

AGENDA SUPPLEMENT (1)

Meeting: Southern Area Planning Committee
Place: Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Thursday 2 July 2015
Time: 6.00 pm

The Agenda for the above meeting was published on 25 June 2015. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to David Parkes, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01225) 718504 or email kieran.elliott@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225)713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

8 **Planning Applications** (*Pages 3 - 6*)

Late submissions as presented to the meeting are attached.

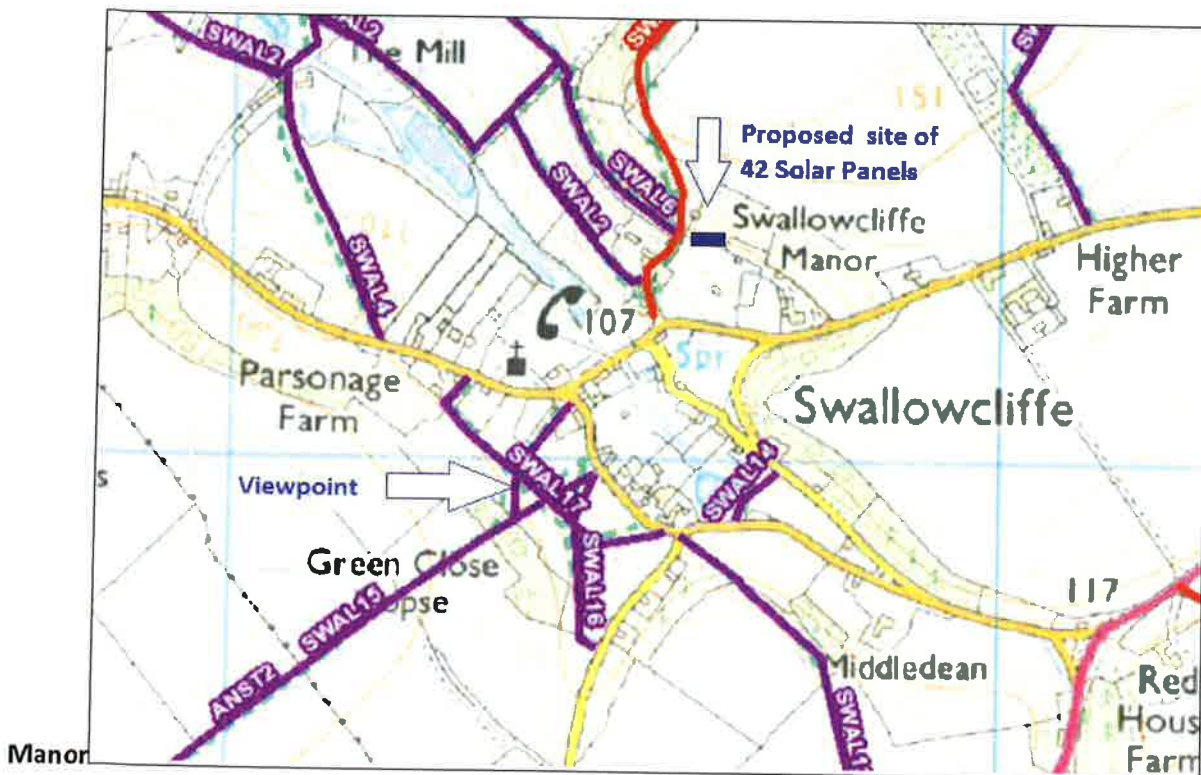
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**SOUTHERN AREA PLANNING COMMITTEE 02nd July 2015
SCHEDULE OF ADDITIONAL CORRESPONDENCE**

Agenda Item 8a

Plan List Item 1 **14/11810/FUL – Installation of 42 solar panels (ground mounted)
At Swallowcliffe Manor, Swallowcliffe, SP3 5PB**

Relationship between footpaths and proposed solar panels. Swallowcliffe



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Agenda Item 8b

Plan List Item 2

15/02283/FUL – Demolition of existing outbuildings and alterations to retained building fronting North Street. Construction and provision of 5 new flats, two new retail units, retention and alterations to existing retail unit and flat above

At 36 North Street, Wilton Salisbury, Wiltshire, SP2 0HJ

Representations

1 additional 3rd party representation of objection from Salisbury Civic Society has been received:

I should like, on behalf of the Salisbury Civic Society, to OBJECT to the above application.

Although the proposal for two smaller 'shops' is acknowledged, the Society regrets the loss of a larger employment site within the town, given so few now remaining in Wilton.

Whilst there is no objection to the principle of the site's redevelopment (as the current building proposed for replacement is not an attractive addition to the street scene) any such development should be very carefully 'knitted' into such a challenging site.

The Society has some specific detailed concerns on the application as presented:

- The drawings of the scheme in elevation show no context whatsoever of the buildings surrounding the site, not even the directly neighbouring property in order to be able to fully appreciate the impact of such a development on the surrounding buildings, parking areas and nearby terrace on North Street nor flats in Churchill Court. This seems wholly at odds with the Design and Access Statement which clearly states that: *"it is our view that an overview is required of the total site and context to see that a coherent plan is established"*. When the application cannot even show the scheme in context this makes the overview somewhat difficult to take.
- **Insufficient detail** on the materials proposed. Traditional styles of design, with the materials visually suggested here are rarely built well with new buildings today, due to economy of construction costs. The success of such buildings depends heavily on being well built with good quality brick, tight joints and a traditional lime mortar. As the details of materials are not well defined, this gives little reassurance that the development will be detailed to this level of quality. The Society would encourage that the Council ensures a condition on the materials, particularly that any large areas of flintwork as shown are hand laid flints, not flint blocks, at an absolute minimum.

- **Parking:** The parking provision for a combination of domestic and commercial units (as it must be assumed that the flats may not be inhabited by those occupying the retail units) is wholly insubstantial given the already congested parking on North Street and Churchill Court. This suggests that the scheme presents an overdevelopment on the site.
- **Lighting:** Floodlighting on movement sensors in this area is considered wholly inappropriate, given the extent of domestic properties and bedrooms that are in close proximity to the development.
- **Landscaping:** The current landscaping proposals show pockets of gravel infill parking bays surrounded by tarmac and concrete which is considered an inappropriate solution and out of context. It is regrettable that the opportunity has not been taken to make a less dense scheme with some provision for 'green' landscaping or tree planting. Whilst Option 2 of the parking does suggest trees, this parking solution would reduce the number of current parking spaces on street, exacerbating the current problems.

The application makes much of the scheme forming commercial links with the shopping village and adding to the street scene and such aspirations *should* be welcomed. However, the success of such projects rely wholly on a well-considered design, the clarity of quality detailing and the eventual execution on site with a conviction and commitment to quality which, when seen through appropriately, can lift schemes considerably and enhance the street scene.

In this instance, with a lack of realism surrounding the parking reality of the surrounding area, insufficient specific commitment to quality materials (specific reference to brick types, tile type, no window details) the Society is does not believe that the scheme will reach those aspirations in its current form.