

Minutes

24th June 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, J Brady, D W Brown, Mrs J Greville, J Noeken, A Peach, I C West, F Westmoreland, T Woodbridge and K Wren

Parish and Other representatives:

Mr G Burt (Bulford), Mr Edwards (Tenants Panel), Mr Fisher (Idmiston), Mr Ilsley (Tenants' Panel), Mr C Stoddard (Cholderton Parish Meeting), Mr Rhind-Tutt (Idmiston), Mr S Stubbs (Newton Tony) and Mrs Swindlehurst (Amesbury Town Council)

Apologies:

None

MINUTES NOT REQUIRING COUNCIL APPROVAL

206 PUBLIC QUESTION TIME

Ms R Potts, Chairman of the Amesbury Chamber of Commerce and Industry asked the following question:

"Are the District Council aware of how angry and frustrated the residents and tradesman of Amesbury have become at the increasing incidence of broken windows, vandalism and fouling of the pavements which is now common place in this town. Quite regularly we have to wash our shop frontages and the adjacent pavements with disinfectant. It is becoming increasingly difficult to get insurance cover for shop windows, the premiums are now so high that it is not worth claiming.

We read in The Journal that there are to be 550 further houses built in Amesbury - would the Council not prefer the town centre to be a safe, pleasant place with perhaps more restaurants open in the evening, rather than a shuttered no-go area, resembling the worst sort of inner city area, which is likely to be the future unless something is done soon. Surely, it would be better for everyone if the late night licences for the night clubs and fast food outlets were reviewed. Further CCTV cameras should be installed to cover the other end of the town centre and, while we appreciate the work that the over-stretched police do already, their presence both military and civilian, needs to be increased.

More of the money raised by our Council Tax would be better spent in protecting the town rather than being spent on sending letters to tradesman informing them that they will be fined if they display A boards outside their shops.

As our elected Councillors, we would like to know what you propose to do to remedy this state of affairs which, it has to be said, is not a recent occurrence, but is something that has been deteriorating over a number of years.”

The Chairman stated that this is an issue which the Councillors were taking very seriously indeed and this was the reason for the agenda item on Anti-Social Behaviour which would hopefully address some of Ms Potts’ points.

207 COUNCILLOR STATEMENT/QUESTION TIME

Mr P Fisher, on behalf of Idmiston Parish Council, stated that “The Salisbury Journal recently gave details of changes to refuse collections in Salisbury, Amesbury, and Durrington. At last week’s parish council meeting it was suggested that there have been changes affecting Idmiston parish in that garden refuse will no longer be taken as a part of the normal weekly collection unless this refuse was in bags purchased from SDC. No one seemed to have heard of this, no one has had a "Citizen" for simply ages and the parish clerk had received nothing from SDC. Perhaps Cllr Brown could make a statement at this Thursday's NAC to clear up this mystery. If the information is correct it begs the question why parish councils and householders in particular were not informed of this change. If incorrect, then why has such refuse been left behind by the refuse collection service.”

The Portfolio holder for Environment & Transport replied that this was only a rumour and he was glad to have the opportunity to dispel it. He stated that the new collection services being implemented by Salisbury District Council would not affect Idmiston. As in the past people living in Idmiston would be able to put one bag of garden waste out for collection with their normal household waste. However, if there were instances where some of the rubbish had not been cleared then this could well have been because more than one bag had been left out. Collection crews are under strict instructions not to collect more than one bag even if several have been left out as just the one bag extra, if collected from many households, would equal a large amount of waste. Further to this the Commercial Services Operations Manager at Salisbury District Council had no record of any complaints being lodged.

The reason that SDC has implemented the new scheme in other parts of the District was to try to prevent ever increasing amounts of rubbish being sent to landfill sites and to greatly increase the amount of waste that is recycled.

208 MINUTES OF THE LAST MEETING

RESOLVED - That the minutes of the special meeting on the 17th May and the ordinary meeting of 27th May be **approved** as a correct record and signed by the Chairman.

209 DECLARATIONS OF INTEREST

Cllr Brown declared a personal and prejudicial interest in planning application S/2004/782 as he was the applicant and withdrew from the meeting during consideration thereof.

Cllr Brown, following advice from the Monitoring Officer, also declared a personal and prejudicial interest in planning application S/2003/2489 as he lived in very close proximity to the site in question and would be directly affected by the application, and withdrew from the meeting during consideration thereof.

210 CHAIRMAN'S ANNOUNCEMENTS

None

211 FOYER FOR SOUTH WILTS:

Alison Butterfield, Foyer Project Manager, gave a presentation to the Committee on the first year of the Foyer project. The main points raised were:

- The Foyer project has been open since July 2003 and houses up to 28 16-25 year olds. The project is aimed at helping young people to move on with their lives. It provides education, training and advice on obtaining employment. Each tenant works with the staff to create a Personal Development Plan. Therefore the Foyer is not simply a hostel.
- The main customers are young men aged 16 – 17. This is slightly different to the provision that was originally envisaged and the Foyer has to work hard to ensure that a balance of age ranges is maintained.
- The Foyer takes referrals from Salisbury District Council Housing Department, Connexions and the Youth Offending Team amongst other organisations.
- The Foyer is intended to be a low support environment but many of the requests for accommodation are from young people who require high-level support. Therefore as many of the young people who come to the Foyer have quite complex problems, not all people can be accommodated. A risk assessment must be conducted for each potential customer. The aim is to provide a safe environment for every young person but the staff and the current tenants must be protected as well.
- The average stay for each tenant is 12-18 months.
- The Foyer has eight flats which are used as “move-on” accommodation for young people to bridge the gap between the Foyer and moving to a privately rented home.

RESOLVED – that a letter be sent to the Foyer Manager thanking her for her informative presentation and congratulating her and her team on all their hard work and achievements over the last year.

212 ANTI-SOCIAL BEHAVIOUR ORDERS

Inspector Christian Lange gave a PowerPoint presentation to the Committee on anti-social behaviour and associated issues. Ishti Turner, the Community Safety Officer at SDC, and Norman Davies, the head of the Youth Offending Team, were present to answer any questions. The main points covered were:

- Town and Parish councils and public authorities are obliged to consider the crime and disorder implications of all their activities and decisions. They must do all they reasonably can to prevent it.
- The Home Office definition of anti-social behaviour is: “ Any behaviour that causes or is likely to cause harassment, alarm or distress to one or more persons not of the same household”
- Anti-Social Behaviour could be increasing for a number of reasons amongst these are changes in home and family life, less contact between generations and changes in the pace of life.
- Partnership working was the best way to tackle these problems.
- Preventative methods were being employed such as lighting and CCTV, landscaping, planting and pruning and ensuring young people are involved in decision making.
- Mediation was also used wherever possible including implementing Acceptable Behaviour Contracts, youth service projects
- Anti-social Behaviour Orders, Protection from Harassment Act, Noise Act represent the enforcement side of the partnership but not the only tool.
- Successful initiatives in other areas include Youth Councils, Credit Schemes, Transport Schemes to enable people to access education & work, Graffiti Walls and Skateboard parks.

During a discussion that followed the following points were raised:

- Cllr Kevin Wren stated that in his position of Chair of the South Wiltshire Strategic Alliance he has established regular meetings between Salisbury District Council's Cabinet, the police and the Community Safety Partnership to try and tackle the problem of anti-social behaviour in Salisbury. There were also moves to try and involve the judiciary and the prison service.
- It was felt that one of the biggest issues surrounding anti-social behaviour was the perception that the perpetrators are not punished for their behaviour. The Anti-Social Behaviour Orders (ASBOs) did not seem to be fully enforced. Inspector Lange stated that it was frustrating for the police when courts do not impose tough sentences on people in breach of their ASBO and meetings with magistrates are being held to discuss this issue.
- A major concern was the lack of police presence in villages and towns, however it was acknowledged that the police do a very good job and the problem is one of resources.
- The Mayor of Amesbury stated that she had liaised with the Commander of Tidworth garrison to address the issue of soldiers causing disturbances in many parts of the Northern Area. She stated that he is very keen to work with the Committee and there had even been a suggestion of military police patrolling the town centre on Friday and Saturday nights to deal with soldiers who are causing a disturbance.
- It was suggested that a task group be established to deal with the implications of the new licensing proposals. It was felt that extended opening hours may well increase these problems.
- It was stated that many people link anti-social behaviour with young people but all the alcohol related problems at the weekends are caused by adults and not young people.
- Norman Davies, the Head of the Youth Offending Team, stated that young people often end up as the target of the police and local communities when trying to reduce crime but that statistically young people were ten times more likely to be the victims of crime than elderly people. He further stated that evidence proved that locking young people up did not help but that working with them does help to reduce the instances of re-offending. The Youth Offending Team develop action plans with each young person they work with. However, as evidence shows that Wiltshire is the second safest county in England and Salisbury is one of the safest places in Wiltshire ASBOs should be a last resort. He emphasised that ASBOs were highly punitive orders as there was no room for intervention and therefore young people could end up being put in prison for relatively minor breaches.
- The Committee was informed that an Anti-Social Behaviour Reduction Officer had been appointed at Salisbury District Council and would begin work in July.

RESOLVED – That the garrison Commander at Tidworth be invited to a future Northern Area Committee meeting to discuss issues surrounding anti-social behaviour and soldiers.

213 CONSULTATION ON THE FUTURE OF STEEPLE LANGFORD CHURCH OF ENGLAND VOLUNTARY AIDED PRIMARY SCHOOL

Mr R Wolfson, the Director of Education at Wiltshire County Council, introduced the consultation paper concerning the future of the school (previously circulated) and a briefing paper circulated at the meeting.

He stated that all meetings with the parents of children potentially affected had shown a very positive response to option B set out in the paper. The decision on where children over the age of eleven would be educated was still to be made and parents were being consulted before this decision was taken.

Councillor West stated that he had chaired a meeting at Codford school, attended by over 50 parents, teachers and governors and there had been a unanimous endorsement of option B. A

further meeting held with all five parishes within the catchment area had also shown unanimous support for option B.

The question was asked as to whether there was a general malaise within the education profession and if so, would this lead to further federations?

Mr Wolfson commented that the situation regarding recruitment of head teachers across the education sector as a whole was much improved except in small schools like Steeple Langford Primary School. Federation was an option that was actually helping to overcome this barrier as potential head teachers saw federated schools as posing a greater challenge and allowing greater scope for managerial duties rather than focusing as heavily on class based duties which was a common feature of a head teacher's role within a small school.

RESOLVED –

- (1) That option B within the report be supported by the Northern Area Committee and a letter to this effect be sent to the Education Department at Wiltshire County Council.
- (2) That a letter of thanks be sent to the author of the report for setting out the options so clearly and concisely.

214 UPDATE ON TRAFFIC ISSUES AT LONDON ROAD AND KITCHENER ROAD

The Committee considered the previously circulated letter from the Central Road Safety Unit.

RESOLVED – That the letter be noted and that this item be brought back to a future Northern Area Committee meeting if and when there is anything further to report.

215 UPDATE ON THE EXPANSION OF PORTON DOWN

That this item be deferred until a future meeting as there was nothing new to report.

216 UPDATE ON WINTERSLOW ROAD BETWEEN PORTON VILLAGE AND A30

That this item be deferred until a future meeting as there was nothing new to report.

217 S/2004/922 – FULL APPLICATION - PLOTS 1-4. 1 BUNGALOW AND 3 HOUSES. AMENDMENTS TO CRITICAL CONSENT: PLOTS ADJACENT TO:- 11 SALISBURY ROAD AMESBURY SALISBURY SP4 7HH - MR A C J RHIND-TUTT

This application was not considered by the Committee having been previously withdrawn by the applicant.

218 S/2004/538 – FULL APPLICATION - CONSTRUCTION OF DWELLING TOGETHER WITH ASSOCIATED WORKS: 2 LADYSMITH EAST GOMELDON SALISBURY SP4 6LD - FOR RATTUE & GRIFFITHS

Mr Marks, a neighbour, spoke in objection to the application.

Mr Burrows, the agent for the applicant, spoke in support of the above proposal.

Mr Rhind-Tutt 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 that afternoon, the Committee considered the previously circulated report of the Head of Development Services.

RESOLVED –

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

- I. The scale, design, siting and materials proposed are appropriate to the general development criteria and in accordance with the adopted policies of the Salisbury District Local Plan.

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) Notwithstanding the provisions of Class[es] A 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 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.

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.

(3) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure a reasonable standard of development is provided.

(4) The site access shall remain ungated and the initial 3m of driveway shall be consolidated and surfaced (not loose stone or gravel) before any part of the development is occupied.

REASON: In the interest of highway safety.

(5) 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 interest of highway safety.

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

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

(7) 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: In the interests of the amenity and the environment of the development.

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

- (1) A point of connection should be agreed for the satisfactory disposal of foul and water flows generated by the proposal onto Wessex Water system. Tel: 01225 526 000.
- (2) This decision has been made in accordance with the following policies of the adopted Salisbury District Local Plan 2003: G1 Sustainability; G2 general criteria for development; D2 infill development; R2 (G9 planning obligations); H1 housing requirement in the District; and H16 Housing Policy Boundary.

219 2004/782 – FULL APPLICATION -REPLACEMENT OF DYING CONIFER HEDGE WITH BRICK WALL TOPPED WOODEN TRELLIS: 26 THE DROVE AMESBURY SALISBURY SP4 7AG - MR D W BROWN

Councillor Dennis Brown left the room during consideration of this application.

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

RESOLVED –

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

- I. It is considered that the proposal is appropriate to the overall appearance of the site and area with no adverse impacts to highway safety or the visual amenity of the street scene.

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 bricks to be used in the construction of the boundary wall hereby permitted shall match those used in the existing dwelling on the site.

Reason: To secure a harmonious form of development.

- (2) That the applicant be informed that this permission has been granted in accordance with the following policy/policies of the adopted Salisbury District Local Plan:
2 (General), H16 (HPB)

220 S/2004/850 - FULL APPLICATION - TWO STOREY REAR EXTENSION (NORTH EAST). VARIATION TO PREVIOUSLY GRANTED PLANNING APPLICATION S/2001/1110: 39 CHOLDERTON SALISBURY SP4 0DW - FOR THE ESTATE OFFICE

The architect for the applicant spoke in support of the above proposal.

Mr Stoddard, on behalf of Cholderton Parish Meeting informed the Committee that although the Parish Meeting supported the proposed plans and design, it did have concerns about the impact of the windows on the next door neighbour.

Following the receipt of these statements, 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 **deferred** for a site visit.

221 03/2489 - FULL APPLICATION - ERECTION OF A NON-FOOD WAREHOUSE (USE CLASS A1) TOGETHER WITH ACCESS, SERVICING ARRANGEMENTS, CAR PARKING AND LANDSCAPING 118-130 LONDON ROAD AMESBURY SALISBURY- FOR LOCATION 3 PROPERTIES LTD

Councillor Dennis Brown left the room during consideration of this item.

Mr Lewis spoke on behalf of 350 local residents in objecting to the application.

Mr Hoare, the agent for the applicant, spoke in support of the application.

Mrs Swindlehurst, Mayor of Amesbury, informed the Committee that although the Town Council had concerns about this application they had no formal objection.

Following the receipt of these statements and further to the site visit held earlier that day, the Committee considered the previously circulated report of the Head of Development Services, together with the schedule of late correspondence.

RESOLVED -

- (1) That subject to receiving amended plans deleting the Southern pedestrian access to the site, that GOSW be informed that SDC is minded to **APPROVE** the above application for the following reasons:

1. The proposal is in compliance with adopted local plan policy. Furthermore it will reduce the need to travel and will help bring a diversity of uses to Amesbury town whilst providing local jobs. The appearance of the existing site will be improved through the removal of the existing sheds and the erection of a new retail warehouse. This will provide the opportunity to introduce new landscaping and highway improvements whilst also providing money for further improvements within Amesbury town centre.

And subject to the following conditions

(1) 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 development shall be carried out in strict accordance with the drawings hereby approved, 2799F/p107 rev d, 106 rev f, 104b rev b, 102 rev e, received 12/05/04 or with such other details as may subsequently be submitted to and approved in writing by the Local Planning Authority.

Reason: 0007 For the avoidance of doubt.

(3) 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: 0014 To secure a harmonious form of development.

(4) 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, details together with measures for their protection in the course of development. Any replacement trees on the London Road frontage shall be semi mature specimens

Reason: 0031 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.

(5) 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: 0032 To enable the Local Planning Authority to secure the satisfactory implementation of all approved landscaping works, in the interests of visual amenity.

(6) 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.

(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) The building and service yard hereby permitted shall not be brought into use until acoustic fencing has been provided to the southern and western boundaries of the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: 0079 To avoid the risk of disturbance to neighbouring dwellings/the amenities of the locality.

(9) 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.

(10) No built development shall take place until a legal agreement has been entered into with Wiltshire County Council Highways Department for off site works and transport improvements in Amesbury town centre. The alterations to London Road to provide a right turn lane shall be completed prior to first occupation of the development hereby approved.

Reason: 0052 In the interests of highway safety.

(11) The proposed access, parking, servicing and circulation areas shall be constructed, surfaced and drained and be available for use before the first occupation of any part of the building and shall be retained thereafter available for such use

Reason: 0052 In the interests of highway safety.

(12) Any external lighting shall be installed and operated in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.

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

(13) Before the first occupation of any part of the building, visibility splays shall be provided along the frontage to London Road to either end of the site in accordance with the details shown on drawing no. 2799f/p106 rev f and shall be kept free of any obstruction exceeding 600mm above the nearside carriageway level:

Reason: 0052 In the interests of highway safety.

(14) The range and type of goods to be sold from the non-food retail unit hereby permitted shall be restricted to the following:- DIY and/or garden goods; furniture; carpets and floor coverings; camping, boating and caravanning goods; bulky electrical goods. Goods falling outside this range may be sold only where they form a minor and ancillary part of the proposed store's operation.

Reason: To enable the Local planning authority to have control over the range of goods sold in order to comply with policy S4 of the adopted Salisbury District Local Plan and not adversely affect the vitality/viability of Amesbury Town Centre.

(15) No goods other than bulky fencing materials and outdoor garden furniture/goods, plants, trees and shrubs shall be displayed or sold from the area identified as the 'garden centre', as shown on plan 2799fp106 rev f. Goods falling outside this range may be sold only where they form a minor and ancillary part of the proposed store's operation.

Reason: To enable the Local planning authority to have control over the range of goods sold in order to comply with policy S4 of the adopted Salisbury District Local Plan and not adversely affect the vitality/viability of Amesbury Town Centre.

(16) Other than in the area defined as 'garden centre' there shall be no outdoor storage nor outdoor retail sales from the premises

Reason: In order to retain sufficient car parking/servicing areas.

(17) Before the first occupation of any part of the building a scheme for (a) the parking of bicycles and (b) to restrict shopping trolleys leaving the curtilage of the site, shall be submitted to and approved by the Local Planning Authority and such schemes as may be approved shall be implemented prior to such first occupation and thereafter shall be retained in relation to the development hereby permitted.

Reason: In the interests of sustainability - To promote the use of energy efficient modes of transport in accordance with national and international policy objectives. (b) In the interests of the amenity of the locality

(18) The use of the mezzanine floor hereby approved as part of this application shall be restricted to the ancillary uses as stated on plan 2799f/p104b rev b. No additional floorspace shall be created whether by the insertion of further mezzanine floors or otherwise, without the written permission of the Local Planning Authority on submission of a planning application on that behalf.

Reason: To enable the Local Planning Authority to exercise adequate control over the creation of additional floor space, in the interests of maintaining the vitality and viability of the town centre and to ensure that there is sufficient car parking provided to serve the development. .

(19) Within three months of the commencement of trading at the retail unit, a comprehensive questionnaire survey shall be conducted to identify the existing modal split for travel to work among staff and a Green Travel Plan shall be submitted to and approved in writing by the Local Planning Authority and shall include measures to promote travel to the site by more sustainable means, including targets for improving the modal splits. The Green Travel Plan shall be implemented in accordance with the approved details.

Reason: To comply with objectives set down in PPG13, which encourage the use of sustainable transport and reduce the individuals` reliance on the use of the private car.

(20) The development shall not be brought into use until the all movements at Folly Bottom (Solstice Park) junction is fully operational.

Reason: In the interests of highway safety. The service vehicle access only permits access /egress to & from the east. This is dependent upon the A303 junction being operational to enable vehicles to/from the west to be able to access the site.

(21) Before the development hereby permitted commences a scheme shall be agreed with the Local Planning Authority which specifies the provision to be made for the control of noise emanating from the site. (with particular reference to the activities within the service yard).

Reason: 0066 To minimise the disturbance which noise from the proposed development could otherwise have upon the amenities of nearby dwellings

(22) There shall be no deliveries taken at nor dispatches from the site outside the hours of 07.00 – 20.00 Monday - Saturday, nor any deliveries/dispatches on Sundays. Deliveries/dispatches on Bank Holidays shall not take place outside the hours of 09.00 – 11.00 .

Reason: To minimise the disturbance which noise from the proposed development could otherwise have upon the amenities of nearby dwellings and to ensure that there is sufficient on site car parking at peak times on Sundays and Bank Holidays.

(23) Before development commences, the applicant shall commission the services of a competent contaminated land consultant to carry out a detailed contaminated land investigation of the site and the results shall be provided to the Local Planning Authority. The investigation must include;

- A full desk top survey of historic data
- A conceptual model of the site identifying all potential and actual contaminants, receptors and pathways (pollution linkages)
- A risk assessment of the actual and potential pollution linkages identified
- A remediation programme for the pollution linkages identified. This programme shall incorporate a validation protocol for the remediation work implemented, confirming whether the site is suitable for the consented use.

The remediation programme shall be fully implemented and the validation report shall be forwarded to the Local Planning Authority before the premises are brought into use.

Reason: 0093 In the interests of health and safety for occupants of, or visitors to, the proposed development.

(24) All existing buildings, structures and foundations on the site shall be demolished (and removed in part) in accordance with a scheme to be submitted to and approved by the Local Planning Authority before commencement of the development hereby permitted.

Reason: 0060 In the interests of the amenity of the locality.

(25) The demolition of existing buildings, structures and foundations, together with the removal of debris resulting there from, shall take place only between the following hours:- 08.00 –18.00 on Mondays to Fridays; 08.00 –13.00 on Saturday; and not at all on Sundays and Public Holidays.

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

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

Reason: 0063 To ensure that the building is provided with a satisfactory means of foul drainage.

(27) No development shall take place within the area of the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: 0122 To enable the Local Planning Authority to exercise adequate control over any development which would affect the area of archaeological interest.

- (2) That the applicant be informed that this permission has been granted in accordance with the following policy/policies of the adopted Salisbury District Local Plan:
- GI In accordance with the principles of sustainable development
 - DI To ensure that extensive development is compatible with or improves the surrounding area
 - E16 To protect job opportunities and bring improvements to the local environment
 - S4 To protect the vitality and viability of town centres and ensure that shopping developments do not have undesirable impact.
 - TR 11 To ensure adequate off street parking
 - TR14 Provision of secure bicycle parking spaces in new development
 - TR12 Provision of transport infrastructure for major new development
 - TR19 Provision of all movements junction at Folly Bottom

(Note: Councillor A Peach requested that his dissent from the above decision be recorded.)

Meeting closed at 19.50
Members of the public present 65