

Democratic Services
Salisbury District Council
P O Box 2117
Salisbury, Wiltshire SP2 2DF

officer to contact: Jade Hibberd
direct line: 01722 434353
email: jhibberd@salisbury.gov.uk
web: www.salisbury.gov.uk

Minutes

Meeting of : Southern Area Committee
Meeting held in : Laverstock Village Hall, Salisbury
Date : Thursday 26th March 2009
Commencing at : 4.30 pm

Present:

District Councillors:

Councillor B Rycroft – Chairman
Councillor L Randall – Vice Chairman

Councillors I McLennan, R Britton, C Devine, J P King and D J Luther

Apologies: Councillors C J M Morrison, J F Launchbury and W R Moss.

Parish Councillors: J Martin (Landford), Ron Chandler (Laverstock and Ford), T King (Whiteparish) B Morrison (Landford) and (Downton).

Officers: Stephen Llewellyn, Amanda Iles (Development Control), and Jade Hibberd (Democratic Services)

228. Public Questions /Statement Time:

There were none.

229. Councillor Questions/Statement Time:

Councillor Devine stated that the condition of the roads, especially in rural areas, had deteriorated considerably and that the budget to address this problem was not adequate. He expressed that the maintenance programme needed reassessing.

230. Minutes:

Resolved: that the minutes of the meeting held on 10 February 2009 be approved as a correct record and signed by the Chairman.



Awarded in:
Housing Services
Waste and Recycling Services



231. Declarations of Interest:

Councillor King declared a personal and prejudicial interest in agenda item 8 (S/2009/0213) due to the fact that it was his personal application, involving property that he owned. He did not vote and left the room during debate.

232. Chairman's Announcements:

The Chairman announced to the committee that he had received two letters from Landford Parish Council, in which they had expressed their gratitude for the work of the Southern Area Committee and the consideration they had shown the Parish.

233. Release of R2 financial contributions for the purchase of land for recreational purposes and the creation of a nature reserve at Broken Bridges, Lower Bemerton:

The committee considered the previously circulated report of the Head of Forward Planning and Transportation in conjunction with a further supplementary report and the following statement from Dr Chris Cochrane;

We are a company limited by guarantee, with wholly charitable purposes.

Our proposal to purchase parts of Fitzgerald's farm for use as a publically accessible nature reserve has received the unanimous approval of the City Area Community Committee on 2.9.08, 20.1.09 and 24.03.09.

Our proposal fits well with the aims of the Adopted Local Plan, which states the importance of providing formal and informal recreation opportunities in the countryside and specifically mentions the desirability of improving public access to the river valleys. [Sport, Recreation and Leisure, 11.7 Countryside Recreation, policy R16].

The criteria required by the Council for the use of R2 funding is based on the National Playing Fields Association (NPFA) definition of recreational open space:

Space which is available for sport, active recreation or children's play, which is of a suitable size and nature for its intended purpose, and safely accessible and available to the general public.

Environmental education is now a key part of the curriculum for children from early years right through to secondary level. Opportunities for natural play are limited and the value of 'living playgrounds' is now re-emerging as a way to develop children's imagination and practical skills.

We intend to facilitate the Council's support for the proposed Connect 2 cycleway. However, no part of the grant will be used for such improvements to the existing path, nor are we likely to seek further funds for them. All we propose to do is to facilitate the upgrading of the path by providing the land under the (possibly wider) path.

Recent negotiations indicate that the Vendor never intended to release the fishing rights on the River Nadder where we had intended to install a fishing platform for use by youngsters. Our preliminary negotiations with the Salisbury and South Wilts Angling Club indicate that they do not want to actually fish on our side of the river but they are prepared to rent those fishing rights available to us so as to exclude third parties from them. They consider our riverbank would be difficult to access and they want to protect Spring Creek as a spawning area.

Planning Applications.

We do not propose to change the use of the land to a significant extent. However, if mixed agricultural and recreational uses requires a formal notification, we will submit the appropriate application without delay.

We are well aware that the area will flood from time to time and our management scheme is for minimum intervention so as not to interfere in any way with the functional floodplain.

We are aware that the Brunel Link is still a possibility, albeit remote and not before 2016. A clause will be included in our documentation, which states that we would not impede such a development should it at some future date be deemed essential to the infrastructure of the city and if the Appropriate Assessment undertaken to comply with the Habitats Regulations 1994 showed that the proposals put forward had no adverse effects on the integrity of the River Avon Special Area of Conservation.

Conclusion.

We believe the plans described above would provide a cost effective extension to the green finger along the Nadder valley into the heart of the City. We are motivated by the lost opportunity cost of failing to acquire a unique parcel of land for the public good.

The committee debated if the application had closely enough met the R2 criteria. It was argued that in the past the Southern Area Committee had strived for more flexibility in its decisions of R2 fund allocation. Councillor Devine requested that his vote of refusal against the resolution be noted.

Resolved: that it is reported to the Implementation Executive that the Southern Area Committee are happy with the City Area Committee's interpretation and support it.

234. S/2008/1061 – Erection of Four Office/Industrial Units with Associated Parking, Parkers Close, Downton Business Centre, Downton, Salisbury, SP5 3RB, For Peter Collier Associates.

The committee considered a presentation from the Principal Planning Officer in conjunction with his previously circulated report and the site visit held earlier in the day. A representative of Downton Parish Council spoke in objection to the application.

Resolved: that the application be approved for the following reasons;

The proposed industrial /office development on an existing employment site would be acceptable within the adopted policy context of the Salisbury District Local Plan, and is unlikely to detrimentally affect the existing character of the area, neighbouring amenities, or highway safety.

And subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (A07B)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. AS amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004 (0004 AMENDED)

2. Before development is commenced, a schedule of materials, colours (to match the existing green buildings on the business centre) 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. (D04A)

Reason: To secure a harmonious form of development.

3. Before the installation of any equipment or machinery, (e.g. extractor fans, compressor motors, sound amplification systems and all similar equipment) a scheme for the insulation against noise emissions from the equipment or machinery shall be submitted to and approved by the Local Planning Authority. The equipment or machinery shall not be brought into use until the approved scheme has been implemented in accordance with the approved details to the satisfaction of the Local Planning Authority, and the scheme of insulation shall be maintained in that condition thereafter.

Reason: In the interest of amenity

4. Before the installation of extractor fans and associated equipment, a scheme for the control of fumes (and for the sound insulation of that equipment) shall be submitted to and approved in writing by the Local Planning Authority. The equipment shall not be brought into use until the approved scheme has been implemented in accordance with the approved details to the satisfaction of the Local Planning Authority, and the scheme of fume control and sound insulation shall be maintained in that condition thereafter.

Reason: In the interest of amenity

5. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas and hardstandings for vehicles, commercial lorry parks and petrol stations shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason: To prevent pollution of the water environment

6. Prior to the storage of any oils, fuels or chemicals, a scheme for the construction of storage facilities shall be submitted to and approved in writing by the local Planning Authority. No oil, fuel or chemicals shall be brought onto the site until the approved scheme has been implemented in accordance with the approved details to the satisfaction of the Local Planning Authority, and the storage scheme shall be maintained in that condition thereafter.

Reason: To prevent pollution of the water environment

7. No development shall take place until full details of both hard and soft landscape works in respect of the site (shown edged in red on the approved plan), have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved before there is any occupancy of the development hereby permitted.

Reason: In the interests of visual amenity.

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. (G23A)

Reason: In the interests of visual amenity.

9. The use hereby permitted shall not take place except between the hours of:
07:30 am and 07:00pm Monday to Friday
07:30 am and 01:00pm Saturday
No use on Sunday and public holidays

Reason: In the interests of amenity

10. There shall be no outside storage unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity

11. The premises shall be used for Class B1, B2 & B8 uses only and for no other purpose (including any other purpose in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: In order to restrict the future uses of the building in the interest of amenities.

12. Other than shown on the approved plans, no other mezzanine floor shall be erected within the building, unless used solely for storage use.

Reason: In the interests of highway safety and in order to protect amenities

13. All ground floor windows on the west elevation facing the A338 road shall be permanently fixed shut (non openable), unless directly serving an office or other non-industrial space.

Reason: In the interests of amenity

14. The Travel Plan by Raymond Brown Ltd hereby approved shall thereafter be implemented, unless the Local Planning Authority grants written consent to any variation.

Reason: In the interests of sustainability and highway safety.

15. There shall be no occupation of the buildings hereby approved until the development has been implemented in accordance with the following amended plans showing:

- The new pedestrian access onto Batten Road (B822/1/C)
- Provision of covered cycle stands (Ref B822/2/D and VS1 shelter detail)
- Colour of the new units to match existing units on the Downton Business Centre in green. (Ref B822/2/D)

Reason: For the avoidance of doubt

16. No demolition or construction work shall take place before 08:00 hours on any day and work shall finish by 18.00 hours Monday to Friday and 13.00 hours on Saturday. This includes delivery of materials to and from the site. No work shall take place on Sundays or Bank Holidays.

Reason: In the interests of neighbouring amenities.

And in accordance with the following policies of the adopted Salisbury District Local Plan:

- G2 General Criteria for Development
- D2 Design
- C6 Special Landscape Area

And the guidance in PPS1

INFORMATIVE

The site is subject to an adoption agreement under Section 104 of the Water Industry Act 1991. The Agreement refers to the construction of sewers by the developer and the adoption of sewers by the sewerage undertaker. These sewers are currently private and it is advised that the applicant contacts the appropriate party in order to obtain further details, as the proposal may affect this agreement. Permission to connect to these systems should also be obtained where connection is required. Please telephone Wessex Water to agree points of connection on 01225 526000.

235. S/2009/0213 – Demolition of Existing Garage and Construction of Detached Garage and Construction of Detached Garage with Ancillary Accommodation Above, The Ancient Rectory, The Green, Laverstock, Salisbury, SP1 1QR, For Damen Associates:

The committee considered a presentation from the Planning Officer in conjunction with her previously circulated report and the schedule of additional correspondents. Councillor King left the room for the debate. Mr Weeks, a local resident, spoke in a neutral position of the application to ensure certain aspects were considered by the Committee.

Resolved: that the application be approved for the following reasons;

The proposals are appropriate to the surrounding area and will avoid unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers. Therefore it is considered to conform with Adopted Salisbury District Local Plan saved policies G2, D3, C24, H31 and C7.

Subject to the following conditions

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (A07B)

- (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 walls, roof and balustrading 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. (D04A).
- (3) Prior to development commencing, window and door details at a scale of 1:5 shall be submitted to, and approved in writing by, the Local Planning Authority.
- (4) The garage[s] shown on the approved drawing(s) shall not be converted into a habitable room .
- (5) The building hereby permitted shall be used solely as ancillary accommodation to the existing dwelling (known as The Ancient Rectory), and shall not be occupied, sold, leased, rented or otherwise disposed of as a separate dwelling unit. (E03A)
- (6) No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.
- (7) There shall be no additional windows in the first floor elevation of the building hereby permitted.
- (8) The development hereby permitted shall be undertaken in accordance with the Method Statement submitted on 16th February 2009.
- (9) The proposed shower room window in the southern elevation shall be glazed with obscure glass to the satisfaction of the Local Planning Authority and shall be maintained in this condition thereafter. (D14A)
- (10) The development hereby permitted shall be undertaken in accordance with the Flood Risk Assessment submitted on 25th February 2009.

Reason: To minimise flood risk.

For the following reasons

- (1) To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. AS amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004 (0004 AMENDED)
- (2) To secure a harmonious form of development.
- (3) To secure a harmonious form of development.
- (4) In order that the Local Planning Authority may retain planning control over the use of the premises.
- (5) In order that the Local Planning Authority may retain planning control over the use of the premises.
- (6) In the interests of sustainable development. Salisbury District Council's Supplementary Planning Guidance on "Achieving Sustainable Development" promotes the prudent use of natural resources. It is necessary to minimise the local demand for water to protect future supplies
- (7) To ensure adequate privacy for the occupants of neighbouring premises.
- (8) To ensure the development minimizes impact on the River Avon System Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC)

(9) To prevent the undue overlooking of adjoining dwellings.

INFORMATIVE: WATER EFFICIENCY

The development should include water efficient appliances, fittings and systems in order to contribute to reduced water demand in the area. These should include, as a minimum, low flush toilets, water butts, spray taps, low flow showers and kitchen appliances with the maximum water efficiency rating. Greywater recycling and rainwater harvesting should be considered. The submitted scheme should consist of a detailed list and description (including capacities, water consumption rates etc. where applicable) of water saving measures to be employed within the development.

And in accordance with the following saved policies of the adopted Salisbury District Local Plan:

Policy G2 General Development
Policy D3 General Design Guidance
Policy C24 Extensions within Open Countryside
Policy H31 Extensions within Open Countryside
Policy C7 Development within the Landscape Setting of Salisbury & Wilton

224. Community Update:

Councillor McLennan updated the committee on the occurrences so far with the amalgamation of three secondary schools in Laverstock to create an academy status, which had come about as a result of a proposal by Wiltshire County Council. He explained that due to a lack of funding, proceedings had come to a halt, leaving the schools in the predicament of not knowing their future status. He told the committee that an update statement was requested from an appropriate WCC officer, but this had not been received in time for the meeting and would therefore be circulated to members when received.

Councillor King told the committee about a beneficial website he had discovered named 'www.communityfix.co.uk'. He explained that it was a resource that could empower local residents to keep their community clean and safe by reporting things such as graffiti, fly tipping and vandalism.

Councillor King also told the committee he had requested the Community First Officer report, and then when he received this it would be circulated to members.

Councillor Devine expressed to the committee that regarding the recent letter setting out the new boundaries he saw this as a backwards step in terms of police coverage.

The Chairman spoke on behalf of the committee to thank everyone involved in the life span of the Southern Area Committee, and also thanked all the officers that had been involved for their continued hard work and flexibility.

225. New Forest National Park, Councillor Randall's Membership:

At the Chairman's request the committee considered this item due to the restrictions of the impending abolishment of Salisbury District Council. The issue was raised that Councillor Randall's position on the New Forests National Park Authority was still undetermined by Wiltshire County Council and it had been referred to the Departments of Communities and Local Government to make a decision. The Committee argued however, that as a result of the following extract from The Local Government (Structural Changes) (Transitional Arrangements) (No.2) Regulations 2008 Councillor Randall should continue as a representative on the New Forests National Park Authority;

4. (1) The following provisions of this regulation have effect subject to regulation 5.

(7) A person appointed by a predecessor council to represent that council on any body (whether the body is public or private and whether or not the person has voting rights) ("the appointee") shall, unless the appointee resigns or the appointment is otherwise terminated, continue to hold that appointment on and after the reorganisation date as if the appointee had been appointed by, and as a representative of, the related single tier council.

The committee expressed the view that, in view of the above regulation, the decision remained with Salisbury District Council.

Resolved: that;

- (1) Councillor Randall's current position at the New Forest Nation Park continue.
- (2) This decision is taken to Full Council for support.

The meeting closed at 18:30 pm
Members of the public: 7