. It is important that Salisbury District Council is informed of all the developments as they take place as many of these changes could impact on the residents of the Bourne Valley.

Councillor Noeken added that no firm decisions had been made regarding the proposals for the Science Park as of yet.

It was noted that this item would remain on the Northern Area Committee's agenda for the foreseeable future.

RESOLVED – That an update be brought back to the next Northern Area Committee meeting on 27th May 2004.

179 UPDATE ON WINTERSLOW ROAD BETWEEN PORTON VILLAGE AND A30 See minute 178.

180 S/2004/480 - FULL APPLICATION - DEVELOPMENT OF 16 RESIDENTIAL DWELLINGS COMPRISING 14 NEW BUILDINGS AND CONVERSION OF 2 BUILDINGS WITHIN THE GROUNDS INTO DWELLINGS AND CONSTRUCTION OF NEW ACCESS: BYFORD, PORTON - FOR MRS S TUCKER

Mr R Denby, a resident, spoke in objection to the application.

Mr Michael Lyons, the architect for the applicant, spoke in support of the application.

Mr Fisher, speaking on behalf of Idmiston 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 **REFUSED** on the basis that the proposed development fails to address the requirements of policy G4 relating to flood risk and C12, protected species, and fails to provide adequate information to address the requirements of policy G2 the general criteria for development as well as the need to provide recreational and affordable housing facilities and for the following reasons:

1. In the absence of a full Flood Risk Assessment, setting out the development's relationship to and impacts upon the 1:100 year floodplain for the River Bourne, together with measures to mitigate impacts both on and off site, it is considered likely that the development would reduce the flood storage capacity within the River Bourne and result in cumulative flood risks elsewhere contrary to policies G4 and C18 of the Adopted Salisbury District Local Plan and advice provided in PPG 25 "Development and flood risk"

2. In the absence of adequate information to the contrary, the Local Planning authority is not convinced that the proposal, resulting as it does in the demolition of existing buildings together with the conversion of others will not have an adverse impact upon the habitat for species protected under the Wildlife and Countryside Act 1981, and is therefore contrary to the provisions of policy C12 of the Adopted Salisbury District Local Plan.

3. In the absence of sufficient elevational details the impacts of the residential conversion of the former school room adjoining Winterslow Road into a residential unit the Local Planning Authority are not convinced that the scheme will not have an adverse impact upon the amenity of adjoining properties and the appearance of the Conservation Area, contrary to the requirements of policies G2 and CN8 of the Adopted Salisbury District Local Plan.

4. The proposed development is unacceptable in that it fails to make provision for the supply of affordable housing in a manner that is capable of satisfying the requirements of policy H 25 of the Adopted Salisbury District Local Plan. As such, it would place additional demands upon existing affordable housing facilities and would set a precedent that would make it difficult to implement this policy in the future

5. The proposed development fails to make provision towards recreational open space contrary to the requirements of policy R2 of the Adopted Salisbury District Local Plan. As such, it would place additional demands upon existing recreational facilities and would set a precedent that would make it difficult to implement this policy in the future.

(2) That the applicant be informed of the following:

The reasons for refusal numbers 4 and 5 are capable of resolution by way of a Section 106 Agreement if the development were to be considered in all other respects acceptable.

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

- G1 General principles for development
- G2 General criteria for development
- G4 Water environment, flood risk
- D2 Infill development

- H16 Housing Policy Boundary
- H25 Affordable housing
- CN8 Development to preserve or enhance Conservation Area
- CN9 Demolition in Conservation Areas
- CN10 Loss of open space / gaps in Conservation Areas
- C18 Impact upon water quality
- R2 Open space provision.

**181 S/2004/0485 - FULL APPLICATION - ONE REPLACEMENT DWELLING
DEMOLITION OF GARAGE BUILDINGS AND CONSTRUCTION OF 1 HOUSE
AND ALTERATION TO EXISTING ACCESS: PARKHOUSE GARAGE
PARKHOUSE ROUNDABOUT CHOLDERTON SALISBURY SP4 0EG - FOR MS
W CALLOWAY**

The Chairman, on behalf of Cholderton Parish Meeting, 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 **REFUSED** on the basis that

- (i) The site has consent for a repairs workshop and petrol sales, and
- (ii) Whilst it is separated from easy access to a range of facilities, it is a brownfield site for which some form of re-use is acceptable in terms of local plan policies, therefore
- (iii) The Local Planning Authority should identify an after use that minimises the generation of vehicle-based trips.

The Northern Area Committee considers that the principle of replacing the existing operation with a single dwelling represents a sustainable after use of this site and would be preferable to alternative employment based uses and therefore in this instance the proposed development was considered to comply with the requirements of Policy H22.

Furthermore, the Committee considered that the overall design approach whilst creating a large replacement dwelling did form a well-designed and appropriate solution that related well to the Cholderton setting and to the site's position which would not adversely impact upon the landscape setting. Therefore grounds for refusal 1 & 2 within the officer's report should be deleted from the notice of decision.

(2) and for the following reasons:

- 1. It has not been demonstrated, to the satisfaction of the Local Planning Authority, that the existing employment use of the land is unviable, and the proposal would therefore result in the loss of employment land in the open countryside, contrary to policies H22 and E16 of the Replacement Salisbury District Local Plan.

2. It has not been demonstrated, to the satisfaction of the Local Planning Authority, that the proposed development would not result in additional risk of flooding, with the potential of harm to life and property. The proposal would therefore be contrary to policies G2 and G4 of the Replacement Salisbury District Local Plan and the advice in PPG25.

3. It has not been demonstrated, to the satisfaction of the Local Planning Authority, that the potential contamination of the site and land can be adequately and reasonably mitigated, and that potential risks to future occupiers of the dwellings can be avoided. The proposal would therefore be contrary to policy G2 of the Replacement Salisbury District Local Plan.

4. In that no contribution towards recreational open space has been submitted, the proposed development would be contrary to policy R2 of the Replacement Salisbury District Local Plan.

(3) That the applicant be informed that this decision has been in accordance with the following policy/policies of the Adopted Salisbury District Local Plan: G1, G2, H22 and H23, H30, C1, C2, C6, G8, R2

182 S/2004/319 – FULL APPLICATION - CONSTRUCTION OF DETACHED DWELLING AND GARAGE WITH FORMATION OF NEW ACCESS AND CONSTRUCTION OF BOUNDARY WALL (REVISED DETAILS): PLOT 3 OVER STREET STAPLEFORD SALISBURY SP3 4LP – FOR MR C N RHIND-TUTT

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: -

The proposals are appropriate to the overall appearance of the dwelling and street scene with no adverse impacts to residential amenity in accordance with policies G2, H16, D2 and C6 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 driveway between the edge of carriageway and the gates shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of Highway safety

3. Any entrance gates erected shall be hung to open away from the highway only and shall be set back a minimum distance of 4.5m from the carriageway edge.

Reason: In the interests of Highway safety

4. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of Highway safety

5. There shall be no windows at first floor on the south elevation of the extension hereby permitted.

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

6. 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.

Reason: To secure a harmonious form of development.

7. No development shall take place until full details of both hard and soft landscape works 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. 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].

Reason: To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

8. The dwelling hereby approved shall not be occupied until the turning space shown on the submitted plan has been properly consolidated and surfaced to the satisfaction of the Local Planning Authority. Such turning space shall be kept clear of obstructions at all times.

Reason: In the interests of highway safety.

9. Before the dwelling hereby permitted is first occupied the area between the nearside carriageway edge and a line drawn 2.0 metres parallel thereto over the entire site frontage shall be cleared of any obstruction to visibility at and above a height of 1.0 metres above the nearside carriageway level and thereafter maintained free of obstruction at all times.

Reason: In the interests of highway safety.

10. The finished floor level[s] of the proposed building[s] 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].

(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: General (G2), H16(HPB), C6 (SLA), D2 (Infill development)
- (b) Wessex Water
The development is located within a foul sewered area and there are water mains within the vicinity of the proposal.

It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.

183 2004/0337 - FULL APPLICATION -TWO STOREY SIDE EXTENSION TO DWELLING: 19 SALISBURY ROAD BULFORD SALISBURY SP4 9DF – FOR MR & MRS WESTERN

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:

Subject to a condition restricting windows on the north elevation, it is considered that the proposed extension will be appropriate to the overall appearance of the dwelling and street scene and will not have an adverse impact upon residential amenity, or significant adverse impact through loss of external access to the rear garden of the dwelling, in accordance with the Adopted SDLP policies G2, D3 and H16.

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 and finishes of the external walls and roof of the proposed development hereby permitted shall match in colour and texture those of the existing building[s].

Reason: To secure a harmonious form of development.

3. There shall be no windows on the north elevation of the extension hereby permitted.

Reason: To ensure adequate privacy for the occupants of the neighbouring 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 (General), D3 (Design), H16 (HPB)

(b) 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.

184 S/2004/381 - CHANGE OF USE - EXISTING HOUSE - CHANGE OF USE FROM B & B TO HOUSE IN MULTIPLE OCCUPATION: 1 SOUTH MILL ROAD AMESBURY SALISBURY SP4 7HR – FOR M HURST & C GREASLEY

Mrs L Thomas of South Mill Road, speaking on behalf of many local residents, objected to the above application. Mr Greasley, the applicant, spoke on behalf of himself and another owner in support of the application.

Following the receipt of the above statements and further to a site visit which took place earlier that afternoon the Committee considered the previously circulated report of the Head of Development Services together with the schedule of late correspondence.

RESOLVED -

(1) That the above application be **REFUSED** on the basis that the Committee considered that the nature of occupation of a House in Multiple Occupation, compared to a Bed and Breakfast use could reasonably be expected to be of a longer duration and therefore the requirement for amenity space would be greater than the previous use had reasonably required, and secondly, the scale of use together with the lack of direct water supply would adversely impact upon the local residential amenity, in particular the adjoining dwelling.

(2) And for the following reasons:

- I. Notwithstanding the previous approved planning use as a Bed & Breakfast unit of accommodation, the proposed change in the nature of occupation that could be expected to arise from use as a House in Multiple Occupation, with its scope of longer term periods of occupation

would be likely to necessitate a greater need for, and provision of, private amenity space than could be facilitated within the curtilage of No 1 South Mill Road, contrary to the requirements of policy G2 of the Adopted Salisbury District Local Plan.

2. The proposed level of use, together with the lack of a dedicated water supply, will result in a scale and form of use that will have a detrimental impact upon the residential amenity of the setting and particularly upon the amenity of the adjoining dwelling, contrary to the requirements of policy G2 of the Adopted Salisbury District Local Plan.

185 S/2004/517 - FULL APPLICATION - BUILD IN UNDER 1ST FLOOR BEDROOM TO FORM FAMILY ROOM. CONSTRUCT 2 DORMERS TO REPLACE EX-VELUX WINDOWS: 15 CHURCH ROAD IDMISTON SALISBURY SP4 0AZ – MR F BOTTING

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:

The proposed ground floor infill extension will have no adverse impacts to visual or residential amenity and the proposed dormer windows are considered appropriate to the overall appearance of the dwelling and street scene and will not have a significant adverse impact upon residential amenity through overlooking.

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 to be used in the construction of the external walls of the extensions 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.

- (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:
G2 (General), H16 (HPB), C6 (SLA), D3 (Extensions)

186 S/2002/1650 - FULL APPLICATION -SOUTHERN SECTION OF THE AMESBURY LINK ROAD BETWEEN UNDERWOOD DRIVE AND STOCK

**BOTTOM AND ASSOCIATED MEANS OF DRAINAGE: BOSCOMBE ROAD
(LAND SOUTH OF) AMESBURY SALISBURY SP4 7LP – FOR JS BLOOR
(NEWBURY) LTD & PERSIMMON HOMES (SC) LTD**

Mr I Mitchell spoke on behalf of the Amesbury Link Road Action Group, the Beverly Hills Residents' Association and the East Amesbury Residents' Association in objection to the application.

Mr M Miller, the agent for the applicant, spoke in support of the above application.

Mr D Reed, speaking on behalf of Amesbury Town Council, informed the Committee that the Town 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 -

(I) That provided that all parties concerned enter into a Section 106 Agreement under the provisions of the Town and Country Planning Act 1990 (amended) in relation to S/2002/1075, and the subsequent issue of that notice of decision then the above application be **APPROVED** for the following reason:

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 development hereby approved shall accord with the levels indicated on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the Local Planning authority retains control over the development.

3. Before development commences further details of crossing measures to facilitate access by horse and carriage drivers to Stockport Road, when approaching from and across the A.345 shall be submitted to, and approved in writing by the Local Planning Authority, and the development shall thereafter accord with the approved scheme.

Reason: In the interests of the highway safety of all modes of use for the southern section of the Amesbury Link Road and associated Byways and Bridleways.

4. The details of all lighting proposals, including street lighting, lighting for footpaths and byway 20, including the intensity of the lighting, controls over uplighting and design for light columns shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of development, and the works shall subsequently accord with the approved scheme.

Reason: To ensure that the lighting scheme respects the overall design qualities required from the development and to minimise impact of the lighting scheme upon both the Boscombe Down airfield in the interests of air safety and upon the landscape in the interests of visual amenity.

5. 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 landscape planting proposals to include species, heights and densities, measures to protect new planting, the landscaping and planting proposals for all open surface drainage solutions together with the landscaping within the central island for the roundabouts included within the approved development.

Reason: To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

6. 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.

Reason: 0033 To enable the Local Planning Authority to ensure that the proposed earthworks will relate satisfactorily to existing features within the site and its surroundings, in the interests of visual amenity.

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. Before development commences, full details of any fencing or screening required to serve the roadway or associated landscaping or surface water drainage measures shall be submitted to, and

approved in writing by the Local Planning Authority, and the development shall thereafter accord with the approved scheme.

Reason: In the interests of the visual amenity of the setting.

9. The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow him to observe the excavations and record items of interest and finds.

Reason: 0121 To ensure that the archaeology of the site is adequately recorded.

10. The development shall accord with a Code of Construction Management to be submitted to, and approved in writing by the Local Planning Authority. Additional details will be submitted to, and approved in writing prior to the commencement of 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.

Reason: In order to protect the residential amenity of adjoining residents.

11. 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.

Reason: In order to protect the residential amenity of residents also served by the link road.

12. Before development commences, a scheme for the discharge and attenuation of surface water from the 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.

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

13. 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.

Reason: In the interests of protecting the water environment serving the cSAC River Avon and other water resource users.

14. 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.

Reason: To ensure that the development is served with an accessible bus service

(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:

- G1 General principles for development,
- G2 General criteria for development,
- G4 Water environment,
- G6 Sustainable Drainage designs,
- D1 Design, extensive development,
- H9 Land South of Boscombe Road allocation to include link road,
- E8 Employment land at Solstice Park,
- C18 Conservation of water quality,
- TR19 A.345 Amesbury Link road,
- R17 Public rights of way.

Meeting closed at 1910

Members of the public present 26