



Northern Area Committee

Minutes

13th January 2005 4.30pm

The George Hotel

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, D W Brown, Mrs J Greville, J Noeken, A Peach, J Spencer, I West, F Westmoreland, T Woodbridge and K Wren.

Parish and Other representatives:

Mr G Burt (Bulford), Mr Healing (Durrington), Mrs J Swindlehurst (Amesbury), Mr S Stubbs (Newton Tony)

Apologies:

Councillor J Brady and R Bojdys

MINUTES NOT REQUIRING COUNCIL APPROVAL

295 PUBLIC QUESTION TIME

None

296 COUNCILLOR STATEMENT/QUESTION TIME

Councillor West read the following letter he had received from Dr Keith Robinson the Chief Executive of Wiltshire County Council regarding Recreation Road in Durrington.

“Further to my letter of the 1 December, I am writing to confirm that we are continuing to seek a positive outcome with regard to the access road at Durrington Swimming Pool. As you are aware this matter has been discussed on a number of occasions previously with the outcome that the School and Salisbury District Council would need to find a way forward as the current legal position does appear to place responsibility on the School and Salisbury District Council. Officers from County Council’s Environmental Services Department, Legal Services and Department for Children and Education are trying to seek a solution which would take this matter forward successfully. I will write again early in the new year.”

Cllr West informed members that he would keep members informed of any further correspondence he receives on this issue.

Cllr Peach informed members that the PA to the Chief Executive of Wiltshire County Council had telephoned him to arrange a meeting for the very near future. He stated that he would keep the pressure to find a solution up.

Councillor Brown read the following statement:

“In March 2004 this Committee was informed that both WCC and SDC were committed to providing a co-located Public Office in Amesbury, based at the Library/Health Centre complex. However, at that time it was not possible to say whether or when building work would start.

On 1st April 2004 this Committee approved the erection of a Portacabin as a temporary Tourist Information Centre on the Library Site – this approval was for approximately six months. It is now into the ninth month since that temporary approval was given.

Whilst we have received fairly regular up-dates on progress with the Co-op Supermarket development on the Redworth House site, we have heard little or nothing about the co-located Public Office on the Library/Health Centre site.

Will officers provide this Committee with an up-to-date statement on this latter project, together with an approximate timescale for the development please?"

The Head of Legal Services gave the following response:

"Wiltshire County Council set up an Amesbury Co-location project board in 2004. Salisbury District Council has Officer representation on the Board.

The Board first met on 7th May 2004 when it considered initial matters such as the objectives for the project and planning the project.

At the latest meeting of the Board on 12th January 2005 the Board was informed that Wiltshire County Council was considering options other than pursuing its original intention to relocate Adult Care Services and Children's Services to the Amesbury Library site.

The Primary Care Trusts in Wiltshire have recently identified a possible route for pursuing improvements in their estate known as "LIFT" and having done so invited the County Council to consider co-location where thought appropriate. The County Council wishes to consider such an approach for Amesbury rather than pursue separate relocation to the Amesbury Library site especially in view of the conclusion of the Department for Children and Education that relocation to the Amesbury Library site will not meet the criteria of integrated children's services.

The County Council are still working with this Council to ensure that a permanent location is provided for the Tourist Information Centre and the Citizens Advice Bureaux at the Amesbury Library site, which will involve some refurbishment of the building. In February 2005 the County Council's Cabinet will be invited to consider what financial provision the County Council should make in its capital programme.

The Board has agreed that:

1. Confirmation will be sought at the joint estates meeting of the County Council and the Primary Care Trust due to take place next week that this Council's lease in the Amesbury clinic can be extended beyond its current expiry date in April 2006.
2. Officers from this Council will enter into discussions with Amesbury Town Council concerning joint use of the accommodation currently used on a part time basis by Citizens Advice Bureau.
3. Officers from the County Council and this Council will continue to work on the reconfiguration of Amesbury Library to accommodate the Tourist Information Centre.
4. Subject to reaching agreement with the County Council on this Council's investment in the reconfiguration works the accommodation to be made available to this Council will be provided rent-free.

Officers intend to report progress to this Committee at the March meeting."

Councillor Westmoreland asked the following questions:

1. THE COMMUNITY CENTRE PLANNED FOR THE DOWNS

Mr Chairman, as we are all aware, the new development to the south of Amesbury comes with a very considerable planning gain for the community.

May I first of all thank the officers for the work that they are doing and have already done on our behalf in securing that planning gain. It is clear that their efforts will transform Amesbury's leisure and recreation facilities.

If I may remind the Committee, in addition to a new school, Amesbury (and the surrounding area) will eventually gain large areas of landscaped recreational open space, a new multi-pitch playing field complete with pavilion and parking facilities, a multi-use games area and a new Community Centre.

And it is this Community Centre which currently concerns me. In the early part of last year our officers, the developers and Amesbury Town Council did quite a lot of work to agree both its function and its outline design – starting in March with a 'fact finding' mission to Tewkesbury and culminating in late July with a visit to the architects by Cllr Dennis Brown, John Hammond and myself.

At the July meeting the outline design was agreed but the materials, treatment and appearance of the proposed community centre were not yet specified. The architects agreed to provide illustrations of possible design treatments for consideration by the Town Council. And now it all seems to have gone quiet.

The Community Centre will, eventually, be owned and operated by Amesbury Town Council but this committee must be interested in its progress and development, even if only because we will be expected to approve or refuse the final planning application.

May I ask, Mr Chairman, that a report on the progress of the development of the facility be brought to this Committee, sooner rather than later, and that this Committee monitors its further progress?

2. ADVICE OR POLICY?

Mr Chairman, may I start by congratulating our Planning Officers on the way in which our performance figures have been turned round. There are those who grumble about targets, I am not one of them. A missed target, a delayed decision, can have surprising repercussions – a few weeks may spell the difference between within or outside the nesting season, or the availability of the contractor, or at its simplest the need for another month's bridging finance. I am truly delighted that the human cost of delay can less often be laid at our door.

However, we must all be aware that this success has been achieved at a cost, and that cost is increased delegation. And delegation is a dangerous tool.

Mr Chairman, it is you, and I, and all of the other members of this committee who are responsible for these decisions made in our name.

I have to be very careful now, because the one thing I do **not** want to do is to suggest any criticism of our officers. I do want to criticise someone, and its us.

We expect our officers to make, on our behalf, the decisions we would make ourselves. And yet we provide them with little or no guidance. Faced with PPG, the Local Plan and Supplementary Planning Guidance, all of which are statements of principle and of little use when deciding complex issues involving human beings, we expect the officers to read our minds.

A case in point is the November report on "Procedure when applying for a change of use". The Principal Planning Officer gave a verbal presentation and distributed notes outlining the issues surrounding policy PS3. We were told of the advice offered by Forward Planning, the problems with PS3 which need to be addressed and advised that the revised policy in the Local Development Framework might be accompanied by a "brief Supplementary Planning Document ... to address this and other matters of detail."

And then we covered our selves in glory – we "felt that this new guidance was vital in ensuring consistency and left no room for doubt" but instead of adopting it, or requesting that it be worked up for adoption, we "resolved that the officer's report be noted".

And that is, I am sure, just one example of an area where Supplementary Planning Documents could help us and our officers. I ask you, Mr Chairman, to initiate a systematic development of shared values and intentions through consultation on and adoption of SPD.

Mr Chairman, I'm scared. In less than a week, if all goes well, work will start on the Redworth House site. In twelve months time we may well see the Salisbury Street Co-op store, the old store, being marketed. And I want a set of robust, very robust, policies properly adopted and in place for when that happens. Please can we start putting them together?"

Officers stated that they would bring answers to Cllr Westmoreland's questions to a future meeting of the Northern Area Committee.

Mr Burt, on behalf of Bulford Parish Council, informed that Northern Area Committee that at a meeting of Bulford Parish Council on 10th January a local resident raised the issue of speeding through the village. The resident showed the members of the Parish Council a petition which had been signed by many of the villagers and he stated that he was continuing to collect even more signatures. Mr Burt informed the Northern Area Committee that a meeting would shortly be held with the police to try to find a solution to this problem.

297 MINUTES OF THE LAST MEETING

RESOLVED - That the minutes of the meeting of the 9th December 2004 be **approved** as a correct record and signed by the Chairman.

298 DECLARATIONS OF INTEREST

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

Councillor Mrs Greville declared a personal interest in planning application S/2004/2307 as she is both a Catholic and a member of the Church. However, she declared that as she had never been on a management body for the Church and had nothing to do with the application she considered that she did not have a prejudicial interest and therefore she stayed, participated in the debate and voted on the matter.

299 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed members that he had received a letter from Winterbourne Stoke Parish Council thanking the Northern Area Committee for the contribution to the Rural Floral Scheme which provided the flower tubs and plants. It was stated that the residents and councillors deemed the scheme a great success.

300 RENEWAL OF PUBLIC ENTERTAINMENT LICENCE - RIGGSY'S NIGHTCLUB AMESBURY

The Committee considered the previously circulated report of the Licensing Officer together with the letter submitted as late correspondence by Mr Riggs.

The Licensing Officer advised the Committee that they must disregard any reference to the new licensing regime as until 7th February 2005 the Committee can only approve licences under the terms of the 1982 Miscellaneous Provisions Act.

The Police Section Inspector for Amesbury stated that since August 2004 there had only been nine incidents in the vicinity of Mr Riggs' premises and that very few of those incidents related to disorder. He felt that the door staff had helped to reduce the incidents of disorder as they were now contacting the police themselves.

Members felt that it would be iniquitous to impose conditions of re-entry on one club in Amesbury without similar restrictions being placed on all the clubs. It was also felt that as the

main problems of disorder seemed to be related to customers leaving one establishment and proceeding to another, imposing no entry on one club only would not solve the problem. Therefore the Committee wished to run the licence for Riggsy's until the licence for the other clubs in Amesbury were ready to be renewed and then the conditions for all the public entertainment licences can be considered together.

RESOLVED - That the licence be renewed until October 2005 and that the licensee employ the same number of door staff as has been employed under the previous licence.

301 UPDATE ON THE EXPANSION OF PORTON DOWN

Councillor Wren informed those present that the Head of Development Services and the Head of Forward Planning and Transportation had met with representatives from DSTL before Christmas. He informed members that there was another meeting scheduled for Monday 17th January 2005. He stated that there would also be a meeting arranged for all of the parishes in the Bourne Valley over the coming months. It was anticipated that the planning process would begin in the next few months.

AGREED- That this item be kept on the agenda for the foreseeable future to allow regular updates to be presented to the Northern Area Committee in the coming months.

302 S/2004/2307 - OUTLINE APPLICATION TO DEMOLISH EXISTING CHURCH BUILDING AND REDEVELOP SITE FOR RESIDENTIAL USE: OUR LADY QUEEN OF HEAVEN CHURCH PHILIP ROAD DURRINGTON SALISBURY SP4 8DT – FOR CLIFTON CATHOLIC DIOCESAN TRUSTEES

The Committee considered the previously circulated report of the Head of Development Services in addition to the schedule of late correspondence circulated at the meeting.

Mr Knight and Ms J Linton spoke on behalf of a number of interested parties i.e. some local residents, petitioners and Durrington District Community Centre Steering Committee in objecting to the application.

Mr Haywood spoke on behalf of the applicants in support of the above application.

Mr Healing on behalf of Durrington Parish Council informed the Committee that the Parish Council supported the above application.

RESOLVED:

- (1) That the above application be **REFUSED** for the following reason:

1. The proposed development by virtue of the loss of the existing church and community facility, which though currently closed is considered to be central to the social life of the settlement, in the absence of sufficient evidence to demonstrate that the existing or an alternative community-related use is no longer viable or could not be viable on this site is contrary to Policies PS3 and G1 of the Adopted Replacement Salisbury District Local Plan (June 2003) and Policy DPI of the Wiltshire Structure Plan that seek to prevent the loss of existing community facilities and to promote the vitality and viability of local communities in the interests of sustainable development.

- (2) That the applicant be informed that the above decision has been taken in accordance with the following policies of the Adopted Replacement Salisbury District Local Plan (June 2003): G1, G2, D2, H16, PS3 and R2.

(Note the Committee requested that the officers write to the applicant to explain the reasons for refusal in full and what information would be required if the applicant wished to submit a new application.)

303 S/2004/2133 - FULL APPLICATION - ALTERATIONS AND CONVERSION TO FOUR FLATS, PROVISION OF 1ST FLOOR SIDE BALCONY; AND ALTERATIONS TO ACCESS TO PROVIDE FOUR OFF STREET PARKING SPACES: 1 SOUTH MILL ROAD AMESBURY SALISBURY SP4 7HR – FOR ALMA PROPERTY DEVELOPMENT LTD

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

Mrs L Thomas, the next door neighbour, spoke in support of the above proposal.

Mrs Swindlehurst spoke on behalf of Amesbury Town Council in informing the Committee that the Town Council had no objection to the above application.

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

1. On balance, the proposal would generally accord with the policies of the Local Plan and would be in-keeping with the character of the locality. Whilst the site would provide limited amenity space for four family unit, on balance, given the additional flank balcony, this would be acceptable.

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 first floor balcony shall be obscure glazed and shall remain in this form for so long as the development exists.

Reason: To protect the privacy of adjoining occupiers.

(2) That the applicant be informed that this decision has been taken in accordance with the following policies of the adopted Salisbury District Local Plan 2003: G1 Sustainability; G2 general criteria for development; G9 / R2 requires a contribution towards off site open space; D3 extensions and alterations to property; and H1 general housing policy.

Meeting closed at 1835

Members of the public present 14