

Minutes

22nd July 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, J Spencer, I C West, F Westmoreland and T Woodbridge

Parish and Other representatives:

Mr G Burt (Bulford), Mr Ilsley (Tenants' Panel), Mr C Stoddard (Cholderton Parish Meeting) and Mr S Stubbs (Newton Tony)

Apologies:

Councillor K Wren, Mr Edwards (Tenants Panel) and Mrs Swindlehurst (Amesbury Town Council)

MINUTES NOT REQUIRING COUNCIL APPROVAL

222 PUBLIC QUESTION TIME

None

223 COUNCILLOR STATEMENT/QUESTION TIME

Mr Burt of Bulford Parish Council stated that the citizens of Bulford were experiencing problems with the grass cutting contracts. He informed the Committee that the situation in Bulford was slightly confusing as there were three different grass cutting contracts. One contract was with Wiltshire County Council, another was with Salisbury District Council and the third was organised by the villagers themselves. It was the contract with SDC that was causing the concern and therefore he requested that the responsible officer from SDC be invited to the next Northern Area Committee meeting to explain what the contract involved, what was included and what improvement could be expected.

Councillor Baker stated that he agreed with Mr Burt as the same problem existed in Durrington. He further commented that any disputes over responsibility for this service between the County Council and the District Council should be resolved immediately as members of the public should not be drawn into this debate.

The Portfolio Holder for Environment and Transport Councillor D Brown stated that he would investigate these issues with the relevant officer and would ensure that an officer was present at the next meeting to answer any questions.

Councillor Mrs Greville stated that the land behind Woodhenge was in a terrible condition. She had previously been informed that this was MOD land. She asked that if a piece of land

was in a terrible condition would this transcend ownership rights if it posed an environmental health issue.

Councillor Peach stated that if Councillor Mrs Greville rang the Wiltshire Highways Department depot at Wilton on 744440, they would rectify the problem.

224 MINUTES OF THE LAST MEETING

RESOLVED - That the minutes of the meeting of the 24th June be **approved** as a correct record and signed by the Chairman.

225 DECLARATIONS OF INTEREST

None

226 CHAIRMAN'S ANNOUNCEMENTS

None

227 UPDATE ON DEVELOPMENT OF THE CO-OP AT REDWORTH HOUSE:

Councillor Noeken gave the following verbal report on the development to the Committee. Members will remember that they were provided with an update on the development of the Co-Op in Amesbury at the May meeting following the vacation of Redworth House.

Members are reminded that CG Property have got four months to make an agreement with contractors to build a new supermarket. Completion of the sale of Redworth House will take place two weeks after CG Property have made the agreement with the contractors. Work will start on the demolition of Redworth House and the construction of the new supermarket as soon as practically possible thereafter. It is estimated that the supermarket will take about nine months to complete.

So far as the Salisbury Street Co-Op store is concerned CG Property will for a period of 6 months use reasonable efforts to let part of the store having a frontage to Salisbury Street ["the Unit"] to another reputable food retailer. In the event that CG Property decides to dispose of the store a covenant will be imposed against preventing food retailing from the Unit.

RESOLVED – that the report be noted.

228 LOCAL DEVELOPMENT FRAMEWORKS

Members received the previously circulated PowerPoint presentation and a report from the Principal Planning Officer. During a discussion the following points were raised:

- One member asked what affect the Regional Housing Board would have on housing allocation in this area. The Principal Planning Officer stated that the Regional Housing Board had so far focused on larger areas such as Swindon. However, it remained unclear what funds were available and discussions were still ongoing.
- A further question was raised about whether regional bodies would mean that local authorities had less input into strategies for their area. The Principal Planning Officer stated that there were arguments raised that regional bodies would be less representative at a local level. However, some SDC Councillors were attending the Regional Assembly to represent Salisbury on issues affecting its citizens.
- Some members were concerned that by incorporating the Community Plans into a Community Strategy all the individual data and aims of the plans would be lost. If officers then tried to draw up a Core Strategy and plan on the basis of this it would be a very flawed approach and the Council would begin to get into trouble.

- Some members felt that much of this move to a Local Development Framework was being driven by arguments for regional government.
- There was a feeling amongst members that the opinions that were being expressed at local level about the future of a particular area were often the subjective views of the people in those areas. Therefore if the inspector questioned those views they would be very difficult to defend and areas would be forced to adopt regional priorities regardless of local opinion. The Principal Planning Officer commented that work was being done to ensure the Community Plans were soundly based and then hopefully the inspector will have fewer reasons to query aspects of it.
- The Committee wished to have Porton Down and possibly Boscombe Down included as potential areas for review during the formation of the LDF.
- The view was expressed that employment over a wide span of sectors should be given priority to reduce the areas' dependence on the military.

RESOLVED –

- (1) That the informative content of the attached slides be noted.
- (2) That Porton Down and possibly Boscombe Down be considered as potential areas for review.

229 S/2004/923 – FULL APPLICATION - FOUR NEW DWELLINGS AND CONVERSION OF CHAPEL TO TWO BEDROOM DWELLING: LAND ADJACENT TO:- YEW TREE COTTAGE WYLYE ROAD HANGING LANGFORD SALISBURY SP3 4NN – FOR CONSERVATION DEVELOPMENT (WILTON) LTD

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

230 S/2004/1075 – FULL APPLICATION - CONSTRUCTION OF 2 TWO STOREY OFFICE BUILDINGS ACCESS AND CAR PARKING PROVISION: PLOT C2 SOLSTICE PARK AMESBURY SALISBURY SP4 7RX - FOR ANTLERDOWN PROPERTY DEVELOPMENTS LTD

Mr Moore, a founding partner of the development company, spoke in support of the above proposal.

Councillor Westmoreland on behalf of the Town Council informed the Committee that the Town Council had raised no objection to the application.

Following the receipt of the above 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 **REFUSED** for the following reasons:

- I. The proposal is at the highest point of Solstice Park and will be very visible from the A303 and from the adjoining approach roads. A new building in this key location must be designed to a high standard to accord with the advice in the Masterplan. A Masterplan and Design Code have been produced for the development of Solstice Park; to which this development should adhere. The design as proposed, does not accord with the design code for the site and is therefore considered to be contrary to policy DI of the adopted Salisbury District Local Plan in that it is inappropriate for the site, being of a design incompatible

with the remainder of the Solstice Park development and will impact upon views /vistas afforded from within, over and out of the Solstice Park site as a whole.

2. The proposal is contrary to policy E8A of the adopted Salisbury District Local Plan in that it will potentially result in the development of land in excess of 18ha net for employment purposes during the lifetime of the Local plan. The site is located within the area of the site shown on the approved Masterplan as FDA1. This is land which is not proposed to be developed until after 2011.
3. The proposed development is contrary to policy G1 of the adopted Salisbury District Local Plan in that it does not provide adequate pedestrian linkages to Porton road and would appear to be dependant upon the use of the private car. No information has been submitted in respect of how employees and visitors are to be encouraged to access the site by means other than the private car and how car use is to be reduced over time contrary to the provisions of the legal agreement dated 26/1/2000 (and the subsequent deeds of variation dated 18/07/02, 7/11/03 & 23/4/04.)
4. Insufficient information concerning drainage and water usage has been submitted for the Local planning Authority to be satisfied that the development will not cause significant damage to River Avon SSSI/cSAC contrary to policies C10 & C18 of the adopted Salisbury District Local Plan.

231 S/2004/850 – FULL APPLICATION - TWO STOREY REAR EXTENSION (NORTH EAST). VARIATION TO PREVIOUSLY GRANTED PLANNING APPLICATION S/2001/110: 39 CHOLDERTON SALISBURY SP4 0DW - FOR THE ESTATE OFFICE

Mr Stoddard informed the Committee that Cholderton Parish Meeting were pleased with the change to the location of the extension but had concerns about the potential increase in parking.

Following the receipt of the above statement and further to the site visit held earlier that day, 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 proposal is considered appropriate to the overall appearance of the dwelling, site and conservation area and subject to conditions, will represent an acceptable impact upon residential amenity, flooding and drainage in accordance with policies G2, G4, G5, CN8, H19, D3 and C6

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) This development shall be in accordance with the amended plans ref 040302-01 revC received by the Local Planning Authority on the 7th July 2004.

Reason: For the avoidance of doubt.

(3) No development shall take place until 1:5 scale drawings of the elevations, and horizontal and vertical sections of the windows and 1:10 scale drawings of the elevation of the rear door have been submitted to and approved in writing by the Local Planning Authority. Development shall be completed in accordance with the approved details.

Reason: To secure a harmonious form of development.

(4) The roof of the development hereby permitted shall be of combed wheat reed with a traditional flush wrap over ridge detail.

Reason: To secure a harmonious form of development.

(5) Before development commences, a scheme for the discharge of surface water from the development hereby permitted shall be submitted to and approved in writing 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 surface water drainage

(6) No development approved by this permission shall be commenced until a scheme for the provision of foul drainage works have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans, prior to occupation of the development.

Reason: To ensure that the development is provided with a satisfactory means of foul drainage, to prevent pollution of the water environment.

(7) There shall be no windows on the south east elevation of the extension hereby permitted.

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

(8) The area between the car parking spaces and the access road to Church Lane (shown on drawing ref 040302-01 revB, shall be kept clear of obstruction at all times and nothing shall be erected, planted, or stationed thereon to enable vehicles to turn and exit on to the A338 in forward gear.

Reason: In the interests of highway safety.

(9) No development shall commence until a method statement detailing the potential risks from pollution during and after construction to the river system has been submitted to and agreed in writing by the Local Planning Authority. Development shall be in accordance with the agreed details.

Reason: To prevent damage to the river ecosystem through habitat loss and pollution both during and after construction.

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

I. Environment Agency

Flood risk

The principal means of mitigating flood risk for developments of this type in this location is to ensure that floor levels are set high enough to minimise flood risk. The Environment Agency recommends that finished floor levels be set at a minimum of 600mm above the maximum locally determined flood level.

However, it is recognised that the nature of an extension may pose significant constraints against raising floor levels in terms of usage, disabled access and visual amenity. Accordingly other mitigation measures can be incorporated into the design and construction of the development. These measures include bringing electrical services into the building at a high level so that plugs are located above possible flood levels and use of materials and finishes

Foul drainage

If a new septic tank/treatment plant is the only feasible option for the disposal of foul water, or if there is any increase in effluent volume into an existing system, a Discharge Consent will be required. This should be obtained from the Environment Agency before any discharge occurs and should be obtained before any development commences.

The applicant is advised to contact the Regulatory Water Quality Team at this office for further details on Consents to Discharge.

Environment Agency
Rivers House
Sunrise Business Park
Higher Shaftesbury Road
Blandford Forum
Dorset
DT11 8ST
Tel 01258 483 370
Fax 01258 455 998

Pollution prevention

The method statement as required under condition 9 above should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes.

2. That this permission has been given in accordance with the following policy/policies of the adopted Salisbury District Local Plan:
G2 (General), G4 (Flooding), G5 (Drainage), CN8 (Conservation Area), H19 (Housing Restraint Area), D3 (Extensions), C6 (SLA)

232 S/2004/I235 – FULL APPLICATION - WAREHOUSE EXTENSION WITH ASSOCIATED PARKING AND LANDSCAPING: MAHLE FILTER SYSTEMS UK LTD HIGH POST SALISBURY SP4 6AT - FOR THE ESTATE OFFICE

The applicant spoke in support of the above proposal.

Following the receipt of this 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) (i) Subject to no new material issues being raised by outstanding consultee responses within their consultation period, and (ii) That subject to all persons concerned entering into a Section 106 under the provisions of the Town and Country Planning Act 1990 (as amended) by the 27th August 2004 relating to:
- The first occupier being Mahle Filter Systems, and
 - The provision and subsequent monitoring of a whole site Travel Plan,
 - Monitoring fee of £1500
 - Contribution towards, improved cycle routes

That the above application be **APPROVED** for the following reason:

- I. The expansion of this employment site is well contained and will not have an adverse impact upon the wider landscape. The introduction of a travel plan will address transport concerns regarding the site's relative isolation. The economic benefits to the wider economy arising from the retention and enhancement of the site's operation represent a significant material consideration such that the scheme accords with the policies of the adopted 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. (A07A)
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

(2) The finished floor level of the proposed building shall be in accordance with details on drawing 2272 L107 P0 submitted to, and approved in writing by, the Local Planning Authority.
Reason: To ensure the exact finished floor level of the building.

(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 that the external appearance of the proposed extension will relate appropriately to that of the existing building.

(4) Full details of all works required to construct the bunds indicated on drawings 547-108 and 547-109, to include detailed phasing and materials together with further details of localised grading shall be submitted to, approved in writing and undertaken in accordance with the approved scheme, prior to the commencement of any construction of hardstandings, foundations or other structures required as to implement the development hereby approved.

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

(5) In addition to the planting proposals contained within approved drawing 547-108, further details of the locations, species, heights, spacings and protection for all non-specimen trees shall be submitted to, and approved in writing and the approved planting scheme shall be undertaken within the first planting season following the commencement of development.

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

(6) Before development is commenced, further details of the treatment of the open areas to the north and south of the approved warehouse building, to include surface materials and planting proposals shall be submitted to, and approved in writing by the Local Planning Authority and the approved works shall be undertaken in their entirety prior to the first occupation of the approved building.

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

(7) A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development for its permitted use. The landscape management plan shall be carried out as approved. 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: To enable the Local Planning Authority to secure the satisfactory evolution, management and maintenance of landscape works, in the interests of visual amenity.

(8) The development shall not be occupied until the delivery bay and parking and turning areas have been provided within the site in accordance with the details shown on drawing No. 2272 L106 PO and thereafter they shall be retained for these purposes only.

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

(9) All waste from the building shall be taken to a suitably sized and constructed containment system, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the use of the building.

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

(10) Before development commences, a scheme for the discharge of surface water from the buildings and hardstandings hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved. Such details to include measures to re-use roofwater from the new building rather than draining it directly to soakaways.

Reason: To ensure that the development is provided with a satisfactory means of surface water disposal and to reduce demand for water.

(11) Before development commences a method statement relating to the management of the construction of the building and hardstanding hereby approved shall be submitted to, and approved in writing by the Local Planning Authority. The Method statement should cover:

- Construction traffic management,
- Disposal, storage and use of any wastes arising from demolition or excavation on site,
- Storage of fuels, oils and other hazardous materials, including all measures to prevent leakage or potential pollution of groundwaters,
- Storage of all construction materials and protective measures to prevent contamination of the ground or water environment.

The proposed development shall thereafter accord with the approved scheme.

(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.

(13) Before development commences the location of any areas proposed for open air storage shall be submitted to and approved in writing by the Local Planning Authority and storage shall subsequently be limited to those areas. There shall be no open air storage exceeding three metres above the adjoining ground or hardstanding level (whichever is the higher)

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

(14) No development shall take place within the area indicated 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: To enable the Local Planning Authority to exercise adequate control over any development which would affect the area of archaeological interest.

(15) Notwithstanding the provisions of Classes A and C of Schedule 2 (Part 8) 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 building, nor construction of any internal hard surfaces not explicitly authorised by this permission 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 retain control over the scale of development in the interests of amenity.

(16) The building hereby approved shall not be first occupied until footpath improvement serving the southbound high post bus stop have been completed to the satisfaction in writing of the local planning authority

Reason: In the interests of highway safety.

(17) There shall be no mezzanine floors within the building hereby approved unless approved in writing by the Local Planning Authority upon the submission of a planning application on that behalf.

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

(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:

Policy

G1 (General principles for development)

G2 (Criteria for development)

G5 (Water environment, demand)

D3 (Design, extensions)

E19 (Employment sites in countryside)

C1 (The Rural environment)

C2 (Impacts upon local economy)

C6 (Special Landscape Area)

C24 (Extensions to buildings)

(3) If the applicant has not entered into the relevant Section 106 Agreement under the provisions of the Town and Country Planning Act 1990 (as amended) by the 27th August 2004, then the application be refused for non compliance with the reasons set out in the Heads of Terms.

233 S/2004/I353 - FULL APPLICATION - PROPOSED VEHICULAR ACCESS, DRIVE AND TURNING AREA: CHALK HOUSE WINTERSLOW ROAD PORTON SALISBURY SP4 0LF- FOR MR & MRS R GRIMSHAW

Further to the site visit held earlier that day, 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:
1. The proposal does not cause harm to the character of the conservation area, the setting of the adjacent listed building or cause harm to highway safety or parking within the village in accordance with policies G2(i) CN5 CN8 and CN17 of the Adopted 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. No operation in connection with the development hereby permitted shall commence on site until full details including species, plant specification, planting specification, location for all proposed tree planting have been approved in writing by the Local Planning Authority. This shall include 6 replacement trees with appropriate crown spreads unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to secure a scheme of tree planting which relates, satisfactorily, to the characteristics of the development in accordance with policies X of the 2003 Adopted Salisbury District Local Plan.

3. The first 4.5m of the driveway shall be surfaced in a properly consolidated bound material (Not loose stone or gravel)

Reason: In the interest of highway safety

4. Provision shall be made on the site for the dispersal of surface water

Reason: In the interests of highway safety

5. Any gate shall be set back 4.5m from the carriageway edge and shall be made to open inwards.

Reason: In the interest of highway safety

- (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:

G2(i) Satisfactory means for parking and turning space within a site
CN5 Setting of a listed building
CN8 Character of the Conservation Area
CN17 Replacement of trees within Conservation Areas

234 S/2004/1399 - FULL APPLICATION - RESIDENTIAL DEVELOPMENT OF 16 DWELLINGS (INCLUDING 2 AS CONVERSIONS), GARAGES AND CONSTRUCTION OF NEW ACCESS FROM WINTERSLOW ROAD: BYFORD WINTERSLOW ROAD PORTON SALISBURY SP4 0LH - FOR MRS S TUCKER

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 (i) the receipt of satisfactory additional details at a scale generally not less than 1:10 relating to eaves, gables, window sections and surrounds, dormers, chimney stacks brick detailing, flint & brick and stone & flint banding, together with sections through plots 1, 2, 3, 4, 5 and 6 to confirm floor to ceiling heights of 2.1 metres, and (ii) That subject to all persons concerned entering into a Section 106 under the provisions of the Town and Country Planning Act 1990 (as amended) by 24th September 2004 relating to:

- Payment of a commuted sum under the requirements of Policy R2 (Subject to a suitable adjustment to reflect the possible acquisition of additional land adjoining the riverside walk), and
- The provision of affordable housing,

That the above application be APPROVED subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- (2) The 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.
- (3) The finished floor levels of the proposed buildings shall be set at least 600 mm above the 1 in 100 year indicative flood level of 17.65 metres above Local Datum as set out on the Drawing No. 170/P.12 with the exception of the Old School Building which shall be set no lower than 18.15 metres above Local Datum.
Reason: To ensure the exact finished floor levels of the buildings.
- (4) No development shall be commenced until a scheme for the provision and implementation of a surface water runoff limitation, to include all buildings and hard surfaces has been submitted to, and approved in writing by the Local Planning Authority and development shall subsequently accord with the approved scheme.

Reason: To prevent the risk of flooding should the ground conditions prove soakaways are impractical.
- (5) Notwithstanding the provision 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 land raising or building works shall be erected within the floodplain and watercourse or flood access strip as delineated as land falling below 17.65 metres to Local Datum as shown on Drawing No. 170/P.12.

Reason: To maintain the flow and storage capacity of the River Bourne; to prevent obstruction of access and to maintain the integrity of flood defences.

- (6) There shall be no storage of any materials including soils within that part of the site liable to flood as shown as lying below a level of 17.65 metres to Local Datum as shown on Drawing No. 170/P.12.

Reason: To ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity.

- (7) 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.

- (8) Before development is commenced full details of the thatched ridge to plots 5, 6 & 7 shall be submitted to, and approved in writing by the Local Planning Authority, and development shall thereafter accord with the approved details.

Reason: To secure a harmonious form of development.

- (9) 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: To secure the retention of adequate off-street car parking provision.

- (10) Before development is commenced, full details of the measures to protect the existing wall to the north-eastern boundary to plots 7, 8 and 9 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 secure a harmonious form of development.

- (11) 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 buildings.

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

- (12) 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: In the interests of the amenity and the environment of the development.
- (13) 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: In the interests of the amenity and the environment of the development.
- (14) 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: In the interests of the amenity and the environment of the development.
- (15) No development shall take place until a scheme to secure the implementation of the footpath link from a point adjoining plot 9 into the existing footway adjoining the north eastern boundary of the site, to include timing for implementation and completion, construction and surface details, and the development shall thereafter accord with the approved scheme.
Reason: To ensure that the footpath connection is completed.
- (16) The buildings hereby permitted shall not be occupied until the area shown on drawing No. (Drawing awaited) 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.
- (17) Before development commences, a scheme to ensure the protection of wildlife habitat, generally according with the recommendations set out in the Section 6 of the Chalkhill Environmental consultants Report dated 27th April 2004 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 conserve an established habitat for a protected species of wildlife.

- (18) 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 retain control over the development in the interests of amenity.

- (19) Other than the boundary walls serving plots I and I5, as indicated on Drawing No. (drawing awaited), 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 dwelling house forward of any wall of that dwelling house which fronts onto a road.

Reason: In order to retain the open character of the development, in the interests of visual amenity.

- (20) No development shall take place within the area indicated 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: To allow 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 the above permission has been granted in accordance with the following adopted policies of the 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.

235 URGENT ITEM - CHOLDERTON RARE BREEDS FARM – REPLACEMENT VISITORS CENTRE BUILDING, ERECTION OF EXTENSION TO MAIN BUILDING AND CHANGE OF USE TO MAIN BUILDING TO YOUTH HOSTEL (S/2003/I 157)

Although this item was not on the previously circulated agenda the Chairman declared that it be taken as a matter of urgency since a decision needed to be taken before the date of the next meeting.

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

RESOLVED – That subsequent to the resolution of the Northern Area Committee on 11th September 2003, new information has come to the attention of the planning office. In light of this new information the Northern Area Committee resolves that the previous planning approval be amended as follows:

The Section 106 be amended as follows:

- Delete recommendation (a) (i) “pay an acceptable capital sum relating to, or the provision of, a satisfactory relief water supply.”
- Revise (a) (ii) to read (a) (i),
- Revise (a) (iii) to read (a) (ii), and

The conditions be amended as follows:

- Replace existing condition 15 with a new condition to read: “No development shall commence until a scheme to provide on site water abstraction, to include location, design of any plant, equipment and storage containers, any necessary treatment systems, storage capacity and intended uses for the abstracted water supply, as well as the long term maintenance schedule and proposals for water efficient management of on site water useage has been submitted to, and approved in writing by the Local Planning Authority, and the development shall thereafter accord with the approved details and maintenance schedule or such alternative water supply proposals as may be otherwise agreed in writing by the Local Planning Authority.”

Meeting closed at 19.00

Members of the public present 10