

**THESE MINUTES SHOULD BE KEPT FOR USE BY DISTRICT COUNCILLORS  
AT THE NEXT COUNCIL MEETING**

**SALISBURY DISTRICT COUNCIL**

Minutes of the Meeting of the **SOUTHERN AREA COMMITTEE** held in  
Committee Room 1, Bourne Hill, on  
Thursday 16 January 2003 commencing at 4.30 pm

**P R E S E N T**

**District Councillors**

Councillor J Coundley – Chairman  
Councillor B M Rycroft – Vice Chairman

Councillors F D Bissington, P Leo, I D McLennan, W R Moss, Mrs. V M O'Sullivan,  
Mrs. M M A Peach, L Randall and S G Sanders

Apologies: None

**County Councillors**

Apologies: County Councillors J P Johnson and K C Wren

**Parish Representatives**

Richard Britton (Alderbury), Mr Meacham (Laverstock), Trevor King (Whiteparish)  
and R Hardy (Winterslow)

**MINUTES NOT REQUIRING COUNCIL APPROVAL**

**683. PUBLIC QUESTION/STATEMENT TIME**

There were none forthcoming.

**684. COUNCILLOR QUESTION/STATEMENT TIME**

There were none forthcoming.

**685. DECLARATIONS OF INTEREST**

There were none forthcoming

**686. MINUTES OF THE LAST MEETING**

**RESOLVED** – that the minutes of the meeting held on 17 December 2002 be approved as a correct record and signed by the Chairman, subject to alteration of minute 680 to remove any reference to a site visit in relation to planning application S/2002/2169.

#### **687. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman advised the Committee that the next meeting of the Southern Area Committee would be held at Downton Secondary School as it was to be a very busy agenda and Committee Room 1 at Bourne Hill would not be of a big enough size.

#### **688. NEW BUILD AT SALISBURY DISTRICT HOSPITAL**

Frank Harsent, Chief Executive of Salisbury District Hospital, made a presentation to the committee on the new building works proposed to be carried out at the hospital.

The following points were made during his presentation:

- (a) The hospital also houses various regional services, for example the regional burns unit, which attracts patients from areas outside of Wiltshire.
- (b) The current plan is to demolish and replace the existing 1940's built buildings.
- (c) The project is to be undertaken and completed as part of the Private Finance Initiative.
- (d) Three firms have already been contracted and work on the plans is already underway
- (e) The site of the hospital is on a slope, thus several of the existing buildings and wards are on different levels, which can cause discomfort to patients, especially those who are elderly.
- (f) There is a plan to build a brand new orthopedic ward, as these patients need a lot of space as part of their care.
- (g) The hospice that is currently on site is not to be changed in any way.
- (h) The land that becomes empty after the demolition of the 1940's buildings could be used to build accommodation for hospital nurses. A partner organisation could be used in relation to this.
- (i) It is expected that in early 2004, a preferred provider of services will have been identified for the building works and a contract to be signed.
- (j) Within 2 years of the contract with a preferred provider being signed, the new wards should become operational.

After his presentation, Members were invited to ask questions, or make observations, out of which the following points were raised:

- (a) the subject was raised by a number of Members of the need for additional car parking at the hospital. Frank Harsent replied that because of the large catchment area Salisbury District Hospital has, there are inevitably going to be many visitors and patients requiring parking facilities. He advised members that there was a need for an ongoing dialogue with Salisbury District Council on this subject. Salisbury District Council has recently agreed an extra 250 car parking spaces.
- (b) Councillor Moss asked Frank Harsent to bear in mind that when the old building is knocked down that there should be some kind of landscaping as currently, there is no landscaping visible in the view from Salisbury to the hospital. Frank Harsent stated that he would take these comments away with him.
- (c) Councillor Leo asked whether the current flow of traffic would be changed at all. Frank Harsent replied that this may be reviewed but no plans have yet been made on this subject.
- (d) The subject of the proposed Downton Road Park and Ride scheme and the Harnham Relief Road were raised as to what effect these will have on the hospital. Frank Harsent replied that he was keen to wait and see what plans

were unveiled for the Downton Road Park and Ride but would like to see it located next to the hospital. The Harnham Relief Road would also be of benefit to the hospital.

- (e) There was also a question raised regarding the status of the leisure centre and swimming pool that is on site. The Committee was advised that these would be staying as they are very valuable and successful. The crèche on site has recently been extended. There are some tennis courts that are due to be removed to be replaced by accommodation for new staff recruited overseas.

The Chairman thanked Frank Harsent for his presentation and answers to Members questions.

**689. S/2002/1832 - PRIOR APPROVAL REQD - ERECTION OF BARN FOR STORAGE OF HAY AT DEAN LANE WHITEPARISH SALISBURY SP5 2RN FOR MR M HARTMANN**

Trevor King (Chairman of Whiteparish Parish Council) informed the Committee that the Parish Council objected to the above application.

Following this statement the Committee considered the report of the Head of Development Services (previously circulated) together with a schedule of late correspondence:

**RESOLVED** - that the application should be deferred to allow Head of Development Services to obtain independent advice and to report back to Committee as to whether the proposal is fit for its designated purpose.

**690. S/2002/2149 - FULL APPLICATION - CONSTRUCTION OF DWELLING USING EXISTING ACCESS AT MANOR FARM FARMHOUSE (ADJACENT TO) LOWER ROAD BRITFORD SALISBURY SP5 4DU FOR MR AND MRS P GOWER**

Paul Gower, the applicant, spoke in support of the above application.

Following this statement the Committee considered the report of the Head of Development Services (previously circulated):

**RESOLVED –**

- (1) that provided that all persons concerned enter into a Section 106 Agreement under the provisions of the Town and Country Planning Act 1990 (as amended) to pay a commuted sum under policy R2 of the Salisbury District Local Plan within one month, then the above application be approved 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.
  2. This development shall be in accordance with drawing 09602/1Rev.A deposited with the Local Planning Authority on 13<sup>th</sup> January 2003 unless otherwise agreed in writing by the Local Planning Authority.
  3. Notwithstanding the provisions of class[es] A – E of Schedule 2 (Part 1) 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 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.

4. 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.
5. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
6. 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.
7. No development shall take place until details of the treatment to all hard surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall accord with the details as so approved unless otherwise agreed in writing by the Local Planning Authority.
8. There shall be no fenestration or doorways in the dwelling hereby permitted, other than those agreed on the submitted drawings 09602/1Rev.A received by the Local Planning Authority 13<sup>th</sup> January 2003, unless otherwise agreed in writing with the Local Planning Authority.
9. No development approved by this permission shall be commenced until details of the existing and proposed finished floor levels have been submitted to and approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.
10. Prior to development commencing, a scheme to provide a vehicular means of access to the site shall be submitted to the Local Planning Authority and approved in writing. The agreed scheme shall be implemented and brought into use before the development hereby approved shall be occupied.
11. All waste from the building shall be taken to a suitably sized and constructed containment system, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the use of the building.

12. Before development commences, a scheme for the discharge of surface water from the building hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.
- (2) If the applicant does not comply with (a) above the application is delegated to the head of Development Services to refuse the proposal on non-compliance with Policy R2 agreement
- (3) That the applicant be informed that:
  1. This permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan G1, H20, CN9, C7 and R2 and G2, D2, H18, CN5, C6 and R2 of Replacement Salisbury District Local Plan
  2. If a new septic tank/treatment plant is the only feasible option for the disposal of foul water then Consent to Discharge must be obtained from the Environment Agency prior to any development commencing.

**691. S/2002/2150 - LISTED BLDG (WKS) - CONSTRUCTION OF DWELLING USING EXISTING ACCESS AT MANOR FARM FARMHOUSE (ADJACENT TO) LOWER ROAD BRITFORD SALISBURY SP5 4DU FOR MR AND MRS P GOWER**

The Committee considered the report of the Head of Development Services (previously circulated):

**RESOLVED –**

- (1) That the above application be approved subject to the following conditions:
  1. The development for which permission is hereby granted must be commenced not later than the expiration of 5 years beginning with the date of this permission.
  2. This development shall be in accordance with the following drawing 09602/1Rev.A deposited with the Local Planning Authority 13 January 2003 unless otherwise agreed in writing by the Local Planning Authority.
  3. 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.
- (2) That the applicant be informed that this permission has been taken in accordance with the following policy/policies of the Adopted Salisbury District Local Plan CN7 and CN9 and the following policy/policies of the Replacement Salisbury District Local Plan CN3 and CN5.

**692. S/2002/2163 - FULL APPLICATION - NEW DWELLING AND NEW GARAGE AND ACCESS AT THE OLD BAKERY GUNVILLE ROAD WINTERSLOW SALISBURY SP5 1PP FOR MR AND MRS N HIDDLESTON**

Mrs Buttimer, resident of the property opposite this site, spoke in objection to the above application.

Mr. N. Hiddleston, the applicant, spoke in support of the above application.

Mr. R. Hardy (Winterslow Parish Council) informed the Committee that the Parish Council objected to the above application.

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

**RESOLVED -**

(1) that the above application be refused for the following reasons:

1. The proposed dwelling, by reason of its siting, size and design would result in an unduly dominant and alien form of development that would be out of sympathy with the appearance and character of the locality and its amenities, including loss of amenity to surrounding residential properties by reason of overlooking. Furthermore, it would set an undesirable precedent for similar backland development in this location, resulting in an undesirable erosion of its current pleasant open rural character. As a result the proposal would constitute an undesirable form of backland development contrary to policies H16(i), G1 & C7 of the Adopted Salisbury District Local Plan – 1998.
2. The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the adopted Salisbury District Local Plan because appropriate provision towards public recreational open space has not been made.

(2) The applicant should be informed that the reason given above relating to Policy R2 of the adopted Salisbury District Local Plan could be overcome if all relevant parties can agree with a Section 106 Agreement, or, if appropriate by a condition, in accordance with the standard requirement of public recreational open space.

**693. S/2002/2203 - FULL APPLICATION - APPLICATION TO PERMANENTLY AMEND CONDITION 4 ON APPROVAL S/2000/81 TO EXTEND OPENING HOURS TO MONDAY - SATURDAY 1630 - 2300 SUNDAY - 1630 – 2200 AT CLASSIC AROMA CHINESE TAKE AWAY 18 CHURCH ROAD LAVERSTOCK SALISBURY SP1 1QX FOR MR K LO**

The Committee considered the report by the Head of Development Services (previously circulated):

**RESOLVED –**

(1) That the above application be approved subject to the following conditions:

1. The use of the premises shall not operate and no customers shall be present on the premises outside the hours of 6.30hrs to 14.30hrs and

16.30hrs to 22.00hrs Monday to Saturday and 16.30hrs to 22.00hrs on Sundays.

2. This permission amends the planning permission granted on 21 March 2000 under reference S/2000/81 in respect of condition 4 (hours of trading) All other details of the development shall be as previously approved. This permission should therefore be read in conjunction with the previous consent and the other conditions applied thereto.

- (2) The applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan – G1.

**694. S/2002/2205 - FULL APPLICATION - NEW CONSERVATORY AT REAR AT 28 MORGANS VALE REDLYNCH SALISBURY SP5 2JL FOR MR & MRS BEALE**

The Committee considered the report of the Head of Development Services (previously circulated):

**RESOLVED –**

- (1) That the above application be approved 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.
  2. The materials to be used in the construction of the external surfaces of the extension(s) hereby permitted shall match those used in the existing building.
- (2) That the applicant be informed that this permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan G1 and C7

The meeting closed at 6.35 pm