

Minutes

16th September 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, T Woodbridge and K Wren

Parish and Other representatives:

Mr G Burt (Bulford), Mr Ilsley (Tenants' Panel), Mr D Edwards (Tenants Panel), Mr P Porter (Figheldean), Mrs J Swindlehurst (Amesbury), Mr S Stubbs (Newton Tony) and Ms G Helyer (Steeple Langford)

Apologies:

Councillor H Bojdys and F Westmoreland

MINUTES NOT REQUIRING COUNCIL APPROVAL

248 PUBLIC QUESTION TIME

None

249 COUNCILLOR STATEMENT/QUESTION TIME

Councillor T Woodbridge asked a question on behalf of Bulford Parish Council regarding the problem of dog fouling. He stated that there was a tremendous amount of fouling occurring at the Nine Mile River site at Bulford. Many complaints have been received over the last few years from the public and notes have been sent out to homeowners highlighting the issue. However, the problem appears to be getting worse. Therefore Bulford Parish Council requested that SDC reinstate the dog warden patrol on a part-time basis to patrol problem areas and prosecute offenders.

Councillor Mrs Greville further added that she had contacted SDC to get some more bags to clear up the mess left by dog fouling and was informed that the District Council was unlikely to be ordering any more bags as Durrington was the only parish that had requested them.

Councillor D Brown stated that as this came under his portfolio he would investigate this issue with the relevant department on behalf of Councillor Woodbridge and Councillor Mrs Greville. If SDC had not ordered anymore bags he would ensure that more were ordered so that any village that wanted them would have a supply.

Councillor K Wren informed that Committee that SDC formally acknowledged receipt of the planning application for the Stonehenge Visitor Centre on 15th September. He reminded members that if they received any enquiries from the media they must not say anything about the application whether it be either in support or objection as this may prejudice them when it

comes taking a formal decision. If any member is unsure of how to respond to a media enquiry they should pass the query to him.

250 MINUTES OF THE LAST MEETING

RESOLVED - That the minutes of the meeting of the 19th August be **approved** as a correct record and signed by the Chairman.

251 DECLARATIONS OF INTEREST

Councillor K Wren declared a personal interest in planning application S/2004/1794 as the applicant was a close friend and he did not vote on the matter.

252 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed the Committee that a few months ago members had discussed the possibility of inviting the Garrison Commander from Tidworth to attend a meeting to discuss the issue of anti-social behaviour in Amesbury. However, Amesbury Town Council stated that there had been a dramatic improvement in the Town Centre as a result of much hard work by the police. Mrs Swindlehurst also noted that the army had reinstated foot patrols through the town during the day and had instructed their soldiers as to the standard of behaviour that was expected from them. The District Councillors for East Amesbury, Councillor Noeken, Cllr Peach and Cllr Brown, all confirmed that there had been a marked improvement and were very grateful to the police for their efforts.

Councillor Noeken also reminded those present that the draft licensing policy was out for public consultation. He stated that it was available on the SDC website and that it was vital for any member of the public who had a view on this to contact the District Council and make those views known.

253 RURAL FLORAL ENHANCEMENT SCHEME:

The Committee considered the previously circulated report of the Parks Manager. The Committee was informed that the cost of the displays was: £60 for barrels; £35 for troughs and £30 for baskets. These prices included the preparation, delivery and collection of the items.

Members and parish representatives present felt that the scheme was a great asset to parishes in the area. There was some discussion over how this should be funded and the suggestion was made that the larger parishes should be asked to contribute to the costs. It was acknowledged that for some smaller parishes this may create a problem.

RESOLVED –

- (1) That, subject to budget, the Northern Area Committee support the scheme with a financial contribution up to £4,500 for the year 2005/2006 from the discretionary budget.
- (2) That possible funding options for the future be explored over the next 12 months.

254 SOUTH WILTSHIRE AREA GRANTS SCHEME PANEL RECOMMENDATIONS

The Committee considered the previously circulated report of the Northern Area Co-ordinator.

RESOLVED - that the grants be awarded as per the report namely:

1. Amesbury Town Football Club be granted £3,200.00
2. Winterbourne Glebe Village Hall be granted £3,000.00
3. Amesbury Junior Football Club be granted £3,544.92

255 S/2004/564 FULL APPLICATION - CONSTRUCTION OF APARTMENT BLOCK COMPRISING 6 no. ONE BED & 10no. TWO BED FLATS WITH ASSOCIATED ACCESS & PARKING. CONSTRUCTION & ALTERATION TO ACCESS: LAND AT: BUTTERFIELD DOWN PORTON ROAD AMESBURY SALISBURY SP4 7LL – FOR RNS HOLDINGS LTD

Mr C Allen, a neighbour, spoke in objection to the above application.

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

Mrs Swindlehurst, on behalf of Amesbury Town Council, informed the Committee that all the concerns that the Town Council had about the proposal had been met by the developer.

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 subject to all persons concerned entering into a Section 106 Agreement under the provisions of the Town and Country Planning Act 1990 (as amended) relating to:

- Affordable housing;
- Public recreational provision (possibly focused upon youth facilities);
- A contribution towards bus shelters; and
- Education provision (scale to be agreed)

Then the above application be **APPROVED** for the following reasons:

- I. The proposed development accords with Local Plan policy, makes efficient use of the site and provides affordable market and social accommodation

And subject to the following conditions

- (1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. (0004)

- (2) 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.

- (3) 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.

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

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

(5) Before development is commenced a scheme setting out the steps that will be undertaken to identify and mark out the 17 car parking spaces within the Amesbury Baptist Church site that are available for joint use, together with provision of any fencing, bollards or other barriers as may be required to manage the car parking use, to include timing for the agreement and subsequent works shall be submitted to, and approved in writing by the Local Planning Authority and the development shall subsequently accord with the approved scheme.

Reason: In the interests of the amenity of users of the Baptist Church and the approved development. In the interests of the amenity and the environment of the development.

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

(7) 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.

(8) 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.

(9) The building shall not be occupied until the area shown on the plan attached hereto has been drained and surfaced [or other steps as may be specified], [in accordance with details submitted to and approved by the Local Planning Authority], and that area shall not thereafter be used for any purpose other than the parking of vehicles.

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

(10) A traffic calming measure shall be introduced on the access road in the form of a raised pedestrian crossing point across the main access road where it meets the pedestrian route along the front of the retail units approved under S/2004/565 in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority and the raised crossing point shall be installed prior to the first occupation of the development.

Reason: In the interest of highway safety.

(11) No construction work shall take place on Sundays or public holidays or outside the hours of 7.00am to 9.00pm, weekdays and 9.00 am to 1.00 pm Saturdays. This condition shall not apply to the internal fitting out of the buildings.

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

(12) No part of the development hereby approved shall be commenced until the Phase 2 Neighbourhood Centre development that is the subject of Notice of Decision reference S/2004/565 (or any subsequent scheme that equally delivers a Phase 2 Neighbourhood Centre development) has been completed to the satisfaction in writing of the Local Planning Authority.

Reason: To ensure that the residential development is provided with a range of social infrastructure.

(2) That the applicant be informed that this permission has been granted in accordance with the following policies of the Adopted Salisbury District Local Plan.

G1 (General principles for development.)

G2 (General criteria for development.)

D2 (Infill design)

H16 (Housing policy boundaries)

H25 (Affordable housing)

- R2 (Recreational public open space provision)
R5 (Protection of existing outdoors recreational facilities)

Note: Councillor James Spencer requested that his dissent from the above decision be recorded.

256 S/2004/0565 – RESERVED MATTERS - 3 RETAIL UNITS WITH 4 ONE BED AND 12 TWO BED FLATS ABOVE CONSTRUCTION AND ALTERATION TO ACCESS: LAND AT: BUTTERFIELD DOWN PORTON ROAD AMESBURY SALISBURY SP4 7LL - FOR RNS HOLDINGS

Mr C Allen, a neighbour, spoke in objection to the above application.

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

Mrs Swindlehurst, on behalf of Amesbury Town Council, informed the Committee that all the concerns that the Town Council had about the proposal had been met by the developer.

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 subject to all persons concerned entering into a Section 106 Agreement under the provisions of the Town and Country Planning Act 1990 (as amended) relating to:
- Affordable housing;
 - Public recreational provision (possibly focused upon youth facilities);
 - A contribution towards bus shelters; and
 - Education provision (scale to be agreed)

Then the application be **APPROVED** for the following reasons:

- I. The proposed development accords with Local Plan policy, makes efficient use of the site, provides affordable market and social accommodation and does not challenge the vitality and viability of the town centre.

And subject to the following conditions

- (1) This approval of matters reserved discharges conditions I (a & c) of outline planning permission S/88/2199 dated 20th September 1989 but does not by itself constitute a planning permission.

Reason: For the avoidance of doubt and to comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- (2) The further approval of the Local Planning Authority in respect of those matters reserved by conditions I (d) of outline permission S/88/2199 is required prior to the commencement of development.

Reason: For the avoidance of doubt and to comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

(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: To secure a harmonious form of development.

(4) 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.

(5) 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.

(6) 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.

(7) The building shall not be occupied until the area shown on the plan attached hereto has been drained and surfaced [or other steps as may be specified], [in accordance with details submitted to and approved by the Local Planning Authority], and that area shall not thereafter be used for any purpose other than the parking of vehicles.

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

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

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

(9) Before development is commenced a scheme setting out the steps that will be undertaken to identify and mark out the 17 car parking spaces within the Amesbury Baptist Church site that are available for joint use, together with provision of any fencing, bollards or other barriers as may be required to manage the car parking use, to include timing for the agreement and subsequent works shall be submitted to, and approved in writing by the Local Planning Authority and the development shall subsequently accord with the approved scheme.

Reason: In the interests of the amenity of users of the Baptist Church and the approved development.

(10) "No entry except for HGV" signs shall be placed at the rear of the footway fronting Porton Road at the service access to the retail units, as shown on details to be submitted to and approved in writing by the Local Planning Authority for further approval, and the signs shall be installed in accordance with the approved details prior to the first use of the development.

Reason: In the interests of pedestrian and highway safety.

(11) A traffic regulation order preventing right turns onto Porton Road and including appropriate signs shall be introduced at the service access to the retail units prior to the first use of the retail units.

Reason: In the interests of pedestrian and highway safety.

(12) Prior to the first use of the retail units, staggered pedestrian barriers shall be installed at the rear of the existing footway on Porton Road in accordance with further details which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of pedestrian and highway safety.

(13) The access gate for the service access to the retail units shall be maintained in a closed position when the service access is not in use.

Reason: In the interests of pedestrian and highway safety.

(14) No construction work shall take place on Sundays or public holidays or outside the hours of 7.00am to 9.00pm, weekdays and

9.00 am to 1.00 pm Saturdays. This condition shall not apply to the internal fitting out of the buildings.

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

(15) The use hereby permitted shall not take place except between the hours of 7.00 am to 10.00 pm

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

(16) No deliveries shall be taken at, or dispatched from the site outside the hours of 6.00 am to 8.00 pm Monday to Saturday and not more than two deliveries shall take place during any Sunday, Bank holiday or Public holiday.

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

(17) Before commencement of development there shall be submitted to and approved in writing by the Local Planning Authority a scheme for the insulation against noise emissions from extractor fans, compressor motors and all similar equipment. Such a scheme as is approved shall be implemented to the satisfaction in writing of the Local Planning Authority before any part of the development opens for trading

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

(18) The ground floor retail units shall be used for purposes within class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any other statutory instrument revoking and re-enacting that Order

Reason: To enable the Local Planning Authority to exercise control over the use of the premises in the interests of regulating alternative kinds of activities/operations which could give rise to increased levels of odour or noise generation.

(19) Before development commences full details including elevational drawings of all boundary and screen walls, including all walls to bin stores and external storage areas 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 amenity of the setting and adjoining occupiers.

(20) Before development commences, full details of the size and design of litter bins to be provided within the site shall be submitted

to and approved in writing by the Local Planning Authority and the approved bins shall be installed prior to the opening of the first retail unit.

Reason: In the interests of the amenity of the setting and adjoining occupiers.

(2) That the applicant be informed that this permission has been granted in accordance with the following policies of the adopted Salisbury District Local Plan:

- G1 (General principles for development.)
- G2 (General criteria for development.)
- D2 (Infill design)
- H16 (Housing policy boundaries)
- H25 (Affordable housing)
- R2 (Recreational public open space provision)
- R5 (Protection of existing outdoors recreational facilities)

Note: Councillor James Spencer requested that his dissent from the above decision be recorded.

257 S/2004/1794 - FULL APPLICATION - FOUR NEW DWELLINGS AND CONVERSION OF CHAPEL TO TWO BEDROOM DWELLING: YEW TREE COTTAGE (LAND ADJACENT TO) WYLYE ROAD HANGING LANGFORD SALISBURY SP3 4NN – FOR CONSERVATION DEVELOPMENTS LIMITED

Mr Wright, a neighbour, spoke in objection to the above proposal.

Mr Bouchert, the applicant, spoke in support of the above proposal.

Ms Helyer, on behalf of Steeple Langford Parish Council, informed the Committee that whilst many of the objections of the Parish Council had been met there were still some outstanding concerns.

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 circulated at the meeting.

RESOLVED -

- (1) that subject to considering no additional representations regarding the proposal raising new and material considerations within the consultation period (30th September 2004) and; subject to all persons concerned entering into a Section 106 Agreement under the provisions of the Town and Country Planning Act 1990 (as amended) relating to (i) the payment of a commuted sum relating to the provision of recreational public open space, within one month

then the application be **APPROVED** for the following reasons

- I. The proposed development has been considered against the requirements of Local Plan policies. It is considered that the proposal respects the character of the conservation area, setting of the listed building, residential amenity and is of a density appropriate to the area. The highway objections to the scheme have been

resolved and a satisfactory access to the development site can be achieved.

And subject to the following conditions

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. (0004)

(2) The finished floor levels of the proposed buildings shall be in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development is commenced. Such details shall include that the proposed houses on the site frontage shall be at the same level at Yew Tree Cottage.

Reason: To ensure the exact finished floor levels of the buildings

(3) Before development is commenced, a schedule of external facing materials shall be submitted, and, where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on the site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: 0014 To secure a harmonious form of development.

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

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

(5) No development shall take place until details of the treatment of all the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Any tree screening, hedges, walls or fences thus approved shall be planted/erected prior to the occupation of the buildings.

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

(6) Before the chapel conversion hereby approved first comes into use, the sitting room window in the west elevation shall be glazed with obscure glass, and shall be fixed shut, details of which shall be submitted to and approved in writing by the Local Planning Authority. The glazing so agreed shall be maintained in this condition thereafter.

Reason: To prevent the undue overlooking of adjoining dwellings.

(7) 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 details of the proposed finished levels and contours across the site, to include re-profiling and reusing of excavated earth across the site and indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

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

(8) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

(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.

(10) If any sign of bats, or bats themselves are found during the conversion and extension of the chapel hereby permitted, work should stop immediately and English Nature be contacted immediately for further advice.

Reason: To safeguard protected species.

(11) The development shall not commence until detailed drawings showing the elevation of the doors (at a scale of 1:10); the elevations, horizontal and vertical sections of the windows (at a scale of 1:5) and sections through the eaves of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: To secure a harmonious form of development.

(12) The thatched roof of house 2 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

(13) Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, 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.

(14) No development shall commence until details of the surface of the access road to the proposed development (not loose stone or gravel) have been submitted to and approved in writing by the Local Planning Authority. Development shall be completed in accordance with the approved details. The new access shall be constructed prior to the first development of any new dwelling or conversion and extension to the chapel. That part of the existing access, which will be superseded, by the new access shall be reinstated as grass verge when the new access is first brought into use.

Reason: To ensure that a satisfactory access can be achieved, in the interests of highway safety

(15) The garages shown on the approved drawings shall not be converted into a habitable room within the permission in writing of the Local Planning Authority.

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

(16) Notwithstanding the provisions of Classes A-E inclusive of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwellings nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

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

(17) 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 (other than those authorised by this permission) shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

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

(18) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no windows/dormer windows [other than those expressly authorised by this permission] shall be constructed.

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

(19) There shall be no pedestrian or vehicular access from the curtilage of Houses 1 and 2 onto Wyllye Road.

Reason: In the interests of highway safety.

(20) Prior to the dwellings hereby approved being first occupied, an area shall be provided and maintained within the private road for casual visitor's parking, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety

(21) Prior to the dwellings hereby approved being first occupied, a bin collection point shall be provided on the site, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity of the development

(22) Before development commences, a scheme for the discharge of surface water from the buildings and all hard surfaces hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and shall be carried out as approved. The approved scheme shall include measures to limit surface water run-off.

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

(23) The garage doors and windows of the development hereby permitted shall be of timber and painted in a finish to be submitted to and approved in writing by the Local Planning Authority, prior to development commencing on site. The development shall be completed in accordance with the approved details.

Reason: To secure a harmonious form of development.

(24) The rainwater goods on the development hereby permitted shall be of cast iron or aluminium.

Reason: To secure a harmonious form of development.

(25) No development shall commence until the applicant has investigated and reported to the Local Planning Authority the presence of springs on the site that may impact upon the development. If springs are present, a scheme shall be submitted to and approved in writing by the Local Planning Authority on the measures taken to mitigate any impact. The scheme shall be implemented in accordance with the approved details.

Reason: To ensure that the presence of springs on the site are adequately provided for.

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

1. that this permission has been granted in accordance with the following policy/policies of the adopted Salisbury District Local Plan:
Adopted SDLP policies G2 (General), G4 (Flooding), G5 (Drainage), D2 (Infill development), H16 (HPB), C4 & C5 (AONB), CN3 & CN5 (Listed buildings), CN8 & CN10 (Conservation areas), C10 (nature conservation), R2 (open space provision)

2. WESSEX WATER

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.

Note – the inclusion of a footpath across the site frontage was recommended by WCC Highways. However, the committee considered that the footpath would have a detrimental impact upon the streetscape, within the conservation area, which would outweigh the highway benefits accruing from a single, unconnected section of footpath.

Meeting closed at 1855 pm

Members of the public present 10