

434345

19th July 2004

SD

To all Members of the Northern Area Committee

Dear Sir/Madam

URGENT ITEM FOR NORTHERN AREA COMMITTEE – 22nd JULY 2004

Further to the previously circulated agenda for the meeting on 22nd July please find attached an additional planning report for consideration by the Committee as an urgent agenda item.

Yours sincerely

Sara Draper
Northern Area Co-ordinator



Northern Area Committee

22nd July 2004

Author: J Hammond on behalf of Head of Development Services

01722 434378

developmentcontrol@salisbury.gov.uk

Portfolio Holder: Cllr J Noeken

REPORT

CHOLDERTON RARE BREEDS FARM – REPLACEMENT VISITORS CENTRE BUILDING, ERECTION OF EXTENSION TO MAIN BUILDING AND CHANGE OF USE TO MAIN BUILDING TO YOUTH HOSTEL. (S2003/1157)

1.0 PURPOSE OF REPORT.

To update the Area Committee with regards to the provision of water supplies to the Rare Breeds Farm in a manner that does not result in unacceptable impacts upon the quality of water supplies either to the Rare Breeds Farm or to the village of Cholderton itself.

2.0 BACKGROUND.

At its meeting on 11th September 2003, the Northern Area Committee resolved to grant planning permission for this development subject to the applicant entering into a Section 106 Agreement paying an acceptable capital sum relating to, or the delivery of a satisfactory relief water supply, together with the accommodation being used for YHA accommodation only and no part of the main unit of accommodation being disposed of separately from the Rare Breeds Farm.

Additionally, at Condition 15 was the requirement that "The development shall not be first occupied until the relief water main has been constructed to the satisfaction in writing of the Local Planning Authority." The reason for this condition was "To ensure the co-ordinated delivery of water supplies across the village as a consequence of this development proposal."

These issues had been incorporated into the recommendation based upon the consultation response received from the Cholderton Water Company concerning the inability of the local water infrastructure to adequately serve the new development, particularly the new YHA accommodation. The solution was considered to be the provision of a relief main to address problems of low pressure flows.

Since September 2003, the applicant has been in negotiations with the Water Company regarding the proportion of overall cost that should be met by the Rare Breeds Farm. This process has not led to agreement over a figure.

This failure to agree capital contribution has prevented the completion of the S.106 and the issue of the planning permission.

The applicant has now confirmed with the Environment Agency that they have the scope to abstract up to 20 cubic metres water per day from their groundwater source. This source could (subject to Environmental Health acceptance of water quality tests) provide for all grey water requirements within the operation. (Rare Breed Farm operational use, washing, toilets etc) leaving the sites demand for Cholderton Water Company supplies to be limited to drinking / catering needs.

As this solution could be provided from within land controlled by the Rare Breeds Farm the need off site capital contributions and the prevention of occupation until after the completion of the relief main, as set out in the committee resolution and letter of intent should be amended to reflect the scope to use the on site source. This can be resolved via the application of a new condition and the deletion of the existing S.106 requirement and existing Condition 15.

3.0 RECOMMENDATION.

That the resolution of the NAC on 11th September 2003 be amended to:

- 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
- 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.” (Reason as previous condition.)

Background Papers:

S/2003/1157 Planning application for replacement visitors centre, extensions and change of use to YHA, Rare Breeds Farm, Cholderton.

Implications:

- Financial: None.
- Legal: The course of action proposed has been agreed with District Council solicitors.
- Human rights: The original application accounted for Human Rights Implications.
- Personnel: None
- Community safety: maintenance of adequate water supplies to the village of Cholderton
- Council's Core Values: Thriving economy, fairness & equality, protecting the environment.