

Minutes

Meeting of : Planning and Regulatory Panel
Meeting held in : City Hall, Salisbury
Date : Tuesday 18 November 2008
Commencing at : 6:00 pm

Present:

Councillor D O Parker (Chairman)
Councillors I D McLennan (Vice-Chairman)

Councillors R Britton, J English, M Fowler, C Hill, J Holt, L Randall, C Spencer, J Walsh and F Westmoreland.

Wiltshire County Council: Councillor J Noeken

Amesbury Town Council: Councillor M Strange

Officers: Andrew Bidwell (Principal Planning Officer), Deborah Holmes (Head of Legal and Property Services), Phillip Tilley (Wiltshire County Council Highways), Paul Trenell (Democratic Services)

81. Public Question/Statement Time:

There were none

82. Councillor Question/Statement Time:

There were none

83. Minutes: Councillor Hill stated that she was present at the meeting of 1 September but that her name was not included in the list of those present.

Resolved: that subject to the above amendment the minutes of the last meeting held on 1 September 2008 be approved as a correct record and signed by the Chairman.

84. Declarations of interest:

There were none.

85. Chairman's Announcements:

There were none.

86. S/2007/2518 – Proposed construction of Regional Distribution Centre and associated infrastructure works including roads, parking areas, drainage and landscape planting at Solstice Park, Boscombe Down, Amesbury, Salisbury, SP4 7LJ for Pegasus Planning Group:

The committee considered a verbal presentation from the Planning Officer in conjunction with the previously circulated report of the Head of Development Services and information contained in the schedule of additional correspondence.

Mrs M Willmot, Mr Leat and Mrs S Money spoke in objection to the application. Mr M Smith spoke in favour of the application on behalf of the applicant. County Councillor J Noeken addressed the panel as a representative of Amesbury Division. Parish Councillor Margaret Strange addressed the panel on behalf of Amesbury Town Council.

Prior to the final vote the Principal Planning Officer informed members that he would have great difficulty defending refusal of the application at a public enquiry because significant regard must be given to expert evidence and none of the statutory consultees had raised objections. The Head of Legal and Property Services reiterated this point, and warned members that costs against the council could be considerable if the applicant appealed successfully.

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

1. The proposal, by reason of the visibility of the site in the landscape, its excessive scale and massing, particularly with regard to the elements nearest to the adjoining residential boundary, would result in a visually intrusive over-bearing and bulky form of development detrimental to the visual and general amenity of adjacent residential properties and the surrounding area. As such the proposal would fail to comply with the aims and objectives of saved policies D1, (v), (vi) of the adopted Salisbury District Local Plan and with the advice on design matters set out in Planning Policy Statement 1 'Delivering Sustainable Development'.

2. The application has failed to satisfactorily demonstrate that the impacts of the proposal in terms of disturbance from noise, (both from vehicles visiting and manoeuvring within the site, and from the ongoing operation of the site) would not result in unreasonable detriment to the occupiers of the nearby residential properties. As such the proposal has failed to accord with the aims and objectives of policies G2 of the adopted Salisbury District Local Plan and to Planning Policy Guidance Note 24 'Planning and Noise'.

3. The Local Planning Authority is not satisfied that, in the absence of an identified end user, the proposal would not generate significant traffic and place an undue burden on the existing services and facilities, the existing local road network and other infrastructure. As such the proposal is considered to be contrary to the aims and objectives of policy G2 (ii) and (vi) of the adopted Salisbury District Local Plan.

4. Both the Local Plan and evidence collated for the emerging south Wiltshire core strategy highlight the importance of Amesbury in south Wiltshire, and its role in delivering strategic growth over the next 20 years. Given the limited number of such sites in the district it is important that strategic growth is delivered in a managed way which matches employment to housing. The proposal is on land identified for employment beyond the lifetime of the adopted Salisbury District Local Plan and is therefore a material departure from policy E8A.

The applicant has also failed to demonstrate;

- i) That the proposal meets the long term strategic employment needs of Amesbury.
- ii) That the proposal will deliver the level of employment land required to balance long term housing growth as set out in the emerging Regional Spatial Strategy and emerging Core Strategy
- iii) How the scale of the proposal, the mix of employment types and the number and types of jobs the proposal will generate will be beneficial to Amesbury
- iv) How the proposal accords with the aims and objectives of creating mixed use developments on the site as set out in the accompanying documentation and text (Zone D) to the Solstice Park Master Plan.

Councillors Britton, Fowler, Spencer and Westmoreland asked for their dissent at the above decision to be recorded.

*The meeting concluded at 21:16 pm
Members of the public present: 28*