

Minutes

Meeting of: Northern Area Committee

Meeting held in: Antrobus House, Amesbury

Date: Thursday 2 June 2005

Commencing at: 4.30pm

Present:

Councillor M A Hewitt – Chairman
Councillor C G Mills – Vice-Chairman

Councillors M Baker, J A Brady, D W Brown, Mrs
J M Greville, J C Noeken, J Rodell, J R G
Spencer, I C West, F Westmoreland and T
Woodbridge

Apologies: Councillor A G Peach and K C Wren

Parish Councillors: Mr Burt (Bulford), Mr D
Healing (Durrington), Mr S Stubbs (Newton Tony)

Officers

Mr A Madge (Development Services), Mr J
Crawford (Legal & Property Services), J Sage
(Forward Planning and Transportation), E Milton
(Forward Planning and Transportation) and S
Draper (Democratic Services).

362. Public Questions/Statement Time:

There were none

363. Councillor Questions/Statement Time:

Councillor Mrs Greville informed members that the appeal against the decision of the Northern Area Committee to refuse to grant permission for a 15 metre ground based timber mono pole accommodating the proposed antenna together with associated equipment compound and ancillary works at Durrington Walls Telephone Exchange, Stonehenge Road, Durrington had been dismissed.

Councillor Brown informed members that the recycling centre in Amesbury had special facilities for the recycling of Yellow Pages.

364. Minutes:

Resolved – that subject to minute 354 being amended to read “He also undertook to speak to the Chief Executive with regard to the situation” instead of “provide Cabinet with a full report on the situation”, and minute 355 be amended to read “communications” rather than “correspondence” that the minutes of the meeting held on 3rd May 2005 (previously circulated) be approved as a correct record and signed by the Chairman.

365. Declarations of Interest:

There were none



Awarded in:
Housing Services
Waste and Recycling Services



366. Chairman's Announcements:

The Chairman welcomed the newly elected member, Councillor John Rodell, to his first meeting of the Northern Area Committee.

367. 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 designs and prices for the reception counter had been received and were within budget. Both Salisbury District Council and Wiltshire County Council were happy with the proposals and therefore it was intended to proceed with the proposal. However, the advent of the tourist season combined with the school holidays meant that completion was likely to be achieved in September rather than July.

Resolved – that a further update be brought to the next meeting.

368. Update on Recreation Road

Councillor Baker informed members that although talks are continuing between Salisbury District Council and Wiltshire County Council, the County Council had agreed to undertake the works to improve the road for the safety of members of the public and the works had indeed begun.

Members were very pleased that due to the efforts of all the councillors and officers involved, after four years of lobbying the road would be repaired.

Councillor West read a letter he had received from the Chief Executive of the County Council which indicated that it was the District Council which would not agree to the proposals.

The Head of Legal and Property Services informed members that the District Council had agreed the proposals for the repair of the road, however, the issue of long-term maintenance of the road was the part of the discussions which had not been resolved.

369. Update on the Development of the CO-OP in Amesbury

Councillor J Noeken informed members that the archaeological work at the CO-OP site had been satisfactorily completed. He also informed members that there was no difficulty with any other shop owners and therefore it was hoped that the work would progress without delay.

Resolved – that an update be brought to the next meeting.

370. Urgent Works Notice For the Barn North of Manor House, Winterbourne Gunner

Mr B White, the owner, spoke in objection to the serving of the urgent works notice.

Further to the receipt of this statement and further to the site visit held earlier that afternoon, the Committee considered the previously circulated report of the Conservation Officer.

Resolved –

1. that an Urgent Works Notice under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 be served to give notice to the owner that urgent works, as specified in the Structural Engineer's report, are to be carried out by the Council.
2. That officers liaise with the owner to identify any potential grant funds to help cover the costs of the works.
3. That an update be brought to the Northern Area Committee in two months time.

371. S/2005/630 – Full Application – Erect One Dwelling and Construction of New Vehicular Access at Land Adjoining: 4 Avon Cottages Church Street, Durrington, Salisbury, SP4 8AN For Mrs P Booth
Ms J Montgomery, agent for the applicant, spoke in support of the above application.

Mr D Healing, of Durrington Parish Council, advised the Committee that the Parish Council had no objection to the above application.

Following receipt of these statements and further to a site visit held earlier that day, the Committee considered the report of the Head of Development Services (previously circulated):

Resolved – that subject to the applicant and any other relevant parties entering into a section 106 agreement of the principal act relating to the provision of public recreation open space, that the above application be **approved** for the following reason:

1. The proposed development is considered to be of an acceptable design and siting appropriate to the surrounding pattern and character of development, which safeguards important views from and into the Conservation Area. Whilst the development will result in the loss of a Walnut tree within a Conservation Area, the application proposes a replacement tree in accordance with policy CN17.

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: 0014 To secure a harmonious form of development.

3) A sample brick and flint panel including mortar for use in the external elevations of the development hereby permitted 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 development shall not commence until detailed drawings showing the elevations, horizontal and vertical sections of the windows (at a scale of 1:10) of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be completed in accordance with the approved details.

Reason: 0014 To secure a harmonious form of development.

5) The guttering of the development hereby permitted shall be of cast iron or aluminium to be painted in a finish to be submitted to and approved in writing by the Local Planning Authority.

Reason: 0014 To secure a harmonious form of development.

6) Before the dwelling hereby permitted is first occupied the area between the nearside carriageway edge and the lines drawn between a point 2.0m back from the carriageway edge along the centre line of the access and points on the carriageway edge 33m from and on both sides of

the centre line of the access shall be cleared of obstruction 900mm above the nearside carriageway level and thereafter maintained free of obstruction at all times.

Reason: In the interests of highway safety

7) The dwelling hereby approved shall not be occupied until the turning spaces shown on the submitted plan Drawing No: 0466-1 RevB, has been properly consolidated and surfaced to the satisfaction of the Local Planning Authority. Such turning spaces shall be kept clear of obstructions at all times.

Reason: In the interests of highway safety.

8) Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

9) Any entrance gates shall be set back 4.5m from the carriageway edge.

Reason: In the interests of highway safety.

10) The gradient of the access for the first 4.5m shall not exceed 1:15

Reason: In the interests of highway safety

11) A 1.5m wide footway shall be constructed along the site frontage in accordance with the approved details prior to the occupation of the dwelling.

Reason: In the interests of highway safety.

12) No development shall commence until a method statement detailing the potential risks and measures to limit these risks of pollution during construction works 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: The site is adjacent to the River Avon a part of the River Avon System Site of Special Scientific Interest and candidate Special Area of Conservation. A method statement is required to prevent damage to the river ecosystem through habitat loss and pollution during construction.

13) Prior to development commencing a scheme for the provision and implementation of surface water run-off limitation should be submitted to and approved in writing by the Local Planning Authority.

Reason: The site is adjacent to the River Avon a part of the River Avon System Site of Special Scientific Interest and candidate Special Area of Conservation. A scheme for surface water run-off limitation is required in order to prevent damage to the river ecosystem through habitat loss and pollution from surface water run-off.

14) Floor levels should be set at least 600mm above the 1 in 100 year indicative flood level of 75.97m AOD as shown on the submitted flood risk assessment drawing ref Figure 2 received by the local planning authority on the 24th March 2005.

Reason: To protect the development from flooding.

15) Notwithstanding the provisions of the Town & 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 as delineated as land falling below 75.97m AOD as shown on the submitted flood risk assessment drawing ref Figure 2 received by the local planning authority on the 24th March 2005.

Reason: To maintain the flow and storage capacity of the Avon and to preserve the nature conservation interests of the SSSI/cSAC.

16) There shall be no temporary or permanent storage or any materials including soil within that part of the site liable to flood as shown as lying below a level of 75.97m AOD as shown on the submitted flood risk assessment drawing ref Figure 2 received by the local planning authority on the 24th March 2005.

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 and to preserve the nature conservation interests of the SSSI/cSAC.

17) An 8m wide buffer strip shall be left along the back of the River Avon, and shall be left natural and not managed or incorporated into a garden area.

Reason: To preserve the nature conservation interests of the SSSI/cSAC.

18) Notwithstanding the provisions of Class[es] A-G 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 dwelling(s) 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 to maintain the flow and storage capacity of the Avon and to preserve the nature conservation interests of the SSSI/cSAC.

19) 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: In the interests of the amenity and the environment of the development within the Conservation Area

20) No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 5 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such a size specification, and species, and should be planted at such time as may be specified in writing by the Local Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of

the species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act so as to safeguard the amenity of the existing trees and to ensure a satisfactory appearance of the development.

21) No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall show areas, which are designated for the protection of trees, shrubs and hedges, hereafter referred to as Tree Protection Zones. Unless otherwise agreed, the Tree Protection Zones will be fenced, in accordance with British Standard Guide for Trees in Relation to Construction (BS5837: 1990) and no access will be permitted to the Tree Protection Zone for any development operation. Tree protection zones shall be provided for all trees to be retained on the site and also to take account of the root spread into the site of trees on adjoining sites.

The Arboricultural Method Statement shall also include all other relevant details, such as changes in levels, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences, placement of service runs i.e. BT, water, gas, sewage, electric etc. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and missing of materials, the movement of people and machinery across the site, where these are within ten metres of any designated Tree Protection Zone.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS3998, 1989).

The Arboricultural Method Statement shall include the provision for the supervision and inspection of tree protection measures on a regular basis

throughout the different phases of construction. Reports produced as a result of these inspections shall be forwarded to the Local Authority Arboricultural Officer. The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works and soft landscaping have been completed and all equipment, machinery and surplus materials removed from site, unless the prior approval of the Local Planning Authority has been given in writing.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of site clearance and construction.

22) The Walnut Tree to be removed shall be replaced with a semi-mature walnut tree with girth 35-40cm and height between 6-7 metres in accordance with the agent's received by this planning authority on the 24th March 2005. The siting of the replacement tree shall be agreed in writing by the Local Planning Authority prior to the commencement of development. The tree so agreed shall be planted in accordance with the approved details in the first planting season after the commencement of the development hereby permitted. If within a period of five years from the date of the planting of the tree, or any tree planted in replacement for it is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To comply with the duties indicated in Section 107 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the existing tree or trees is maintained by the provision of adequate replacement.

2. That the applicant be informed of the following:

- (1) That this decision has been taken in accordance with the following policies of the adopted Salisbury District Local Plan:
G2 (General), G4 (flooding), D2 (Design), H16 (HPB), CN8, CN10 & CN11 (Conservation areas), CN17 (Trees), R2

(Public open space), C10 & C11 (Nature Conservation)

- (2) WCC Highways - Please note that the construction of the footway shall be undertaken via a road adoption agreement with Wiltshire County Council, whom the applicant is advised to contact before commencing the development.
- (3) Wessex Water - The development is located within a foul sewer area and there are water mains within the vicinity of the proposal. According to records, there is a public foul sewer crossing the site. Wessex Water normally requires a minimum 3m easement width on either side of its apparatus for maintenance and repair. Diversion or protection works may need to be agreed. It is recommended that a condition or informative is placed on any consent to require the developer to protect the integrity of Wessex systems and agree prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site.

372. S/2005/855 – Full Application - (Retrospective) Conservatory at New House Little Old Thatch, Beechfield, Newton Tony, Salisbury, SP4 0HQ For Mr M Baker

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

Mr S Stubbs, of Newton Tony Parish Council, advised the Committee that the Parish Council objected to the above application.

Following receipt of these statements the Committee considered the report of the Head of Development Services (previously circulated) together with the schedule of late correspondence (circulated at the meeting):

Resolved – That the above application be refused for the following reasons:

1. The proposed conservatory by reason of its design, size, appearance and materials is considered to be an unsympathetic and large addition to the rear of this new dwelling out of character with the Newton Toney Conservation area and surrounding dwellings and contrary to policy D3 and CN8 of the adopted local plan.
2. The proposed conservatory by reason of its positioning outside of the housing policy boundary is considered to be an intrusive development which in turn is having a

adverse effect on the open countryside and is contrary to policy H16 and H31 of the adopted plan.

Note: Members asked to receive a report back on this property at the next meeting.

373. Urgent Item

Although the following matter did not appear on the previously circulated agenda, the Chairman decided that it be considered as a matter of urgency since a decision was required before the next meeting of the Northern Area Committee on 30th June 2005.

Planning Application S/2004/1399: Full Application for the Residential Development of 16 Dwellings (Including 2 as Conversions), Garages and Construction of New Access from Winterslow Road – Byford, Winterslow Road, Porton, Salisbury

Resolved - that the resolution of the Northern Area Committee reached at its' meeting on 22nd July 2004 be amended to control the submission of detailed drawings relating to eaves, gables, window sections and surrounds, dormers, chimney stacks, brick detailing, flint and brick and stone and flint banding, together with sections through plots 1, 2, 3, 4, 5 and 6 to confirm floor to ceiling heights of 2.1 metres by condition rather than requiring the submission of these details in advance of the decision notice being issued.

The condition to read as follows:

"Prior to the commencement of development, large scale details (not less than 1:10 scale) of the eaves, gables, window sections and surrounds, dormers, chimney stacks, brick detailing, flint and brick and stone and flint banding, together with sections through Plots 1-6 inclusive to demonstrate the floor to ceiling heights shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure that the Local Planning Authority retains control over the detailed design in order that the development respects its location within the Conservation Area.

*The meeting concluded at 6.30pm
Members of the public present: 7*