

Minutes

Meeting of: Southern Area Committee

Meeting held in: Coombe Bissett Village Hall, Coombe Bissett, Salisbury

Date: 6 October 2005

Commencing at: 4.30pm

Present:

District Councillors:

Councillor F D Bissington – **Vice Chairman**

Councillors G A N Anderson, R Britton, C Devine, P J Leo, I D McLennan, W R Moss, Mrs M M A Peach and L Randall.

Apologies: Councillors Mrs P J Bissington and B M Rycroft (Chairman)

Parish Councillors:

Parish Councillors Mrs B Carter (Downton), Mr K Gross (Laverstock), P James (Firsdown) and J Martin (Landford).

Officers

R Hughes (Development Control), J Meeker (Forward Planning), Mrs G Newell (Legal and Property Services), and A Rose (Democratic Services).

Councillor Bissington in the Chair (it was agreed that no Vice-Chairman for this meeting would be required)

484. Public Questions/Statement Time:

There were none

485. Councillor Questions/Statement Time:

There were none

486. Minutes:

Resolved – that the minutes of the last meeting held on 8th September 2005 (previously circulated) be approved as a correct record and signed by the Chairman.



Awarded in:
Housing Services
Waste and Recycling Services



487. Declarations of Interest:

Parish Councillor K Gross declared a personal and prejudicial interest in planning applications S/2005/0211, 0619 & 0669 as his daughter lives on the existing estate. The Parish Councillor left the meeting during consideration of these applications.

488. Chairman's Announcements:

There were none.

489. West Grimstead Village Design Statement – Consultation Draft

Helen Birchenough, Chair of the West Grimstead Village Design Statement Group, spoke in support of the Village Design Statement.

Following receipt of this statement the committee considered the report of the Forward Planning Officer (previously circulated) together with a schedule of late correspondence circulated at the meeting.

During consideration of this matter, the following comments were made:

- The residents of West Grimstead should be congratulated for a very good piece of work
- Would like to see reference to a footpath as well as the cycle track to and from Whaddon
- Macks Lane should be highlighted as very important with a need for protection.
- Any reference to a playing field should be retained in the document

Resolved – that

- (a) Members enthusiastically welcome the efforts of the West Grimstead Village Design Statement Group in drawing this document together;
- (b) the comments of the Southern Area Committee as listed above be considered during the consultation;
- (c) the Southern Area Committee note the letter received from Horsey Lightly Fynn Solicitors.

490. SWAG Application for Farley Cricket Club

The committee considered the schedule of late correspondence circulated at the meeting and the recommendation set out on the agenda at item 8:

Resolved – that the above application be deferred and included within Tranche 3 of SWAG applications for the Southern Area Committee at the request of the applicant.

491. S/2005/0211 – O/L application – Mixed use development comprising new residential, employment uses and community facilities and associated infrastructure. Receipt of revised information to application and Environmental Statement at Land at Old Sarum, Salisbury SP4 6BY for Persimmon Homes (Wessex) Limited

James Cleary, agent for the owners of the land occupied by Salisbury Football Stadium, spoke to ask for certain changes to be made to the application.

Stephen Bawtree, agent for the applicant, spoke in support of the above application.

Mrs G Newell (Legal officer) read out a statement on behalf of the Parish Council supporting the principle of the above application.

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

Resolved – that

- (1) subject to the applicant and other relevant parties entering into a Section 106 Legal Agreement relating to:
 - Education
 - Transportation -
 - Open Space Provision
 - Public Art
 - The Community Hall
 - The Local Centre - Retail facilities
 - Local centre - Doctors Surgery
 - Affordable Housing
 - Recycling and Composting

- Waste management Plan

The Southern Area Committee recommends to the Planning and Regulatory Panel that the above application be **approved** for the following reasons:

1. The reason for approving this application is that it is in accordance with the provisions of the Local Plan and adopted Supplementary Planning Guidance. It represents an important strategic extension to Salisbury, will deliver 33% affordable housing as well as essential new employment opportunities.

And subject to the following conditions:

1. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing, for each phase of the development prior to commencement of said phase

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

2. Plans and particulars of the reserved matters referred to in condition above, relating to the siting, design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of six years from the date of this permission.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

4. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later. (A04A)

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

5. Prior to the submission of the first reserved matter application you shall submit to and have approved in writing by the Local Planning authority a phasing plan for the overall development approved in principle by this planning permission, and the phasing of development shall subsequently accord with the approved scheme unless subsequently agreed in writing by the Local Planning Authority.

Reason: To ensure that a comprehensive approach is taken to the co-ordination of the overall development.

6. Each subsequent reserved matter application shall be accompanied by statements that address:

- I. How the reserved matter application reflects the design qualities established by the Design Code, or if at variance with the Design Code principles, how the application improves upon the Design Code solution;
- II. The methods to be used to deliver the public art concepts as set out within the Design Code strategies for landscaping and public spaces;

And the development shall strictly accord with the approved details

Reason: To ensure that the development is capable of meeting the design, and public art requirements established by the approved Design Code

7. The details of all lighting proposals, including street lighting, lighting for footpaths, communal parking areas and public areas, including the intensity of the lighting and design for light column shall be submitted to, and approved in writing by the Local Planning Authority prior to the development of each phase of development, and the works shall subsequently accord with the approved scheme.

Reason: To ensure that the lighting scheme respects the overall design qualities required from the development and to minimise impact of the lighting scheme upon both the Boscombe Down airfield in the interests of air safety and upon the landscape in the interests of visual amenity.

8. Before the first phase of development and each subsequent reserved matters application submitted in accordance with the approved phasing plan (under condition 5) a schedule of external facing materials relating to that reserved matters application shall be submitted, and, where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on site, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

9. No development shall take place until fencing has been erected in a manner to be agreed with the Local Planning Authority, around the site of the proposed country park (south eastern) area of public open space; and no works shall take place within the area inside that fencing without the consent of the Local Planning Authority.

Reason: To protect the Romano-British cemeteries identified beneath the site of the proposed playing fields during construction of the school and related buildings and services.

10. Notwithstanding the provisions of Classes A of Schedule 2 (Part 12) 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 construction of any small buildings, works or equipment upon the area of the masterplan contained within the Environmental Statement identified as the country park (south-eastern) area of public open space, unless approved upon the submission of a planning application in that behalf.

Reason: To protect the Romano-British cemeteries identified beneath the site of the proposed playing fields during construction of the school and related buildings and services.

11. Before the first phase of development and each subsequent reserved matters application submitted in accordance with the approved phasing plan (under condition 5), full details of the requirements of that reserved matters submission site in terms of both hard and soft landscape works, to include the phasing of implementation, shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development hereby permitted. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. Drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant).

Reason: To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

12. Before the first phase of development and each subsequent reserved matters application submitted in accordance with the approved phasing plan (under condition 5) details of the requirements of that reserved matters submission site in terms of earthworks shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and

surrounding landform. Development shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to ensure that the proposed earthworks will relate satisfactorily to existing features within the site and its surroundings, in the interests of visual amenity.

13. Before the first phase of development and each subsequent reserved matters application submitted in accordance with the approved phasing plan (under condition 5) full details of the requirements of that reserved matters submission in terms of all proposed tree planting, and the proposed times of planting, shall be approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.

Reason: To ensure the satisfactory establishment of the approved scheme for the landscaping of the site.

14. Before any development is commenced on the site, including site works of any description, all the existing trees to be retained shall be protected by a fence, of a type and in a position to be approved by the Local Planning Authority, erected around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (50mm) or more shall be left unsevered (See British Standard BS 5837:1991, entitled 'Trees in relation to Construction').

Reason: In the interests of the amenity and the environment of the development.

15. The development shall strictly accord with the approved Code of Construction Management. Additional details will be submitted to, and approved in writing prior to the commencement of each reserved matter application setting out the provision for staff car parking away from adopted roads, together with precise location of stored materials, the provision of noise attenuation measures, dust management and wheel washing facilities where necessary, and the construction process shall subsequently accord with the approved working practices.

Reason: In order to protect the residential amenity of adjoining residents.

16. No construction work (excluding the internal fitting out of dwellings), nor the movement of spoil from site shall take place outside the hours of 0700 - 2000, Monday to Thursday, 0700 - 1800 on Friday, 0800 - 1300 on Saturday and at no time on Sundays and Bank holidays.

Reason: In the interests of the amenity of occupiers and adjoining residents

17. No dwellings within any subsequent reserved matters submission shall be commenced on site until a scheme for the disposal of sewerage (to include the timing for provision) relating to that reserved matters proposal has been submitted to, and approved in writing by the Local Planning Authority and development shall subsequently accord with the approved scheme.

Reason: To ensure that the development is provided with a satisfactory means of drainage.

18. Before development commences, a scheme for the discharge and attenuation of surface water from the buildings, roads and other hard surfaced areas hereby permitted to include pollution mitigation measures, to accord with Sustainable Urban Drainage system principles shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.

Reason: To ensure that the development is provided with a satisfactory means of surface water disposal.

19. No development shall commence until a scheme for the provision of recycling facilities, including siting, surfacing, means of access and timing of provision has been submitted to, and approved in writing by the Local Planning Authority, and development shall subsequently accord with the approved scheme.

Reason: To ensure that the development delivers sustainable land use planning.

20. No development shall take place within the area of the application until the applicant, or their agents or successors in title has secured the implementation of a programme 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 ensure that the archaeological interest of the site is appropriately recorded.

21. No development approved by this permission shall be commenced until a scheme for water efficiency, achieving a 21% saving on current average levels of water consumption in new buildings (150 litres per day), has been submitted to and approved by the Local Planning Authority, in consultation with the Environment Agency. Dwellings as part of the development should achieve a credit rating of at least 3 (WAT 1) and 1(WAT2), as set out in the "Ecohomes 2005 - environmental Rating for Homes Guidance 2005, Issue 1.1" through the use of approved water efficient internal and external appliances, fittings and systems.

Reason: To reduce the adverse affects of current water usage levels on the Hampshire Avon River Catchment and to protect future public water supplies in the area.

22. 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 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 as such time as may be specified in writing by the Local Planning Authority.

If within a period of 5 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.

23. 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 tree, 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: 2005) 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 mixing of materials, the movement of people and machinery across the site where these are within 10 metres of any designated Tree Protection Zone.

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 Planning 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.

24. No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained; other vehicle and pedestrian access and circulation areas; hardsurfacing materials; other minor artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers/densities where appropriate. If within a period of ten years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub or plant 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 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complimentary, and to ensure a satisfactory appearance to the development.

25. No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of the proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

Reason: In the interest of maintaining the amenity value of the area.

26. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the existing hedge or hedges which are to be retained, the minimum heights at which they will be maintained and appropriate trees within the hedge or hedges which shall be retained and allowed to grow on. The Plan shall also show where the hedgerows are to be reinforced with further planting, details of which are indicated in a timetable of implementation. The hedges shall thereafter be maintained in accordance with the approved details.

Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area.

27. No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement has been approved by the Local Planning Authority in writing. All landscape works shall be undertaken in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Landscape Method Statement shall include as appropriate, protection of the planting areas, where appropriate by fencing, during construction, preparation of the whole planting environment, particularly to provide adequate drainage, and the provision which is to be made for weed control, plant handling and protection, watering, mulching and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the removal of stakes and ties. Provision shall be made for replacement of any

plant, including replacements, that are removed, are uprooted or which die or fail to thrive, for a period of five years from their planting, in the first available season and at the same place, with an equivalent plant, unless the Local Planning Authority has given its prior written consent to any variation.

All hard and soft landscape works shall be completed prior to the occupation or use of any part of the development, unless the Local Planning Authority has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision which is to be made for supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to safeguard the visual amenity to be provided by the new landscaping and to ensure satisfactory appearance to the development.

28. Before the occupation or use of any phase of the development, whichever is the soonest, a Landscape Management Plan shall be submitted to and approved by the Local Planning Authority.

The Landscape Management Plan shall contain a statement of the long term aims and objectives covering all elements of the implementation of the agreed landscape scheme and full details of all management and establishment operations over a five year period, unless otherwise agreed in writing by the Local Planning Authority. It shall also include details of the relevant management and supervisory responsibilities.

The Landscape Management Plan shall also include provision for a review to be undertaken before the end of the five year period. A revised Landscape Management Plan shall be submitted for the agreement of the Local Planning Authority before five years has expired. The revised details shall make similar provisions for the long term maintenance and management of the landscape scheme. The revised scheme shall also make provision for revision and updating.

The provisions of the Landscape Management Plan, and subsequent revisions, shall be adhered to and any variation shall have been agreed beforehand in writing by the Local Planning Authority. No trees, shrubs, hedges or other plants shall be removed for the duration of the Landscape Management Scheme or its revisions, without the prior written consent of the Local Planning Authority. Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the Local Planning Authority. Management of the landscape scheme in accordance with the Landscape Management Plan or their agreed revisions shall not cease before the duration of the use of the development unless agreed in writing by the Local Planning Authority.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity to be provided by the landscaping is achieved and safeguarded, and to ensure a satisfactory appearance to the development.

- (2) The applicant be informed that this decision has been taken in accordance with the following policies of the Salisbury District Local Plan:

Policy H2

Policy E1

G1	Sustainable Development
G2	New Development criteria
G5	Water Services
G9	Planning Obligations
D1	Extensive Development
D7	Public Realm
D8	Public Art
H2D	Old Sarum Allocation
H24	Affordable Housing

- E1 Old Sarum Allocation
- CN21 Protection of important archaeological features
- CN22 Preservation of important archaeological features in situ
- C17 Enhancement of nature conservation with major new development.
- S11 Small scale shops
- TR1 Sustainable land use and transportation
- TR12 Major new development requirements
- R2 Recreational Open Space in new residential development
- R4 Community and Leisure facilities in new residential development
- PS5 New education facilities required.

492. S/2005/0619 – Outline Application – Residential and open space provision at Ministry of Defence Playing Fields, Old Sarum, Salisbury SP4 6PY for Persimmon Homes (Wessex) Limited

James Cleary, agent for the owners of the land occupied by Salisbury Football Stadium, spoke to raise some concerns

Stephen Bawtree, agent for the applicant, spoke in support of the above application. At this point the agent for the application, following advice from his client, declared publicly that his client would agree to purchase, at a suitable local market rate, of the piece of land which was a matter of concern to the clients of James Cleary.

The Special Projects Manager advised the Committee that this was in fact an outline application and not a full application as shown in the officers report.

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

Resolved -

- (1) subject to the applicant and other relevant parties entering into a Section 106 Legal Agreement relating to:

- Education
- Transportation
- Open Space Provision
- Public Art
- Affordable Housing
- Recycling and Composting

Then the Southern Area Committee recommends to the Planning and Regulatory Panel that the above application be **approved** for the following reason:

1. The reason for approving this application is that it is in accordance with the provisions of the Local Plan and adopted Supplementary Planning Guidance. It represents an important open space in the centre of the Old Sarum development which is a key aspiration of the community and will deliver 33% affordable housing.

And subject to the following conditions:

1. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing, for each phase of the development prior to commencement of said phase

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

2. Plans and particulars of the reserved matters referred to in condition above, relating to the siting, design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

4. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

5. Prior to the submission of the first reserved matter application you shall submit to and have approved in writing by the Local Planning authority a phasing plan for the overall development approved in principle by this planning permission and explanation of how this relates to delivery of the approved Old Sarum Master Plan. The phasing of development shall subsequently accord with the approved scheme unless subsequently agreed in writing by the Local Planning Authority.

Reason: To ensure that a comprehensive approach is taken to the co-ordination of the overall development.

6. Each subsequent reserved matter application shall be accompanied by statements that address:

- I. How the reserved matter application reflects the design qualities established by the Design Code for Old Sarum, or if at variance with the Design Code principles, how the application improves upon the Design Code solution;
- II. The methods to be used to deliver the public art concepts as set out within the Design Code strategies for landscaping and public spaces;

And the development shall strictly accord with the approved details.

Reason: To ensure that the development is capable of meeting the design, and public art requirements established by the approved Design Code

7. The details of all lighting proposals, including street lighting, lighting for footpaths, communal parking areas and public areas, including the intensity of the lighting and design for light column shall be submitted to, and approved in writing by the Local Planning Authority prior to the development of each phase of development, and the works shall subsequently accord with the approved scheme.

Reason: To ensure that the lighting scheme respects the overall design qualities required from the development and to minimise impact of the lighting scheme upon both the Boscombe Down airfield in the interests of air safety and upon the landscape in the interests of visual amenity.

8. Before the first phase of development and each subsequent reserved matters application submitted in accordance with the approved phasing plan (under condition 5) a schedule of external facing materials relating to that reserved matters application shall be submitted, and, where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on site, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

9. Before the first phase of development and each subsequent reserved matters application submitted in accordance with the approved phasing plan (under condition 5), full details of the requirements of that reserved matters submission site in terms of both hard and soft landscape works, to include the phasing of implementation, shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development hereby permitted. These details shall

include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. Drainage, power, communications cables, pipelines etc. indicating lines , manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant).

Reason: To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

10. Before the first phase of development and each subsequent reserved matters application submitted in accordance with the approved phasing plan (under condition 5) details of the requirements of that reserved matters submission site in terms of earthworks shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to ensure that the proposed earthworks will relate satisfactorily to existing features within the site and its surroundings, in the interests of visual amenity.

11. Before the first phase of development and each subsequent reserved matters application submitted in accordance with the approved phasing plan (under condition 5) full details of the requirements of that reserved matters submission in terms of all proposed tree planting, and the proposed times of planting, shall be approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.

Reason: To ensure the satisfactory establishment of the approved scheme for the landscaping of the site.

12. Before any development is commenced on the site, including site works of any description, all the existing trees to be retained shall be protected by a fence, of a type and in a position to be approved by the Local Planning Authority, erected around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (50mm) or more shall be left unsevered (See British Standard BS 5837:1991, entitled 'Trees in relation to Construction'.

Reason: In the interests of the amenity and the environment of the development.

13. The development shall strictly accord with the approved Code of Construction Management. Additional details will be submitted to, and approved in writing prior to the commencement of each reserved matter application setting out the provision for staff car parking away from adopted roads, together with precise location of stored materials, the provision of noise attenuation measures, dust management and wheel washing facilities where necessary, and the construction process shall subsequently accord with the approved working practices.

Reason: In order to protect the residential amenity of adjoining residents.

14. No construction work (excluding the internal fitting out of dwellings), nor the movement of spoil from site shall take place outside the hours of 0700 - 2000, Monday to Thursday, 0700 - 1800 on Friday, 0800 - 1300 on Saturday and at no time on Sundays and Bank holidays.

Reason: In the interests of the amenity of occupiers and adjoining residents

15. No dwellings within any subsequent reserved matters submission shall be commenced on site until a scheme for the disposal of sewerage (to include the timing for provision) relating to that reserved matters proposal has been submitted to, and approved in writing by the Local Planning Authority and development shall subsequently accord with the approved scheme.

Reason: To ensure that the development is provided with a satisfactory means of drainage.

16. Before development commences, a scheme for the discharge and attenuation of surface water from the buildings, roads and other hard surfaced areas hereby permitted to include pollution mitigation measures, to accord with Sustainable Urban Drainage system principles shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.

Reason: To ensure that the development is provided with a satisfactory means of surface water disposal.

17. No development shall commence until a scheme for the provision of recycling facilities, including siting, surfacing, means of access and timing of provision has been submitted to, and approved in writing by the Local Planning Authority, and development shall subsequently accord with the approved scheme.

Reason: To ensure that the development delivers sustainable land use planning.

18. No development shall take place within the area of the application until the applicant, or their agents or successors in title has secured the implementation of a programme 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 ensure that the archaeological interest of the site is appropriately recorded

19. No development approved by this permission shall be commenced until a scheme for water efficiency, achieving a 21% saving on current average levels of water consumption in new buildings (150 litres per day), has been submitted to and approved by the Local Planning Authority, in consultation with the Environment Agency. Dwellings as part of the development should achieve a credit rating of at least 3 (WAT 1) and 1(WAT2), as set out in the "Ecohomes 2005 - environmental Rating for Homes Guidance 2005, Issue 1.1" through the use of approved water efficient internal and external appliances, fittings and systems.

Reason: To reduce the adverse affects of current water usage levels on the Hampshire Avon River Catchment and to protect future public water supplies in the area.

20. The proposed development shall not exceed 44 dwellings.

Reason: To ensure the impacts of the development relate to the assessment undertaken by the Environmental Statement

21. 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 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 as such time as may be specified in writing by the Local Planning Authority.

If within a period of 5 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.

22. 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 tree, 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: 2005) 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 mixing of materials, the movement of people and machinery across the site where these are within 10 metres of any designated Tree Protection Zone.

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 Planning 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.

23. No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained; other vehicle and pedestrian access and circulation areas; hardsurfacing materials; other minor artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers/densities where appropriate. If within a period of ten years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub or plant 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 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complimentary, and to ensure a satisfactory appearance to the development.

24. No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of the proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

Reason: In the interest of maintaining the amenity value of the area.

25. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the existing hedge or hedges which are to be retained, the minimum heights at which they will be maintained and appropriate trees within

the hedge or hedges which shall be retained and allowed to grow on. The Plan shall also show where the hedgerows are to be reinforced with further planting, details of which are indicated in a timetable of implementation. The hedges shall thereafter be maintained in accordance with the approved details.

Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area.

26. No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement has been approved by the Local Planning Authority in writing. All landscape works shall be undertaken in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Landscape Method Statement shall include as appropriate, protection of the planting areas, where appropriate by fencing, during construction, preparation of the whole planting environment, particularly to provide adequate drainage, and the provision which is to be made for weed control, plant handling and protection, watering, mulching and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements, that are removed, are uprooted or which die or fail to thrive, for a period of five years from their planting, in the first available season and at the same place, with an equivalent plant, unless the Local Planning Authority has given its prior written consent to any variation.

All hard and soft landscape works shall be completed prior to the occupation or use of any part of the development, unless the Local Planning Authority has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision which is to be made for supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to safeguard the visual amenity to be provided by the new landscaping and to ensure satisfactory appearance to the development.

27. Before the occupation or use of any phase of the development, whichever is the soonest, a Landscape Management Plan shall be submitted to and approved by the Local Planning Authority.

The Landscape Management Plan shall contain a statement of the long term aims and objectives covering all elements of the implementation of the agreed landscape scheme and full details of all management and establishment operations over a five year period, unless otherwise agreed in writing by the Local Planning Authority. It shall also include details of the relevant management and supervisory responsibilities.

The Landscape Management Plan shall also include provision for a review to be undertaken before the end of the five year period. A revised Landscape Management Plan shall be submitted for the agreement of the Local Planning Authority before five years has expired. The revised details shall make similar provisions for the long term maintenance and management of the landscape scheme. The revised scheme shall also make provision for revision and updating.

The provisions of the Landscape Management Plan, and subsequent revisions, shall be adhered to and any variation shall have been agreed beforehand in writing by the Local Planning Authority. No trees, shrubs, hedges or other plants shall be removed for the duration of the Landscape Management Scheme or its revisions, without the prior written consent of the Local Planning Authority. Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the Local Planning Authority. Management of the landscape scheme in accordance with the Landscape Management Plan or their agreed

revisions shall not cease before the duration of the use of the development unless agreed in writing by the Local Planning Authority.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity to be provided by the landscaping is achieved and safeguarded, and to ensure a satisfactory appearance to the development.

- (2) The applicant be informed that this decision has been taken in accordance with the following policies of the Salisbury District Local Plan:

Policy H2

Policy E1

G1 Sustainable Development
G2 New Development criteria
G5 Water Services
G9 Planning Obligations
D1 Extensive Development
D7 Public Realm
D8 Public Art
H2D Old Sarum Allocation
H24 Affordable Housing
E1 Old Sarum Allocation
CN21 Protection of important archaeological features
CN22 Preservation of important archaeological features in situ
C17 Enhancement of nature conservation with major new development.
S11 Small scale shops
TR1 Sustainable land use and transportation
TR12 Major new development requirements
R2 Recreational Open Space in new residential development
R4 Community and Leisure facilities in new residential development
PS5 New education facilities required.

- (3) The Southern Area Committee wishes to advise the Planning and Regulatory Panel that it would like the only access to the Football Stadium to be made through Partridge Way.

493. S/2005/0669 – Full Application – New build one form entry primary school, car park, play area hard and soft play area at North of Portway, Old Sarum, Salisbury SP4 6PX for Persimmon Homes (Wessex) Limited

Stephen Bawtree, agent for the applicant, spoke in support of the above application.

Mrs G Newell (Legal officer) read out a statement on behalf of the Parish Council supporting the above application.

Following receipt of these statements the committee considered the report of the Head of Development Services (previously circulated):

Resolved – that

- (1) The Southern Area Committee recommends to the Planning and Regulatory Panel that the above application be **approved** for the following reason:

1. The reason for approving this application is that it is in accordance with the provisions of the Local Plan and adopted Supplementary Planning Guidance. It represents the delivery of an important part of the community infrastructure needed to support the growth to be delivered through the Old Sarum development.

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.

2. The development shall be carried out in strict accordance with the drawing[s] hereby approved, or with such other details as may subsequently be submitted to and approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. 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 To ensure that the external appearance of the proposed extension will relate appropriately to that of the existing building.

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development hereby permitted. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (e.g. Drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant).

Reason: To enable the Local Planning Authority to secure the satisfactory implementation of all approved landscaping works, in the interests of visual amenity.

5. No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to ensure that the proposed earthworks will relate satisfactorily to existing features within the site and its surroundings, in the interests of visual amenity.

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to secure the satisfactory treatment of the all boundaries) in the interests of visual amenity

7. No development shall take place until a schedule of landscape maintenance for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: To enable the Local Planning Authority to secure the satisfactory evolution, management and maintenance of landscape works, in the interests of visual amenity.

8. If within a period of 10 years from the date of the planting of any tree that 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 ensure the satisfactory establishment of the approved scheme for the landscaping of the site.

9. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approval of plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made without the written consent of the Local Planning Authority.

Reason: To ensure the retention and safeguarding of existing trees forming part of the approved landscaping scheme, whilst providing for the suitable replacement of any that are subsequently lost.

10. The building shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety.

11. The development hereby permitted shall not commence until details of all vehicle parking and turning space within the site have been submitted to and approved in writing by the Local Planning Authority; and the development shall be undertaken in accordance with those approved details.

Reason: To ensure that the development hereby permitted is provided with adequate facilities for the turning of vehicles.

12. Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is provided with a satisfactory means of drainage.

13. Before the development hereby permitted commences a scheme shall be agreed with the Local Planning Authority which specifies the provision to be made for the control of noise emanating from the site.

Reason: To minimise the disturbance which noise from the proposed development could otherwise have upon the amenities of nearby dwellings

14. No development shall take place until a scheme/schemes for the control of fumes from extractor fans and equipment have been submitted to and approved by the Local Planning Authority; and the development shall not be brought into use until that scheme has been implemented in accordance with the approved details.

Reason: To minimise the effect which the emission of fumes from the proposed development/use could have upon neighbouring premises.

15. Any external lighting shall be installed and operated in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.

Reason: To enable the Local Planning Authority to exercise control over the appearance of the lighting installation and/or the level of illumination in the interests of visual amenity and/or highway safety for the users of the adjoining dwellings

16. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme 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 enable the Local Planning Authority to exercise adequate control over any development which would affect the area of archaeological interest.

- (2) The applicant be informed that this decision has been taken in accordance with the following policies of the Salisbury District Local Plan:

Policy H2D

Policy E1

- G1 Sustainable Development
- G2 New Development criteria
- D1 Extensive Development
- D7 Public Realm
- D8 Public Art
- C17 Enhancement of nature conservation with major new development.
- TR1 Sustainable land use and transportation
- TR12 Major new development requirements
- PS5 New education facilities required.

- (3) The Southern Area Committee notes that the school is designed in modular style and would expect to see any planning applications for an expansion to the school to utilise this facility.

494. S/2005/1532 – Full Application – proposed replacement dwelling at Hazeldene, Mill Lane, Winterslow, Salisbury SP5 1PX for J Adams and A Ling

Clifton Moore, occupier of the neighbouring property, spoke in objection to the above application.

David Relph, agent to the applicant, spoke in support of 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 the above application be **refused** due to the impact of the proposal on the amenities of the neighbour, through overdominance and loss of light.

495. S/2005/1583 – Full Application – Demolish existing bungalow/erect 3 x 3 bedroom bungalows with garages and create two new accesses at 52 Firs Road, Firsdwn, Salisbury SP5 1SW for Bayview Developments (Bournemouth) LTD

Neil Holmes, agent for the applicant, spoke in support of the above application

P James, of Firsdwn 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):

Resolved – that

- (1) Subject to the applicant and any other relevant parties undertaking, under Section 106 of the principal act to pay a commuted sum under policy R2 of the Salisbury District Local Plan within one month:

then for the following reasons:

The proposed development is within the Firsdwn Housing Policy Boundary, and whilst it would constitute an intensification of use of the site, this is in accordance with government guidelines and it is considered that this amended scheme overcomes the previous reasons for refusal and that the scheme is now in accordance with the policies of the Salisbury District Local Plan;

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.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The finished floor levels of the proposed buildings shall be in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development is commenced. Development shall be in accordance with these approved details

Reason: To ensure the exact finished floor level[s] of the building[s].

3. Any entrance gate[s] provided to close the proposed accesses shall be set a minimum distance of 4.5 metres from the carriageway edge and shall be made to open inwards only in perpetuity.

Reason: In the interests of highway safety.

4. The gradient of the proposed drives serving the two dwellings accessed via Juniper Road shall not be steeper than 1 in 8 (or 12.5%) for the distance of 6 metres from the back of the footway in accordance with further details to be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details

Reason: In the interests of highway safety.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no dormer windows/rooflights [other than those expressly authorised by this permission] shall be constructed

Reason: To ensure adequate privacy for the occupants of neighbouring premises.

6. Notwithstanding the provisions of Classes A to E 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 in the interests of amenity.

7. 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 building[s].

Reason: In the interests of the amenity and the environment of the development.

8. Prior to the first occupation of the dwelling with vehicular access to Firs Road, a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed for a distance of at least 7metres from the nearside edge of the carriageway, for which details 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: In the interests of highway safety.

9. Prior to the first occupation of the dwelling with vehicular access to Firs Road, the area between the nearside edge of the carriageway and lines drawn between a point 2.4m back from the carriageway edge along the centre line of Juniper Road and a point on the carriageway edge 90metres from the centre line of Juniper Road in a westerly direction shall be cleared of obstruction to visibility at or above a height of 1metre above the nearside carriageway level and thereafter maintained free of obstruction at all times. Development shall be carried out in accordance with the approved details

Reason: In the interests of highway safety as the existing hedgerow partially obstructs the above visibility splay and should be cut back replanted or replaced with a new boundary treatment.

10. Vehicle and pedestrian inter-visibility shall be maintained as the proposed access onto Juniper Road by the introduction of splays measured 2metres back along the centre line of each access from the junction with the back of footway to points 2metres along the back of the footway in each direction measured from the centre of the access. And there shall be no obstruction to visibility above a height of 600mm in accordance with further details that 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: To ensure adequate visibility for vehicles exiting the site in the interests of pedestrian safety.

11. 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. Development shall be carried out in accordance with the approved details

Reason: In the interests of highway safety.

12. No development shall take place within the area outlined in red on the drawings accompanying this planning application, until the applicant, or their agents or successors in title, has secured the implementation of a programme 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 enable the Local Planning Authority to exercise adequate control over any development, which would affect the area of archaeological interest.

13. No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site outside the following time 0800 to 1800 on Mondays to Saturdays and there shall be no activities/working on Sundays, Bank and Public Holidays.

Reason: To avoid the risk of disturbance to neighbouring dwellings/the amenities of the locality during unsocial hours.

14. During construction works, all plant, machinery, and building materials shall be contained within the application site.

Reason: In order to limit the impact of the construction works on Juniper Road

15. 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: To secure a harmonious form of development.

- (2) The applicant be informed that if they do not comply with (1). above the application is delegated to the Head of Development Services to refuse the proposal on non-compliance with Policy R2.

- (3) The applicant be informed that this decision has been taken in accordance with the following policies of the Salisbury District Local Plan:

G2 General Criteria for Development
D2 Design Criteria for new dwellings
H16 Housing Policy Boundary
TR11 Off street car parking
R2 Open Space contribution

- (4) Prior to the commencement of development the exact position of the public water main shall be determined on site and subsequently the developer is required to protect the integrity of Wessex systems and no new building or new tree planting should be located over or within a minimum of 3metres of that public water main in perpetuity.

- (5) Under the terms of the Water Resources Act 1991 this development will need Discharge Consent from the Environment Agent. Permission may not be forthcoming.

- (6) The proposed development is within a Water Source protection Zone and any surface water discharge will need to be in accordance with the Environment Agency guidelines

- (7) The developer should note that this permission does not permit the obstruction of Juniper Road. The developer should make every effort to keep Juniper Road clear of all obstructions during development works, and it would appear possible to contain all plant / machinery / materials and perhaps vehicles within the site.

496. S/2005/1718 – Full Application – Temporary retention and relocation of portable building from its present position in the north east corner to a position along the rear boundary at The Recreation Ground, Winterslow, Salisbury SP5 1RR.

Mr C. McDearment, owner of a property adjacent to the site, spoke in objection to the above application.

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

Resolved – that

(1) For the following reasons:

The proposed temporary siting of one portacabin for a period of one year, for use as a youth club in the Winterslow Recreation Ground would be in accordance with the adopted policies of the Salisbury District Local Plan, and would not unduly disturb the amenities of occupiers of adjoining dwellings, or have a significant adverse impact on the landscape, or be detrimental to highway safety;

Then the above application be **approved** subject to the following conditions:

- 1 The existing portacabin located in the northern corner of the Recreation Ground shall be
 - a) relocated to the “proposed position” shown on the submitted site plan; and;
 - b) the land which forms the site of the existing portacabin shall be reinstated to its former condition within 20 days of the date of this permission. There shall be no more than one portacabin on the Recreation Ground at any time.

Reason: In the interests of neighbouring amenities

2. Before its installation in the proposed position, the portacabin shall be painted in a colour to be agreed in writing with the local planning authority and the painting shall be carried out to the satisfaction of the local planning authority.

Reason: In the interests of landscape and visual amenities in the Special Landscape Area.

3. The portacabin and associated development hereby permitted in the proposed position on the site plan shall be dismantled and removed and the land shall be reinstated to its former condition, on or before 6th October 2006, unless otherwise agreed in writing by the Local Planning Authority, upon submission of a planning application in that behalf.

Reason: In the interests of visual amenities.

4. The portacabin shall be used only for the Winterslow children’s/Youth club, and only operated within the following hours:

Monday to Thursday	9.00am – 8.00pm
Friday and Saturday	10.00am – 9.00pm

There shall be no amplified music, or any external lighting installed or used at any time.

Reason: In the interests of neighbouring amenities

5. The development, including site clearance, must not commence until a statement of all relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing. The statement must include any necessary fencing, in accordance with the relevant British Standard (Guide for Trees in relation to Construction, BS.5837:1990). It must also include any other means needed to ensure that all the trees to be retained will not be harmed during the development, including damage to their root systems. The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior 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 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.

- (2) The applicant be informed that this decision has been taken in accordance with the following policies of the Salisbury District Local Plan:

G2 General Principles for Development
C6 Landscape
C8 Trees
R1A Recreation

497. S/2005/1807 – Full Application – Proposed development of 3 detached dwellings and garaging, demolition of 1 dwelling and associated drainage and landscape works at Hillsdon House, Southampton Road, Alderbury, Salisbury SP5 3AG for Templeton Walker.

This application had been withdrawn by the applicant prior to the meeting and so was not considered by the committee.

The meeting closed at 7.00 pm

Members of the public: 15