



# Northern Area Committee

## Minutes

10th February 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, J Brady, D W Brown, Mrs J Greville, J Noeken, A Peach, J Spencer, F Westmoreland, T Woodbridge and K Wren.

**Parish and Other representatives:**

Mr G Burt (Bulford), Mr Crawford Stoddard (Cholderton Parish Meeting), Mr D Edwards (Tenants' Panel), Mr P Fisher (Idmiston), Mr Ilsley (Tenants' Panel), Mr P Porter (Figheldean), Mrs J Swindlehurst (Amesbury), Mr S Stubbs (Newton Tony)

**Apologies:**

Councillor H Bojdys and I West

**MINUTES NOT REQUIRING COUNCIL APPROVAL**

**304 PUBLIC QUESTION TIME**

None

**305 COUNCILLOR STATEMENT/QUESTION TIME**

None

**306 MINUTES OF THE LAST MEETING**

**RESOLVED** - That the minutes of the meeting of the 13<sup>th</sup> January 2005 be approved as a correct record and signed by the Chairman.

**307 DECLARATIONS OF INTEREST**

None

**308 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman read the following statement regarding Supplementary Planning Guidance, from the Principal Planning Officer, Forward Planning, in response to the councillor question at the last Northern Area Committee meeting.

Cllr Westmoreland's comments regarding the rigidity of policy documents are entirely understood. Officers are also frustrated by this problem because there will always be cases which do not quite fit the policies, or cases where applicants feel policies should be interpreted differently. Supplementary Planning Guidance has always been viewed as a tool to enable the Council to add 'local colour' to its policies - in turn making sure that the intentions of the policy are correctly applied. In the future, under the new LDF arrangements, the need for SPG (or SPD as it will become) will become more important. Members have always had a central role to play in this exercise in the past and this will continue under the new system.

A recent example to illustrate the way forward is the Affordable Housing SPG. In 2001, the member led Best Value Review of Affordable Housing prescribed the preparation of SPG and its emergence was discussed with members in formal sessions (scrutiny panels and area committees) as well as through informal discussions on an ad hoc basis. This approach has enabled the rigidity of the policy in the plan to be interpreted in a more realistic manner.

Thus, as and when new policies are drawn up under the new system, the Forward Planning Service will seek to encourage dialogue with members to balance the rigidity of legalistic policies with the reality to create proper implementation guides

In respect of the identified case of the Salisbury Street Coop store officers are confident that policies S1 and S2 are adequate to manage any change to this premises.

### **309 UPDATE REPORT ON DURRINGTON SWIMMING POOL**

The Committee considered the report of the Chairman of the Durrington Swimming Pool Managing Body (previously circulated).

The following issues were specifically drawn to members' attention:

- That Rick Weston and his team be thanked for all their continued hard work and commitment to Durrington Swimming Pool and Fitness Centre especially as a result of the vast increase in work-load which they have faced since Five Rivers was taken back "in house".
- That thanks be extended to Northern Area councillors for providing the details of their local parish magazines to the marketing manager at the Centre. Over the coming months he will place advertisements and special offers in these publications to attract customers to the centre.
- That the Centre had recently received its report from QUEST following a "mystery shopper" visit. Once again the staff were praised for their willingness to go beyond the call of duty for customers. However, the report did also note that aspects of the Centre were beginning to look tired and in need of refurbishment. This is an issue that the staff will be working hard to address over coming months and years.
- That the Chief Executive of SDC met with the Chief Executive of WCC on 25<sup>th</sup> January and used the opportunity to raise the issue of Recreation Road. Dr Robinson is currently investigating the issue and will report back in the near future.

**RESOLVED** – that the report of the Chairman of the Durrington Swimming Pool and Fitness Centre Managing Body be noted.

### **310 TO RECONFIRM THE MEMBERSHIP OF THE DURRINGTON SWIMMING POOL MANAGING BODY**

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

**RESOLVED** – that, subject Wiltshire County Council raising no objections in respect of the personal appointment, the following people be elected as voting members on behalf of Salisbury District Council on the Durrington Swimming Pool and Fitness Centre Managing Body for the remaining life of this Council (until May 2007):

Councillor Ian West  
Councillor Mrs Greville  
Councillor Trevor Woodbridge  
Mr S Rennie (on a personal basis)

Please note that Councillor Mark Baker is also a member of the Managing Body but his appointment is made by Wiltshire County Council.

### **311 SOUTH WILTSHIRE AREA GRANTS SCHEME PANEL RECOMMENDATIONS**

The Committee considered the recommendations of the SWAG review panel.

Councillor J Noeken presented the recommendations of the SWAG panel to the Committee. He explained that most of the grants had been scaled down as much more money had been requested than was left for the financial year.

He stated that Daryl Bolter's application had been recommended for refusal on the basis that as the tranche was over subscribed it was not considered a high priority because the other applications would benefit a greater number of people. However, it was noted that Mr Bolter had achieved a very high standard in his chosen sport and indeed The Journal had recently noted that he had become a professional. The Committee wished him every success in the future.

It was also noted that in relation to the Figheldean Parish Council application, this was considered to be a very worthy application given the huge amount of effort that the people of the parish as well as the Parish Council had made to raise funds for this project.

**RESOLVED** – that the grants be awarded as per the review panel's recommendations attached as an annex to these minutes.

Councillor Woodbridge extended his thanks to the Committee on behalf of Figheldean Parish Council and stated that because of this award the vast majority of the project would be completed in time for the summer.

### **312 UPDATE ON THE EXPANSION OF PORTON DOWN**

Councillor Wren gave a verbal update to members present. He stated that this issue had originally been placed on the Northern Area Committee agenda because of the fears regarding the potential closure of the A30 between Porton and Winterslow. However, as the threats of closure had now diminished Councillor Wren was turning his attention to the expansion itself. To this end he and Councillor Noeken had attended a meeting with DSTL, the Head of Operations at the South Western Regional Development Agency and the Head of Operations for the Wiltshire and Swindon Regional Development Agency. Councillor Wren informed members that the purpose of this meeting was to emphasise the need for a co-ordinated approach to the issues raised by the expansion of the facility. The influx of up to 2850 additional people into the area would have serious implications for the infrastructure of the area and hence for the people of the Bourne Valley.

Councillor Noeken also emphasised that as a result of the representations made by the Parish Council, an Area Action plan would be drawn up as part of the emerging LDF to give proper weight to the implications of this expansion.

Mr P Fisher on behalf of the Parish Council, expressed a concern that the Area Action Plan would not be in place in time as at the last Northern Area meeting it was suggested that a planning application may be imminent. However, Councillor Noeken assured him that DSTL was not on the verge of submitting an application at this stage.

A query was raised about the speed limit on the A30 as a member had been informed that stringent speed limits of 30mph could only be enforced in close proximity to housing. Councillor Wren stated that this was only true of public highways under the control of the Highways Agency. As this particular section of road was controlled by the MOD they could impose any speed restrictions they wished.

### **313 UPDATE ON THE CO-LOCATION OF A PUBLIC OFFICE ON THE LIBRARY/HEALTH CENTRE SITE**

The Head of Legal and Property Services informed members that a report was being considered by Cabinet on 2<sup>nd</sup> March. It was considered to be inappropriate to release it to members before it was sent to the Cabinet but once it had been published all Northern Area Committee members would receive a copy as would the member of the public who had requested a copy.

Councillor Noeken informed members that the works which had been undertaken as reported in The Journal were only to remove fireplaces and do an asbestos survey. A representative of the CO-OP had contacted him to state that the survey had been completed and removal of the asbestos would begin on Monday 14<sup>th</sup> February and would take approximately three weeks. The representative also stated that once this work was completed then demolition would begin which was also estimated to take three weeks.

A question was raised as to whether access works to the site would need to be completed in advance of any other work. Councillor Noeken stated that if heavy machinery was being brought into the site then this would need to be completed before any access works were undertaken.

A question was raised about when public parking on the site would be banned. Members were informed that the CO-OP has agreed to allow public parking on the site until such a time as it becomes a safety hazard. Councillor Wren informed members that as the site was no longer owned by the District Council they had no control over whether or not people parked on the site. The Portfolio Holder for Environment and Transport, Councillor Brown, further stated that all SDC signs had been removed from the site and no Council restrictions applied to it any longer.

**RESOLVED –**

1. that all Northern Area Committee members be sent a copy of the Cabinet report once it has been published.
2. That the matter be brought to the next Northern Area Committee for a further update.

**314 UPDATE ON THE COMMUNITY CENTRE PLANNED FOR THE DOWNS**

The Committee considered the report of the Special Projects Officer circulated as part of the agenda.

Councillor Westmoreland thanked the officer for the response and stated that he would wish to be kept informed of progress in the future.

**AGREED –** That a further update be requested when members consider it to be necessary.

**315 UPDATE ON SOLSTICE PARK DEVELOPMENTS**

At the request of the Chairman the Principal Planning Officer stated that in relation to the construction of the hotel with conference facilities on the site he understood that an operator for the hotel had been found. He also informed members that the developers may implement the planning consent in two phases rather than building the entire facility in one go.

It was noted that The Journal had recently published a report on developments of the site.

**RESOLVED –** That a full report on Solstice Park developments be brought to the next Northern Area Committee meeting.

**316 S/2004/2780 - FULL APPLICATION - NEW DWELLING HOUSE AND REPAIRED REFURBISHMENT OF ADJACENT LISTED BUILDING: MANOR FARM BARN CHOLDERTON SALISBURY SP4 0DN – FOR MR AND MRS J M CASTLE**

Colonel Mark Castle, the applicant, spoke in support of the above application.

On behalf of Cholderton Parish Meeting, Mr Crawford Stoddard informed the Committee that the Parish Council whole heartedly supported this application.

Following 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.

### **RECOMMENDED TO THE PLANNING AND REGULATORY PANEL –**

That the above application be approved for the following reasons:-

1. That it is considered that there is sufficient “planning gain” from the proposal to outweigh the policy objections.
2. That there would be gains in terms of additional parking provided for parishioners in Cholderton at the site.
3. That the proposal would help preserve the listed barn.

Conditions:

1. That a S106 agreement be entered into revoking the previous planning consent for the conversion of the listed barn, the change to the public footpath and to initially take responsibility for the parking area at the front of the war memorial.

Note: Members delegated the responsibility for drafting additional necessary conditions in advance of the Planning and Regulatory meeting to officers.

### **317 S/2004/2731 - FULL APPLICATION - DEMOLITION OF EXISTING HOUSE ERECTION OF FOUR DETACHED DWELLINGS TO INCLUDE ACCOMMODATION WITHIN ROOF SPACE & CONSTRUCTION OF ACCESS ROAD: 2 LADYSMITH GOMELDON SALISBURY SP4 6LD – FOR RATTUE & GRIFFITHS**

Mr Ely, a resident of Ladysmith, spoke in objection to the above application.

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

On behalf of Idmiston Parish Council, Mr P Fisher informed the Committee that the Parish Council object to the application on the grounds of the height of the proposed dwellings and the impact that this would have on the amenity of the neighbours.

Following 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.

### **RESOLVED:**

- (1) That the above application be **APPROVED** for the following reason:
    1. On balance, the development could be reasonably accommodated within the site and would overcome the former reasons for refusal.
- 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) Notwithstanding the provisions of Schedule 2 (Part 1) Class A to E of 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 extension to the dwellings nor the erection of any structures within the curtilage or removal of existing boundary treatment 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.

3) No windows shall be inserted at or above first floor level other than as shown on the submitted plans.

REASON: To protect the amenities of adjoining residential occupiers.

4) No construction work shall take place outside of the hours of 0730 to 1830pm Monday to Saturdays with no work taking place on Sundays & Bank Holidays.

REASON: To protect the amenities of adjoining residential occupiers.

5) 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 0014 To secure a harmonious form of development.

6) Any gates to close the access should be set back a minimum distance of 4.5m from the carriageway edge and made to open inward (away from the highway) only.

REASON: In the interests of Highway safety.

7) No development shall take place within the area of the application until the applicant or their agents or successors in title have secured the implementation of a program 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 protect the archaeological heritage of the area.

2. That the applicant be informed of the following:

- 1) The developer must agree a point of connection onto Wessex Water system for the satisfactory disposal of foul flows from any development. The developer must also agree in writing prior to the commencement of any works on site any arrangements for the protection of infrastructure crossing the site. Wessex Water can be contacted on Tel: 01225 536302.

- 2) This decision has been made in accordance with the following policies of the adopted Salisbury District Local Plan 2003: G1 Sustainability; G2 general criteria for development; D2 infill development; R2 (G9 planning obligations); H1 housing requirements in the District; and H16 housing policy boundary.

Meeting closed at 1840

Members of the public present 6