

AGENDA

Meeting: Southern Area Planning Committee
Place: Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Thursday 11 August 2016
Time: 6.00 pm

Please direct any enquiries on this Agenda to Lisa Moore, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01722) 434560 or email lisa.moore@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

Membership:

Cllr Fred Westmoreland (Chairman)	Cllr Mike Hewitt
Cllr Christopher Devine (Vice Chairman)	Cllr George Jeans
Cllr Richard Britton	Cllr Ian McLennan
Cllr Richard Clewer	Cllr Ian Tomes
Cllr Brian Dalton	Cllr Ian West
Cllr Jose Green	

Substitutes:

Cllr Trevor Carbin	Cllr Leo Randall
Cllr Terry Chivers	Cllr Ricky Rogers
Cllr Ernie Clark	Cllr John Smale
Cllr Tony Deane	Cllr John Walsh
Cllr Dennis Drewett	Cllr Bridget Wayman
Cllr Peter Edge	Cllr Graham Wright
Cllr Magnus Macdonald	

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Details of the Council's Guidance on the Recording and Webcasting of Meetings is available on the Council's website along with this agenda and available on request.

If you have any queries please contact Democratic Services using the contact details above.

AGENDA

Part I

Items to be considered when the meeting is open to the public

1 **Apologies for Absence**

To receive any apologies or substitutions for the meeting.

2 **Minutes** (*Pages 7 - 22*)

To approve and sign as a correct record the minutes of the meeting held on Thursday 21 July 2016.

3 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

4 **Chairman's Announcements**

To receive any announcements through the Chair.

5 **Public Participation and Councillors' Questions**

The Council welcomes contributions from members of the public.

Statements

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register in person no later than 5.50pm on the day of the meeting.

The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application and up to 3 speakers on any other item on this agenda. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered. The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice.

Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in particular, questions on non-determined planning applications. Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda (acting on behalf of the Corporate

Director) no later than 5pm on Thursday 4 August 2016. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6 **Planning Appeals** (*Pages 23 - 24*)

To receive details of completed and pending appeals.

7 **Planning Applications**

To consider and determine planning applications in the attached schedule.

7a **16//04773/FUL: Boxhedge Cottage, High Street, Porton, SP4 0LH**

Proposed two storey rear extension.

7b **16/04776/LBC: Boxhedge Cottage, High Street, Porton, SP4 0LH**

Proposed two storey rear extension.

7c **16/04668/FUL: Land at Livery Road, Winterslow, Salisbury, Wiltshire, SP5 1RJ**

New dwelling and alteration to existing access and parking.

7d **16/04984/FUL: The Greyhound, Market Place, Wilton**

Replacement of ground floor courtyard facing windows and doors (retrospective).

7e **16/05011/LBC: The Greyhound, Market Place, Wilton**

Replacement of ground floor courtyard facing windows and doors (retrospective).

8 **Urgent Items**

Any other items of business which, in the opinion of the Chairman, should be taken as a matter of urgency

Part II

Items during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed

2a

2b

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SOUTHERN AREA PLANNING COMMITTEE

**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING
HELD ON 21 JULY 2016 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE,
SALISBURY, SP2 7TU.**

Present:

Cllr Fred Westmoreland (Chairman), Cllr Christopher Devine (Vice Chairman),
Cllr Richard Britton, Cllr Richard Clewer, Cllr Brian Dalton, Cllr Jose Green, Cllr Mike Hewitt,
Cllr George Jeans, Cllr Ian McLennan and Cllr Ian West

Also Present:

48 Apologies for Absence

Apologies were received from:

- Cllr Ian Tomes

49 Minutes

The minutes of the meeting held on 9 June 2016 were presented.

Resolved:

To approve as a correct record and sign the minutes.

50 Declarations of Interest

There were none.

51 Chairman's Announcements

The Chairman explained the meeting procedure to the members of the public.

The Chairman invited Cllr Hewitt to speak, who then requested a site visit for items 8b and 8c, Boxhedge Cottage, High Street, Porton, SP4 0LH, as the site was in the conservation area and he felt it would be useful for Members to see it

in context, as the nearby building work had made it difficult for pictures to be taken and provided.

Resolved:

That Items 8b and 8c - 16/04773/FUL and 16/04773/LBC: Boxhedge Cottage, High Street, Porton, SP4 0LH, would be postponed to a future meeting pending the arrangement of a site visit.

52 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

53 Durnford 4 (Woodrow) Rights of Way Modification Order 2016

The Rights of Way Officer introduced the Wiltshire Council Durnford 4 (Woodrow) Rights of Way Modification Order 2016 made under Section 53 of the Wildlife and Countryside Act 1981. It was recommended that the Order is forwarded to the Secretary of State for Environment, Food and Rural Affairs for determination with the recommendation that the Order be confirmed without modification.

In 2005 Wiltshire Council received an application to record the right of way Durnford 4 (Woodrow) as a byway open to all traffic. The application relied on historical evidence which showed that although the route was currently recorded as a bridleway it had a higher status and should be so recorded.

After investigating the evidence, Officers' agree that Durnford 4 (Woodrow) was an ancient carriageway and road and that the definitive map and statement should be altered accordingly.

The report found that the route had ancient origins and was awarded as a Public Carriageway and Driftway leading from Durnford towards Winterbourne Dauntsey by an Award arising out of an Act of Parliament in 1793.

It was considered that any rights for the public to use the way with mechanically propelled vehicles (MPVs) was extinguished by Act of Parliament in 2006. Accordingly, the route may not now be recorded as a byway open to all traffic and should be recorded as a restricted byway instead.

The public had a right to pass and re-pass along a restricted byway on foot, on horseback or leading a horse, on a cycle or with a horse drawn vehicle (e.g. pony and trap). There was no right for the public to use the way with an MPV though anyone using the way for access to property retains a private right to do so with an MPV.

The parish council, applicant, local people and the landowner had not objected to the Order however, two objections had been received from other members of the public. A recommendation from the Council was required to accompany the Order when submitted to the Secretary of State Environment, Food and Rural Affairs for determination.

Members of the Committee then had the opportunity to ask technical questions of the Officers, it was noted that access of a non vehicular type would remain, and those living in the neighbouring properties would continue to be able to use it for access.

The Unitary Division Member; Cllr Mike Hewitt then addressed the Committee stating that if four wheel drive vehicles were permitted to use the track for off road pastimes then the condition of the track would deteriorate. Three properties had already been flooded along the road due to mud which had been loosened on the track.

Cllr Mike Hewitt moved approval, in line with the Officers recommendation; this was seconded by Cllr Chris Devine.

The Committee discussed the application, noting that although the pictures included in the presentation showed existing tyre marks, these were from the residents in the neighbouring properties who used the track for access.

Resolved:

That “The Wiltshire Durnford 4 (Woodrow) Rights of Way Modification Order 2016” is forwarded to the Secretary of State for the Environment, Food and Rural Affairs for determination with the recommendation that the Order be confirmed without modification.

54 Planning Appeals

The committee received details of planning appeals logged and those determined for the period 27 May 2016 and 7 July 2016.

Resolved

That the report be received and noted.

An update was sought on the recent appeal hearing of 14/12175/FUL A36 Hotel and McDonalds. The Development Control Team Leader noted that the Informal Hearing had recently taken place and that a legal agreement had been agreed between the parties and put before the inspector, in line with normal procedures. Resolution had also been reached regards the highway safety issues. Once the formal decision letter of the Inspector had been received, Members would be informed of the outcome and the Inspectors conclusions.

55 Planning Applications

56 16/03988/FUL: Stonehenge Visitors Centre, Airmans Corner, SP4 7DE

Public Participation

Kate Davies (English Heritage) spoke in support of the application.

Dominic Watkins (Agent) spoke in support of the application.

Nicola Lipscombe (Salisbury Civic Society) spoke in support of the application.

Cllr John Berry representing Shrewton Parish Council spoke in objection to the application.

The Planning Officer drew attention to the late correspondence circulated at the meeting; which included the use of a Grampian style condition instead of a S106 agreement to secure the highway works. She noted that there had been a site visit earlier that day, she then introduced the application which was for the permanent use of temporary coach park and modification of the existing coach park to create 53 coach spaces and 26 motorhome spaces; construction of ancillary building for new coach visitor facilities; change of use from agricultural land and creation of new visitor transit system turnaround area for shuttle bus use; creation of extended visitor transit system turnaround area for shuttle bus use; decommissioning of existing visitor transit system turnaround area; all with associated ancillary and landscaping works. The application was recommended for approval subject to conditions.

Members of the Committee then had the opportunity to ask technical questions of the Officers. It was noted that the permissive path agreed as part of a legal agreement when the A344 was originally closed, was further down the site and did not form part of this application. As this application embraced so many elements it was noted that if Members were uncomfortable about any one element then the whole application should be rejected.

The reversible area detailed in the presentation would be a coach parking area laid with tarmac. The cutting down of trees to allow the coach turn around would be limited to the section shown on the plan. The line of trees was owned by Wiltshire Council so the Committee could add an informative to the decision to prevent any further trees being removed.

A travel plan was associated with the original consent.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Unitary Division Member; Cllr Ian West then addressed the Committee stating that the residents of Shrewton see the site every day, unlike those living in Amesbury, therefore it was their comments which he supported. In 2015 there had been a rise in visitors to the site; the impacts of which were evident to the residents of Shrewton.

Correspondence to the Wiltshire Council tree Officer from English Heritage had detailed their intention to cut the tree line back to a hedge height, which would remove the protection they gave to the A303.

Cllr West moved refusal against Officer Recommendation, stating that the proposal had visual impacts and highway impacts, and therefore the proposal did not accord with the aims of either national planning policies in the NPPF, or the aims of the Wiltshire Core Strategy policies relating to the World Heritage site.

Cllr Ian McLennan seconded the motion.

The Committee discussed the application, noting that the application would improve the ability to accommodate a vast amount of visitors, as the original provision was not adequate. Some felt that the original land trains created problems for elderly or tall people and that the planned buses were a better option for transferring lots of people quickly.

An increase of parking spaces for cars and coaches would alleviate traffic queuing to get in and kept vehicles out of site of the stones.

Concerns over the removal of the trees owned by Wiltshire Council was raised, the Committee felt that the amount of trees removed should be limited to those detailed in the application. It was felt that landscaping once matured should assist in shielding the vehicles from the view of the A303.

Although the location of the pathway connected to the A344 promise was outside of the application area, it was felt that Officers should work to achieve it.

The Committee voted on the motion on the table to refuse the application. This motion was not approved.

Cllr Westmoreland then moved the motion of approval as detailed in the report; this was seconded by Councillor Devine.

Resolved:

The application was APPROVED subject to the use of a Grampian style condition instead of a S106 agreement to secure the highway works as per the additional correspondence, and delegated to the Area Development Manager (South) to grant planning permission, subject to the following conditions:

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design & Access Statement dated April 2015 received 18/04/16
Planning Statement dated April 2016 received 18/04/16
Landscape & Visual Impact Assessment dated April 2016 received 18/04/16
Heritage Impact Assessment dated April 2016 received 18/04/16
1515/253 Rev P5 dated 13/04/16 received 18/04/16
1515/242 Rev P13 dated 13/04/16 received 18/04/16
1733/010/020 Rev C dated 14/04/16 received 18/04/16
1733/10/21 Rev A dated 13/04/16 received 18/04/16
1733/10/23 dated 13/04/16 received 18/04/16
HED.1152.103 Rev A dated 04/04/16 received 18/04/16
HED.1152.104 Rev A dated 04/04/16 received 18/04/16
HED.1152.105 Rev A dated 05/04/16 received 18/04/16
HED.1152.SK002 Rev A dated 04/04/16 received 18/04/16
1733/10/25 Rev A dated 13/04/16 received 18/04/16
1515/215 Rev P8 dated 13/04/16 received 18/04/16
1515/272 Rev P4 dated 13/04/16 received 18/04/16
1515/273 Rev P4 dated 13/04/16 received 18/04/16
1515/216 Rev P8 dated 13/04/16 received 18/04/16
1515/270 Rev P4 dated 13/04/16 received 18/04/16
1515/271 Rev P4 dated 13/04/16 received 18/04/16
1515/211 Rev P8 dated 13/04/16 received 18/04/16
HED.1152.106 dated 14/03/16 received 18/04/16
1515/251 Rev P7 dated 13/04/16 received 18/04/16
1733/10/026 Rev A dated 13/04/16 received 18/04/16
1733/10/22 Rev A dated 13/04/16 received 18/04/16
12246-1 Rev 0 dated 13/04/16 received 18/04/16
12246-2 Rev 0 dated 13/04/16 received 18/04/16
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12246-5 Rev 0 dated 14/04/16 received 18/04/16
12246-6 Rev 0 dated 14/04/16 received 18/04/16
12246-7 Rev 0 dated 14/04/16 received 18/04/16
12246-8 Rev 0 dated 14/04/16 received 18/04/16
12246-9 Rev 0 dated 14/04/16 received 18/04/16
1733/10/07 Rev A dated 12/02/16 received 28/06/16
1733/10/08 Rev A dated 12/02/16 received 28/06/16
1733/10/09 Rev B dated 02/06/16 received 28/06/16
1733/10/10 Rev B dated 02/06/16 received 28/06/16
1733/10/13 Rev B dated 02/06/16 received 28/06/16
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1733/10/15 Rev B dated 02/06/16 received 28/06/16
1733/10/16 Rev B dated 02/06/16 received 28/06/16
1733/10/30 Rev A dated 24/06/16 received 28/06/16
1733/10/34 dated 02/06/16 received 28/06/16

11110205R_Wiltshire Highways Comments_Responses_Final_28-06-16
received 28/06/16

Email from Alan Baxter Ltd to Wiltshire Council 30/06/16 17:06

Email from Chris Blandford Associates to Wiltshire Council 28/06/16
20:47

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the commencement of the development hereby approved, details for temporary parking of coaches displaced from the development area during the course of the works shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure an adequate supply of coach parking at the Stonehenge Visitor Centre site during the works.

- 4 Notwithstanding the submitted drawings showing the proposals for directing pedestrian arrivals in the vicinity of the A344 junction with Byway 12, prior to the commencement of the development hereby approved further details shall be submitted to and approved in writing by the Local Planning Authority demonstrating how pedestrians using the signed and lined route on the southern side of the A344 can access the Stones without having to cross the A344 or to walk within the route used by the Visitor Transit System to the east side of Byway 12. The approved details shall be implemented before the proposed bus turning arrangements are brought into effect.

Reason: In the interests of highway and visitor pedestrian safety.

- 5 Notwithstanding the submitted drawing showing the access and egress arrangements for the extended visitor coach park area at the north-west side of the coach park, prior to the commencement of the development hereby approved further details shall be submitted to and approved in writing by the Local Planning Authority demonstrating how the potential conflict between arrivals and departures will be eliminated or managed. The approved arrangements shall be implemented before the coach/motorhome park extension area is first brought into use.

Reason: In order remove the conflicts between coaches arriving at and departing from the extended area of coach parking, and potential consequences on other departing traffic.

- 6 Prior to the Visitor Transit System operations hereby approved coming into effect, a Coach/Motorhome Parking and Visitor Transit System Management Plan shall first have been submitted to and approved in writing by the Local Planning Authority. The Coach/Motorhome Park and

the Visitor Transit System shall be operated at all times in accordance with the management plan so approved.

Reason: In order to ensure that the coach/motorhome parking areas are operated and managed in a manner consistent with the safe practices, and to ensure that pedestrian users of the A344 are not exposed to unnecessary risk resulting from its use by the Visitor Transit System.

- 7 Prior to the commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of highway safety.

- 8 No development approved by this permission shall be commenced until a scheme for surface water drainage, incorporating pollution prevention measures, has been submitted to and agreed in writing by the Local Planning Authority, in consultation with the Environment Agency. The scheme shall be fully implemented as agreed.

Reason: To protect controlled waters from pollution, particularly the local groundwater.

- 9 No development shall commence until details of the foul drainage disposal package treatment plant have been submitted to and agreed in writing by the Local Planning Authority. These details must include a future ownership/maintenance regime. The development shall be undertaken in accordance with the approved details.

Reason: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

- 10 No development shall commence within the area indicated (proposed development site) until:
" A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
" The approved programme of archaeological work has been carried out in accordance with the approved details.

Reason: To enable the recording of any matters of archaeological interest.

- 11 Before development commences a scheme for controlling the movement of coaches exiting the coach park, including the introduction of a restriction prohibiting the right turn movement of coaches onto the B3086, and details of timing of implementation of the works, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not come into use until the approved scheme has been completed.

REASON: In order to ensure that mitigating highway works are undertaken before the development comes into use in the interests of highway safety.

INFORMATIVES:

1. Wiltshire Council own the row of Beech trees shown on plan 1515/242 Rev P13 (located between the A344 and the coach park/VTS turning loop). These trees help to screen the coach parking and are therefore important landscape features. Any tree works other than those shown on plan 1515/242 Rev P13 will require further consent from Wiltshire Council.

2. Wiltshire Council's Highways department has requested a Road Safety Audit be undertaken in relation to the shared usage of the A344 between the VTS and pedestrians, due to the variance in maximum speed between the existing and previous VTS vehicles. The applicant should contact the relevant Council department as soon as is practicable to discuss this matter.

3. A full oil retention interceptor should be installed as part of the surface water drainage for the proposed coach park, of a sufficient size to deal with the increased size and risk of oil spills and leaks.

4. An application to vary the abstraction licence SW/043/0021/003 will need to be submitted to the Environment Agency as the proposal contains information that the potable abstraction will be above the licenced limits. Pre-application guidance sought with the Environment Agency is welcomed - contact Carol Pediani on 02030 259285). Online application guidance is at the following link:

<https://www.gov.uk/government/publications/water-abstraction-application-for-a-water-resources-licence>.

A variation to the licence can take up to 13 weeks to determine and approve any increase in volumes abstracted above existing abstraction limits.

5.The Environment Agency request that the applicant provides confirmation that the permitted sewage discharge volume will be complied with. (The proposal only states that the treatment volume will be "within the manufacturer's designed process capability of the MBR plant"). This confirmation should be sent to Carol Pediani - carol.pediani@environment-agency.gov.uk.

6.Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- the use of plant and machinery
- oils/chemicals and materials
- wheel washing and vehicle wash-down
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

7.The archaeology work should be conducted by a professionally recognised archaeological contractor in accordance with a written scheme of investigation approved by this office and there will be a financial implication for the applicant.

The applicant should be aware that, if archaeological remains are encountered, this may have an effect on their programme of works. If human remains are encountered during the works, they cannot be removed without the appropriate permissions.

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

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

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HED.1152.105 Rev A dated 05/04/16 received 18/04/16
HED.1152.SK002 Rev A dated 04/04/16 received 18/04/16
1733/10/25 Rev A dated 13/04/16 received 18/04/16
1515/215 Rev P8 dated 13/04/16 received 18/04/16
1515/272 Rev P4 dated 13/04/16 received 18/04/16
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Reason: For the avoidance of doubt and in the interests of proper

planning.

- 3 Prior to the commencement of the development hereby approved, details for temporary parking of coaches displaced from the development area during the course of the works shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure an adequate supply of coach parking at the Stonehenge Visitor Centre site during the works.

- 4 Notwithstanding the submitted drawings showing the proposals for directing pedestrian arrivals in the vicinity of the A344 junction with Byway 12, prior to the commencement of the development hereby approved further details shall be submitted to and approved in writing by the Local Planning Authority demonstrating how pedestrians using the signed and lined route on the southern side of the A344 can access the Stones without having to cross the A344 or to walk within the route used by the Visitor Transit System to the east side of Byway 12. The approved details shall be implemented before the proposed bus turning arrangements are brought into effect.

Reason: In the interests of highway and visitor pedestrian safety.

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Reason: In order remove the conflicts between coaches arriving at and departing from the extended area of coach parking, and potential consequences on other departing traffic.

- 6 Prior to the Visitor Transit System operations hereby approved coming into effect, a Coach/Motorhome Parking and Visitor Transit System Management Plan shall first have been submitted to and approved in writing by the Local Planning Authority. The Coach/Motorhome Park and the Visitor Transit System shall be operated at all times in accordance with the management plan so approved.

Reason: In order to ensure that the coach/motorhome parking areas are operated and managed in a manner consistent with the safe practices, and to ensure that pedestrian users of the A344 are not exposed to

unnecessary risk resulting from its use by the Visitor Transit System.

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Reason: In the interests of highway safety.

- 8 No development approved by this permission shall be commenced until a scheme for surface water drainage, incorporating pollution prevention measures, has been submitted to and agreed in writing by the Local Planning Authority, in consultation with the Environment Agency. The scheme shall be fully implemented as agreed.

Reason: To protect controlled waters from pollution, particularly the local groundwater.

INFORMATIVE

A full oil retention interceptor should be installed as part of the surface water drainage for the proposed coach park, of a sufficient size to deal with the increased size and risk of oil spills and leaks.

INFORMATIVE

An application to vary the abstraction licence SW/043/0021/003 will need to be submitted to the Environment Agency as the proposal contains information that the potable abstraction will be above the licenced limits. Pre-application guidance sought with the Environment Agency is welcomed - contact Carol Pediani on 02030 259285). Online application guidance is at the following link: <https://www.gov.uk/government/publications/water-abstraction-application-for-a-water-resources-licence>. A variation to the licence can take up to 13 weeks to determine and approve any increase in volumes abstracted above existing abstraction limits.

INFORMATIVE

The Environment Agency request that the applicant provides confirmation that the permitted sewage discharge volume will be complied with. (The proposal only states that the treatment volume will be "within the manufacturer's designed process capability of the MBR plant"). This confirmation should be sent to Carol Pediani - carol.pediani@environment-agency.gov.uk.

INFORMATIVE

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards

should cover:

- the use of plant and machinery
- oils/chemicals and materials
- wheel washing and vehicle wash-down
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

- 9 No development shall commence until details of the foul drainage disposal package treatment plant have been submitted to and agreed in writing by the Local Planning Authority. These details must include a future ownership/maintenance regime. The development shall be undertaken in accordance with the approved details.

Reason: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

- 10 No development shall commence within the area indicated (proposed development site) until:
- A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
 - The approved programme of archaeological work has been carried out in accordance with the approved details.

Reason: To enable the recording of any matters of archaeological interest.

INFORMATIVE

The work should be conducted by a professionally recognised archaeological contractor in accordance with a written scheme of investigation approved by this office and there will be a financial implication for the applicant.

INFORMATIVE

The applicant should be aware that, if archaeological remains are encountered, this may have an effect on their programme of works. If human remains are encountered during the works, they cannot be removed without the appropriate permissions.

INFORMATIVE

This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and

dated the [INSERT].

INFORMATIVE

A Section 278 agreement will be required in order to construct those works which include alterations to the highway.

57 16/04773/FUL: Boxhedge Cottage, High Street, Porton, SP4 0LH

This application was deferred pending a site visit taking place.

58 16/04776/LBC: Boxhedge Cottage, High Street, Porton, SP4 0LH

This application was deferred pending a site visit taking place.

59 Urgent Items

There were no urgent items

(Duration of meeting: 6.00pm – 7.36pm)

The Officer who has produced these minutes is Lisa Moore, of Democratic Services, direct line (01722) 434560, e-mail lisa.moore@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115

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**Wiltshire Council
Southern Area Planning Committee
11th August 2016**

Forthcoming Hearings and Public Inquiries between 29/07/2016 and 31/01/2016

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Date	Overturn at Cttee
15/02806/LBC	Garden Cottage Penruddocke Arms Hindon Road, Dinton Wiltshire, SP3 5EL	DINTON	Extension to form a kitchen and additional bed rooms	DEL	Hearing	Refuse	29/09/2016	No
15/06643/FUL	Garden Cottage Penruddocke Arms Hindon Road Dinton Wiltshire SP3 5EL	DINTON	Extension to form a kitchen and additional bed rooms	DEL	Hearing	Refuse	29/09/2016	No

Planning Appeals Received between 07/07/2016 and 29/07/2016

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Start Date	Overturn at Cttee
15/10369/FUL	39 Beacon Close Amesbury, SP4 7EG	AMESBURY	Demolition of existing workshop/ garage and construction of detached two bedroom bungalow with car port (resubmission of 14/04294/FUL)	DEL	Written Representations	Refuse	26/07/2016	No
16/01468/FUL	4 Antrobus Road Amesbury, SP4 7NU	AMESBURY	Proposed new two storey dwelling	DEL	Written Representations	Refuse	18/07/2016	No
16/01471/FUL	3 Antrobus Road Amesbury, SP4 7NT	AMESBURY	Proposed new dwelling	DEL	Written Representations	Refuse	18/07/2016	No
16/02069/FUL	Southside Court Green Lane, Salisbury Wiltshire, SP4 6DD	LAVERSTOCK	Construction of a Pilates Studio, following demolition of unused squash courts.	DEL	Written Representations	Refuse	20/07/2016	No

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Decision	Decision Date	Costs Awarded ?
15/05839/FUL	Stonehenge Campsite Berwick St. James Salisbury, SP3 4TQ	WINTERBOURNE STOKE	Change of Use of Pitch 6 from touring caravan pitch to the standing for a caravan, motorhome or pod for occupation by warden between 1st February - 30 November in any year and as a touring caravan pitch between 1st December and 31st January in any year	DEL	Written Reps	Refuse	Allowed with Conditions	26/07/2016	No
15/08492/FUL	Land at Littledown Cottage Great Durnford Salisbury, Wiltshire SP4 6AY	DURNFORD	New detached dwelling in garden of Littledown Cottage	DEL	Written Reps	Refuse	Dismissed	20/07/2016	No
15/10995/PNCOU	Land Opposite to Snell Farm, Livery Road, Winterslow Salisbury, Wiltshire SP5 1RJ	WINTERSLOW	Prior notification under class Q - for change of use of existing agricultural building to form a single dwelling and associated works.	DEL	Written Reps	Refuse	Dismissed	27/07/2016	No

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No. 1

Date of Meeting	11 th August 2016
Application Number	16/04773/FUL
Site Address	Boxhedge Cottage High Street Porton SP4 0LH
Proposal	Proposed two storey rear extension
Applicant	Mr & Mrs Pope
Town/Parish Council	IDMISTON
Electoral Division	BOURNE AND WOODVALLEY – (Councillor Mike Hewitt)
Grid Ref	418729 136509
Type of application	Full Planning
Case Officer	Laura Baker

Reason for the application being considered by Committee

The application has been called in to committee by Councillor Hewitt as the application is recommended for refusal.

The application was deferred at Committee on 21st July 2016 following a request for a site visit from Councillor Hewitt. The report now includes previous late representations from the Idmiston Parish Council Neighbourhood Plan Steering Group

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission should be REFUSED.

2. Report Summary

The main issues which are considered to be material in the determination of this application are listed below:

- Principle of development
- Design and Impact on Historic Environment
- Impact on neighbour amenity

3. Site Description

The application site is located on the High Street within the south of Porton. The property is a two storey detached dwelling that was formerly three separate cottages. The site is constructed from a timber frame with brick and render under a thatched roof. The property is grade II listed and falls within the Porton Conservation area. A footpath runs within close proximity to the site on the eastern boundary.

4. Planning History

There is no planning application history relevant to Boxhedge Cottage. A two storey new build is currently under construction in land adjacent to the property.

5. The Proposal

The application seeks planning permission to erect a two storey extension to the rear of the property. The purpose of the works is to provide an additional bedroom and ensuite bathroom at first floor level and sitting room on the ground floor. The extension is proposed to be constructed out of materials that will match the existing building.

6. Local Planning Policy

Planning (Listed Building and Conservation Areas) Act 1990

- Section 16: Preserving a Listed Building or its setting
- Section 66: Special considerations affecting planning functions

National Planning Policy Framework (NPPF):

- Section 12: Conserving and enhancing the historic environment
- Section 7 - Requiring good design

Wiltshire Core Strategy (WCS):

- Core Policy 58: Ensuring the conservation of the historic environment
- Core Policy 57: Ensuring high quality design and place shaping

7. Summary of consultation responses

Parish Council - No Objections

Highways - No Objections

Conservation - Objections (negative impact upon the listed building – see report for full details)

Idmiston Parish Council Neighbourhood Plan Steering Group – Object (see below)

“The Idmiston Parish Council Neighbourhood Plan Steering Group wish to make the strongest possible representation against the proposed extension to Boxhedge Cottage. The Neighbourhood Plan has been three years in preparation and is now approaching Independent Inspection

Our Village Design Statement was adopted by South Wiltshire in 2013. The VDS details policy and makes proposals that form an integral part of the Neighbourhood Plan. It was the first Parish planning document intended to preserve the character and heritage of the Parish. Wiltshire's Core Strategy states that 'all future development within the Parish should comply with Wiltshire Council's conservation and heritage policies including those for listed buildings.'

Members of the general community were not given an opportunity to comment upon this application at the Parish Council meeting where this issue was discussed. However, much concern has been expressed since then over the potential major changes to be made to Boxhedge Cottage

Of particular relevance to this application and quoting from the Neighbourhood Plan are the following:

Proposal 4 - Protect Historical Buildings

Review buildings within the villages that should be maintained/protected as part of cultural/historical heritage

Within the Conservation Area and thought to have been built in the early 17th century, this Grade 2 listed, timber-framed cottage is one of only four surviving buildings of its type in the Parish. The report from the Conservation Officer could not more strongly have stated that the proposed, large, two-storey extension will not only damage the surviving structure and remove parts of it irrevocably, but will be totally out of character and keeping for such a building

Policy 18 - Prevent Overcrowding

To ensure sufficient amenity space remains available, proposals that involve increasing the footprint of a dwelling should have regard to the adequacy of the size of the plot and the general character of the area

The size and scale of the proposed extension will increase the footprint of the existing building by some 50%. Following the recent construction of a new, detached house within the curtilage of this listed cottage, the garden remaining to Box Hedge Cottage is now so small that should the extension be constructed, there will be very little amenity space remaining. The site will have been thoroughly over developed"

8. Publicity

The application was advertised by press / site notice and neighbour consultation letters.

2 Letters of support have been received

9. Planning Considerations

9.1 Principle of Development

Core Policy 57 states "a high standard of design is required in all new developments, including extensions... Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality". The "Creating Places" Supplementary Planning Guidance gives further direction of household extensions –

- Avoid large extensions which overwhelm the original dwelling
- In all circumstances the key principle is that it will still be obvious what part of the building was original, with later extensions being clearly subordinate
- New roof pitches should match those of the existing dwelling but should be of a narrower span achieved by the use of setbacks and a dropped ridge

Core Policy 58 of the Wiltshire Core Strategy states that designation of a listed building does not preclude the possibility of new development. In considering applications for new development, the council will seek to ensure that the form, scale, design and materials of new buildings are complementary to the historic context. Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment.

9.2 Design and Impact on the Historic Environment

The Conservation Officer has advised that the primary significance of Boxhedge Cottage as a listed building is in its specific layout and the excellent survival of historic fabric; the level of visibility of the building or any part of it is rarely a relevant consideration in Listed Building Consent, however it is core to the considerations relevant to the Conservation Area. Some original fabric has been lost or altered to the property, however many of these changes contribute to the historic interest of the building's evolution.

The application states that the proposal is made as the 'living space is limited for a family size dwelling, and an upper floor master bedroom with ensuite that would make this dwelling suitable for modern living and family use'. The property was originally divided into three dwellings, this given it is not considered that the level of accommodation is so poor as to render it sufficiently undesirable that its occupancy (and thereby maintenance) could be jeopardised. The application proposes that three large reception rooms, four bedrooms and two bathrooms which, by thatched cottage standards, is a substantial range of accommodation, especially for the size of plot that it now occupies. It is therefore not considered that the application proposes any public benefits.

The proposal is a two-storey extension at right-angles to the rear of the existing building. The rear elevation of the existing building is in a single plane, with the centre bays of exposed historic timber-framing with infill panels of brick, plaster and flint. The proposed extension would be built over this wall, thereby removing it from external visibility, also cutting out a significant section of the timber-frame's essential eaves plate in order to create first floor access. The loss of visibility of the rear elevation and loss of fabric combine to generate a significant adverse impact on the character of the listed building; the application proposes that this external wall would remain exposed internally; the harm is created by denying its visibility alongside the rest of the rear of the cottage.

The size and bulk of the extension is also a concern. Its orientation is at ninety degrees to the existing and does not reflect the traditional form of extension of thatched cottages, where linearity would usually have been preserved for thatching reasons.

The extension would change the relationship between the property and its curtilage. The curtilage has already been significantly reduced in scale by the new dwelling to the south, and that remaining to the east would be inaccessible from the house due to the excavations necessary to construct the extension and ground levels. This would have a negative effect that would have a highly adverse impact on the setting of the listed building.

The visual impact of the works would be limited from the public realm, although there would be partial views of the new roof and stack, and therefore it is considered that the impact on the character of the Conservation Area is negligible.

9.3 Impact on Neighbour Amenity

The property is bounded to the north by an access track for neighbouring properties and no.6 Parsons Close beyond, to the east the property is bounded by a footpath and no.'s 1 & 2 Highfield Cottages, to the south is the new build that is currently under construction and to the north is agricultural land.

In terms of neighbour impact, the property has dense hedging on the northern boundary which provides screening of the site from properties to the north. It is not considered that there would not be any significant impact on properties to the east given the change in levels from the site to the neighbouring dwellings.

The new build property would be the most likely to be effected in terms of neighbour amenity. The proposed drawings that show there would be a small bedroom window looking onto the new build and double doors at ground floor level. This being said, it is considered that there would be a separation distance between the two houses that would be large enough that the development would not be overbearing in nature or result in the loss of privacy for future inhabitants of the new build.

10. Conclusion

In conclusion, it is considered that the proposed extension, by reason of its attachment to the rear of the listed building, the enlarged openings causing loss of significant historic fabric, its bulk, and the impact on its setting, would fail to preserve the character and setting of the listed building as required by s16 and s66 of the Act. It would also fail to meet the expectations of Wilts Core Strategy CP58 and NPPF para 134.

RECOMMENDATION: Refuse Planning Permission

- (1) The proposed extension, by reason of its attachment to the rear of the listed building, the enlarged openings causing loss of significant historic fabric, its bulk, and the impact on its setting, would fail to preserve the character and setting of the listed building as required by Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It would also fail to meet the expectations of Wiltshire Core Strategy Core Policies 57 and 58 and the NPPF.

16/04773/FUL & 16/04776/LBC
Boxhedge Cottage
High Street
Porton
Wiltshire
SP4 0LH



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16/04773/FUL & 16/04776/LBC

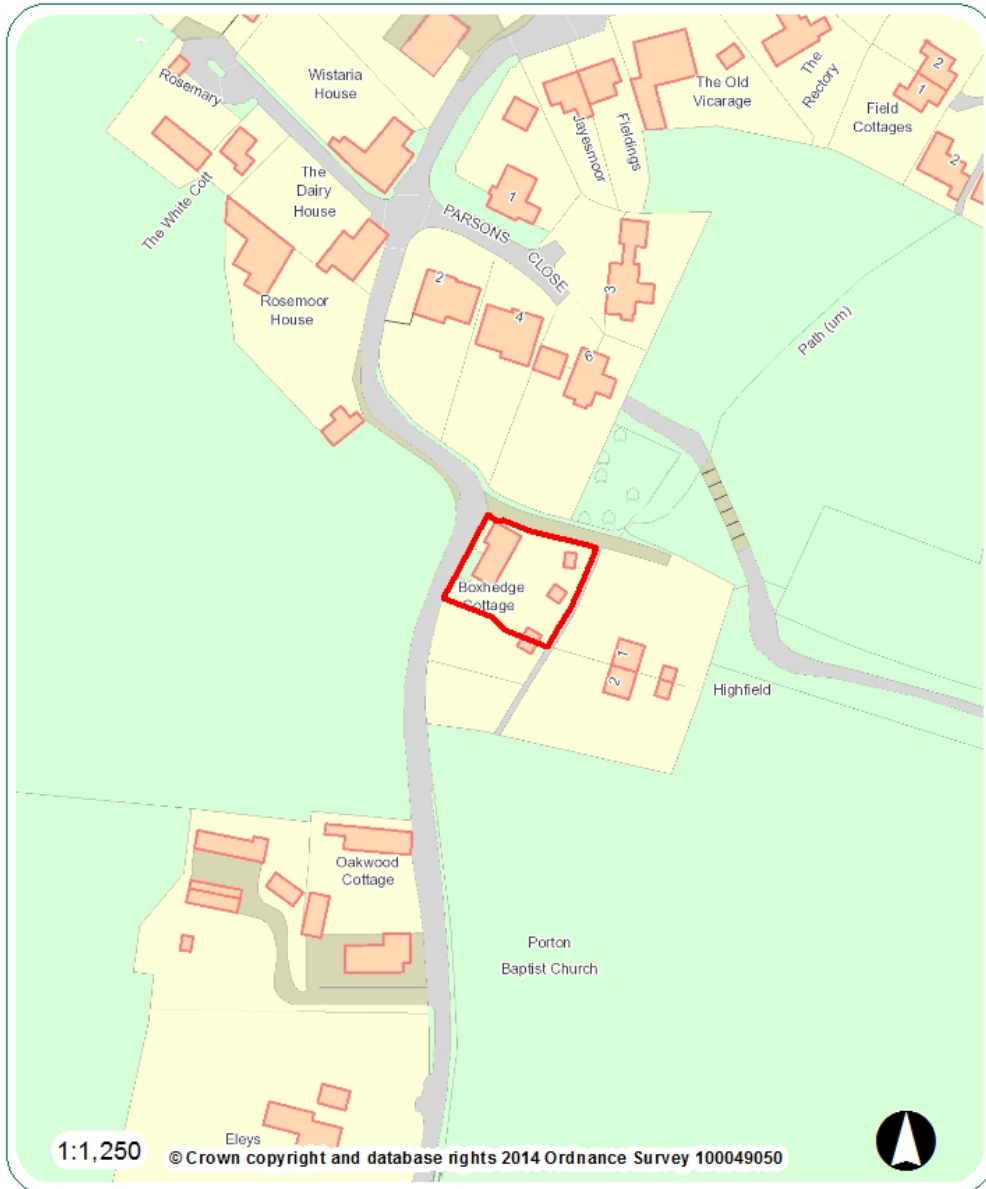
Boxhedge Cottage

High Street

Porton

Wiltshire

SP4 0LH



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REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No. 2

Date of Meeting	11 th August 2016
Application Number	16/04776/LBC
Site Address	Boxhedge Cottage High Street Porton SP4 0LH
Proposal	Proposed two storey rear extension
Applicant	Mr & Mrs Pope
Town/Parish Council	IDMISTON
Electoral Division	BOURNE AND WOODVALLEY – (Councillor Mike Hewitt)
Grid Ref	418729 136509
Type of application	Listed Building Consent
Case Officer	Laura Baker

Reason for the application being considered by Committee

The application has been called in to committee by Councillor Hewitt as the application is recommended for refusal.

The application was deferred at Committee on 21st July 2016 following a request for a site visit from Councillor Hewitt. The report now includes previous late representations from the Idmiston Parish Council Neighbourhood Plan Steering Group

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission should be REFUSED.

2. Report Summary

The main issues which are considered to be material in the determination of this application are listed below:

- Planning History
- Impact on the Listed Building

3. Site Description

The application site is located on the High Street within the south of Porton. The property is a two storey detached dwelling that was formerly three separate cottages. The property is

constructed from a timber frame with brick and render under a thatched roof. The property is grade II listed and falls within the Porton Conservation area. A footpath runs within close proximity to the site on the eastern boundary.

4. Planning History

There is no planning application history relevant to Boxhedge Cottage. A two storey new build is currently under construction in land adjacent to the property.

5. The Proposal

The application seeks listed building consent for to erect a two storey extension to the rear of the property. The purpose of the works is to provide an additional bedroom and ensuite bathroom at first floor level and sitting room on the ground floor. The extension is proposed to be constructed out of materials that will match the existing building.

6. Local Planning Policy

Planning (Listed Building and Conservation Areas) Act 1990

- Section 16: Preserving a Listed Building or its setting
- Section 66: Special considerations affecting planning functions

National Planning Policy Framework (NPPF):

- Section 12: Conserving and enhancing the historic environment
- Section 7 - Requiring good design

Wiltshire Core Strategy (WCS):

- Core Policy 58: Ensuring the conservation of the historic environment
- Core Policy 57: Ensuring high quality design and place shaping

7. Summary of consultation responses

Parish Council - No Objections

Salisbury Civic Society – Objections (negative impact upon the listed building)

Conservation - Objections (negative impact upon the listed building - see report for full details)

Idmiston Parish Council Neighbourhood Plan Steering Group – Objections (see below)

“The Idmiston Parish Council Neighbourhood Plan Steering Group wish to make the strongest possible representation against the proposed extension to Boxhedge Cottage. The Neighbourhood Plan has been three years in preparation and is now approaching Independent Inspection

Our Village Design Statement was adopted by South Wiltshire in 2013. The VDS details policy and makes proposals that form an integral part of the Neighbourhood Plan. It was the first Parish planning document intended to preserve the character and heritage of the Parish. Wiltshire's Core Strategy states that 'all future development within the Parish should comply with Wiltshire Council's conservation and heritage policies including those for listed buildings.'

Members of the general community were not given an opportunity to comment upon this application at the Parish Council meeting where this issue was discussed. However, much concern has been expressed since then over the potential major changes to be made to Boxhedge Cottage

Of particular relevance to this application and quoting from the Neighbourhood Plan are the following:

Proposal 4 - Protect Historical Buildings

Review buildings within the villages that should be maintained/protected as part of cultural/historical heritage

Within the Conservation Area and thought to have been built in the early 17th century, this Grade 2 listed, timber-framed cottage is one of only four surviving buildings of its type in the Parish. The report from the Conservation Officer could not more strongly have stated that the proposed, large, two-storey extension will not only damage the surviving structure and remove parts of it irrevocably, but will be totally out of character and keeping for such a building

Policy 18 - Prevent Overcrowding

To ensure sufficient amenity space remains available, proposals that involve increasing the footprint of a dwelling should have regard to the adequacy of the size of the plot and the general character of the area

The size and scale of the proposed extension will increase the footprint of the existing building by some 50%. Following the recent construction of a new, detached house within the curtilage of this listed cottage, the garden remaining to Box Hedge Cottage is now so small that should the extension be constructed, there will be very little amenity space remaining. The site will have been thoroughly over developed"

8. Publicity

The application was advertised by press / site notice and neighbour consultation letters.

2 letters of support have been received

9. Planning Considerations

9.1 Impact on the Listed Building and Conservation Area

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority [or the Secretary of State] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The council has a duty under the PLBCA Act 1990 to pay special regard to

preserving the character of listed buildings and conservation areas. Listed buildings are identified as being of national significance, and the considerations in handling applications for listed building consent are separate from those of planning permission, for which specialist advice is required to be sought just as would works affecting a scheduled monument. Change is of course not in itself objectionable, however the duty of special regard requires the council to consider the impact of any changes on the character and significance of listed buildings; unless exceptional circumstances exist, proposals that would adversely affect the character or significance should be rejected so that the wider community (both local and national) benefits of our finite heritage are maintained.

The Conservation Officer has advised that the primary significance of Boxhedge Cottage as a listed building is in its specific layout and the excellent survival of historic fabric; the level of visibility of the building or any part of it is rarely a relevant consideration in Listed Building Consent, however it is core to the considerations relevant to the Conservation Area. Some original fabric has been lost or altered to the property, however many of these changes contribute to the historic interest of the building's evolution.

The application states that the proposal is made as the 'living space is limited for a family size dwelling, and an upper floor master bedroom with ensuite that would make this dwelling suitable for modern living and family use'. The property was originally divided into three dwellings, this given it is not considered that the level of accommodation is so poor as to render it sufficiently undesirable that its occupancy (and thereby maintenance) could be jeopardised. The application proposes that three large reception rooms, four bedrooms and two bathrooms which, by thatched cottage standards, is a substantial range of accommodation, especially for the size of plot that it now occupies. It is therefore not considered that the application proposes any public benefits.

The proposal is a two-storey extension at right-angles to the rear of the existing building. The rear elevation of the existing building is in a single plane, with the centre bays of exposed historic timber-framing with infill panels of brick, plaster and flint. The proposed extension would be built over this wall, thereby removing it from external visibility, also cutting out a significant section of the timber-frame's essential eaves plate in order to create first floor access. The loss of visibility of the rear elevation and loss of fabric combine to generate a significant adverse impact on the character of the listed building; the application proposes that this external wall would remain exposed internally; the harm is created by denying its visibility alongside the rest of the rear of the cottage.

The size and bulk of the extension is also a concern. Its orientation is at ninety degrees to the existing and does not reflect the traditional form of extension of thatched cottages, where linearity would usually have been preserved for thatching reasons.

The extension would change the relationship between the property and its curtilage. The curtilage has already been significantly reduced in scale by the new dwelling to the south, and that remaining to the east would be inaccessible from the house due to the excavations necessary to construct the extension and ground levels. This would have a negative effect that would have a highly adverse impact on the setting of the listed building.

The visual impact of the works would be limited from the public realm, although there would be partial views of the new roof and stack, and therefore it is considered that the impact on the character of the Conservation Area is negligible.

10. Conclusion

In conclusion, it is considered that the proposed extension, by reason of its attachment to the rear of the listed building, the enlarged openings causing loss of significant historic fabric, its bulk, and the impact on its setting, would fail to preserve the character and setting of the listed building as required by s16 and s66 of the Act. It would also fail to meet the expectations of Wilts Core Strategy CP58 and NPPF para 134.

RECOMMENDATION: Refuse Listed Building Consent

- (1) The proposed extension, by reason of its attachment to the rear of the listed building, the enlarged openings causing loss of significant historic fabric, its bulk, and the impact on its setting, would fail to preserve the character and setting of the listed building as required by Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It would also fail to meet the expectations of Wiltshire Core Strategy Core Policy 58 and NPPF.

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REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No. 3

Date of Meeting	11 August 2016
Application Number	16/04668/FUL
Site Address	Land at Livery Road Winterslow Salisbury Wiltshire SP5 1RJ
Proposal	New dwelling and alteration to existing access and parking
Applicant	Mr R Hewlett
Town/Parish Council	WINTERSLOW
Electoral Division	WINTERSLOW – Cllr C. Devine
Grid Ref	424001 130896
Type of application	Full Planning
Case Officer	Warren Simmonds

Reason for the application being considered by Committee

The application has been called-in by Cllr Devine if officers are minded to refuse.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be refused for the reason(s) set out below.

2. Report Summary

The issues in this case are:

- The principle of residential development in this location;
- Scale, design, materials and impact on character of the area;
- Highway safety;

The publicity has generated two letters in support of the application. No objections were received from third parties.

The Winterslow Neighbourhood Plan Steering Group has submitted a letter jointly authored with Winterslow parish council in which full support is given to the proposed development.

3. Site Description

The application site is an open area of land that has been used for the growing of vegetables and flowers. It has an existing access from Livery Road.

The site is on the east side of Livery Road with open farmland to its north, west and south sides. To its east side (on the other side of Livery Road) are residential properties within West Winterslow.



SDLP map provided for information



Site outlined in red

In planning policy terms the site lies within the countryside outside of the housing policy boundary (defined limits of development) of West Winterslow (the boundary runs along the opposite edge of Livery Road). The site also lies within a Special Landscape Area (saved local plan policy C6 refers).

4. Planning History

- 13/02775/FUL Erect 3 bed dwelling and alterations to existing access (Refused)
- 13/04550/FUL Erection of 3 bed detached dwelling and alterations to existing access (Refused)

5. The Proposal

The application proposes the development of the land by the erection of a detached three bedroom dwellinghouse with access and parking.

6. Local Planning Policy

The Wiltshire Core Strategy (WCS) was adopted in January 2015 and constitutes the primary planning document. Also of relevance are the NPPF & NPPG and the emerging Winterslow Neighbourhood Plan.

7. Summary of consultation responses

WC Highways – Comments provided, Conditions suggested
Spatial Planning – Object (see detailed response below)
Rights of Way officer – No objection
Wessex Water – Standard letter of advice for non-sewered area
Tree Officer – No response received
Winterslow parish council – Support the application

The Winterslow Neighbourhood Plan Steering Group has submitted a letter jointly authored with Winterslow parish council in which full support is given to the proposed development.

8. Publicity

The application has been advertised by way of site notice and letters to near neighbours.

The publicity has generated two letters in support of the application. No objections were received from third parties.

The Winterslow Neighbourhood Plan Steering Group has submitted a letter jointly authored with Winterslow parish council in which full support is given to the proposed development.

9. Planning Considerations

9.1 Principle of development and policy

The principle consideration in the planning decision for this application is the policy context for the proposal, being outside of the defined limits of development. The defined limits of development for Winterslow as set out within the adopted Wiltshire Core Strategy policies maps include the land on the opposite side (East) of livery road, but the application site itself is excluded. The former SDLP H19 Housing Restraint Area used to extend to the North as far as including the curtilage of the adjoining property 'Kings Farm' but did not include the application site. Policy H19 ceased to exist in January 2015 when the WCS was adopted (former H19 areas are now considered countryside where they are outside of the defined limits of development as described by the WCS policies maps).

The Council's Spatial Planning officer has assessed the proposal and provides the following consultation response:

The application is to be considered in the context of the adopted Wiltshire Core Strategy (WCS), NPPF and the saved policies of the Salisbury District Local Plan (SDLP).

Paragraphs 11 and 12 of the NPPF confirms that applications must be determined in accordance with the development plan and that proposals which conflict with the development plan should be refused unless material considerations indicate otherwise.

Need for this development

Para 47 bullets 1 and 2 of the National Planning Policy Framework states:

To boost significantly the supply of housing, local planning authorities should:

- *use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*

- *identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later*

in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%

(moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;

With the adoption of the Wiltshire Core Strategy in January 2015, the council meets both of these objectives.

Policy CP24 of the WCS sets out a series of indicative housing numbers across broad locations in Wiltshire, which are designed to guide an even distribution of housing delivery across the area. The application site is not located within or adjacent to the settlement boundary of Winterslow, and is therefore in the open countryside.

The CP24 indicative housing requirement for the rest of the community area (excluding Downton) for the remaining plan period is 615 dwellings. Of these 611 now have planning permission or have been constructed and therefore as set out in Appendix 6 of the updated Housing Land supply report of 2015 there is only a requirement for 4 dwellings over the remainder of the plan period.

Table 2 of the Council's current Housing Land Supply Statement 2015 demonstrates that each housing market area in Wiltshire, including South Wiltshire which this site is located, has a 5 year housing land supply, plus a 5 % buffer. Therefore, there is no need for this development at this time.

Other policy considerations

Core Policy 1 outlines the settlement strategy for Wiltshire and identifies the settlements where sustainable development will take place. Winterslow is listed as a large village within the Southern Wiltshire Community Area.

The site is outside the settlement boundary, as the housing restraint area designation was deleted on adoption of the Wiltshire Core Strategy in January 2015. This site is therefore considered to be in the open countryside.

Core Policy 2 addresses the issue of development outside of settlement boundaries. Under Core Policy 2, development will not be permitted outside the limits of development unless it has been identified within the subsequent Site Allocations Development Plan Document and Neighbourhood Plan.

Core Policy 2 states that development proposals outside of defined settlements will be strictly limited, and only acceptable in certain circumstances, none of which are applicable to the application proposal. The WCS does not propose any strategic housing allocations in Winterslow, and it is envisaged that any non-strategic housing sites will come forward either through the Neighbourhood Planning process or through the forthcoming Wiltshire Housing Sites DPD. The Council are currently working towards a Housing Sites Allocations DPD, and Winterslow Parish Council has begun the Neighbourhood Plan making process.

The housing requirements set out at CP24 are indicative in order that the Council and community, through the development of subsequent Sites Allocation DPD and Neighbourhood Plans, may apply a flexible approach to housing delivery. It is considered that the proposal is contrary to the Plan-led approach for housing intended to be delivered through the Neighbourhood Planning and Site Allocation processes. As the Council is able to demonstrate a five year supply of housing land, and there is no over-riding need at this time for development in this location, the presumption against development applies until such time as the site may be allocated for development by the Council or local community.

Attention needs to be given to the progression of the Draft Neighbourhood Plan for Winterslow which is ongoing. The Neighbourhood Plan steering group has gathered evidence relating to land ownership and land availability within the village and surrounding area. From the evidence that they have gathered, they have shortlisted the top ten preferred sites for residential development, as voted for by the local community. This site is currently one of the 10 sites identified for development within the Neighbourhood Plan.

It is the responsibility of the applicant to demonstrate in what way a scheme may represent a justifiable exception to policy CP2, and evidence should be provided to determine that:

- a. there is widespread local support for the proposals at a level equivalent to the tests set for a neighbourhood plan or development order; and
- b. where there is an adopted community led policy approach, it would produce this specific scheme at this location.

Evidence of widespread local support may be demonstrated by (i) a Statement of Community Involvement describing how the local community have been involved in the preparation of the application proposals from an early stage in the design process, (ii) an

independent survey demonstrating a majority vote in favour of the development from a representative sample of the community, and/or (iii) a letter from or minutes of the Parish Council confirming their support for the proposals.

It is considered that the proposal is contrary to the Plan-led approach for housing intended to be delivered through the Neighbourhood Planning and Site Allocation processes. As the Council is able to demonstrate a five year supply of housing land, and there is no over-riding need at this time for development in this location, the presumption against development applies until such time as the site may be allocated for development by the Council or local community. Therefore I raise a **policy objection** to the application at this time. Subject to the site allocation being maintained in the Neighbourhood Plan when adopted, then this site may have potential for residential development in the future.

Further comment from the Spatial Planning officer:

“I have considered this application again, in light of the support from the Neighbourhood Plan, but I have maintained my objection as the NP is still at an early stage, and although we have support from the PC and NPSG, it is still contrary to CP2 at this point in time. If we allowed PP for every site in a NP preferred list and in advance of the plan being adopted, then there will be no point in carrying on with the NP’s. There is also no guarantee that the examiner will support the sites inclusion in the plan either – he has just deleted some sites out of the Potterne NP.

I know that Mr H will keep drawing similarities to the Fralex site in Winterslow, but each application is dealt with on its merits. The Fralex application was next to the settlement boundary, in the centre of the village, within walking distance of the facilities, and will deliver affordable housing for the village, as well as resolving a drainage / surface water issue.

Once the NP has been adopted then the policy position will change. Until then, I maintain my objection.

It will be the prerogative of the committee to approve the application, if they deem the evidence sufficient to set aside CP2.”

9.2 Design and Impact on area and amenity

The proposed dwellinghouse is to be set partially down (at the rear) within the rising contours of the land and will be afforded a degree of screening within the surrounding area by reason of retained trees. The proposed external materials consist of reclaimed style facing brickwork under a slate or clay tiled roof and the proposal is considered acceptable in terms of its scale, design and materials.

It is considered that by reason of the siting, orientation and general relationship between the proposed dwelling and the closest existing neighbouring dwelling (known as Kings Farm to the NW), the proposed development would not unduly disturb, interfere, conflict with or overlook adjoining dwellings or uses to the detriment of existing occupiers.

9.3 Highways matters

The access to the proposed dwelling constitutes a modified and improved access from the existing. A recessed and gated driveway/turning space at the front of the house (within the curtilage) will provide off street parking for at least two cars. The Highways officer has no objections on Highway safety grounds (subject to Conditions), however raises concerns in respect of the sustainability of the site, being outside of the defined limits of development.

Surface water drainage is to be provided by means of soakaways within the site, foul water drainage is to be by connection to the existing mains sewer.

9.4 S106 contributions

None relevant

10. Conclusion

It is considered that the proposal is contrary to the Plan-led approach for housing intended to be delivered through the Neighbourhood Planning and Site Allocation processes. As the Council is able to demonstrate a five year supply of housing land, and there is no over-riding need at this time for development in this location, the presumption against development applies until such time as the site may be allocated for development by the Council or local community. Therefore officers raise a policy objection to the application at this time.

However, subject to the site allocation being maintained in the Neighbourhood Plan when adopted, this site may have potential for residential development in the future, but for the moment the proposal is considered premature and cannot be supported on planning policy grounds.

RECOMMENDATION: That the application be REFUSED, for the following reason:

The application site is situated outside of the defined limits of development as set out within Core Policies CP1, CP2 and CP24 of the adopted Wiltshire Core Strategy and the associated policies maps. Whilst the application site has been included in the emerging Winterslow Neighbourhood Plan, the Neighbourhood Plan is not yet formally part of the development plan for the area. The proposal is therefore considered premature and contrary to the Plan-led approach for housing intended to be delivered through the Neighbourhood Planning and Site Allocation processes. As the Council is able to demonstrate a five year supply of housing land, and there is no over-riding need at this time for development in this location, the presumption against development applies until such time as the site may be allocated for development by the Council or local community. The proposal is therefore contrary to Core Policies CP1, CP2 and CP24 of the adopted Wiltshire Core Strategy, the emerging Winterslow Neighbourhood Plan, and the aims of the NPPF, which advocates a plan-led approach.

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Report No. 4

Date of Meeting	11 th August 2016
Application Number	16/04984/FUL
Site Address	The Greyhound, Market Place, Wilton
Proposal	Replacement of ground floor courtyard facing windows and doors (retrospective)
Applicant	Mr B Currie
Town/Parish Council	Wilton
Grid Ref	409690 131163
Type of application	Full Planning
Case Officer	Tom Wippell

Reason for the application being considered by Committee

The application has been called to committee by Councillor Peter Edge if minded to refuse, in view of the relationship to adjoining properties.

1. Purpose of Report

To consider the recommendation of the Area Development Manager (South) that planning permission be refused.

2. Report Summary

The issues in this case are:

- Background/Site History
- Impact of retrospective windows on the character of the listed building

Publicity of the application has resulted in no comments from the Town Council, and no Third Party Representations.

3. Site Description

Built between C16 and late C19, the Greyhound is a Grade II Listed Public House in the centre of Wilton, between Greyhound Lane and Silver Street to the north-east and south-west respectively. To the rear, bounded on three sides by the main pub building/function room/ kitchen, is a courtyard beer garden with windows and doors facing into it.

The Grade II listing description is as follows:

Mid-late C18. 2 storeys on plinth. Painted brick, projecting plinth, moulded 1st floor string, moulded and coved eaves cornice, old tile roof, flanking chimneys. A 4 bay front with 4-pane sash windows and modern raised and fielded paneled 2 leaf doors in projecting brick surround in 2nd bay from

left. Long early C19 single storey stable block of brick with slate roof to right. Gabled dormers to rear and a single storey extension of 2 windows.

4. Relevant Planning History

14/02702/LBC & 14/02556 A/C

Internal & external alterations including demolition of single storey WC blocks & entrances in courtyard; reinstatement of former guest rooms currently in use as managers accommodation; 1 bedroom studio apartment for manager; conversion and extension of function room and roof space to create additional guest accommodation (10 bedrooms)

5. The Proposal

The proposal seeks retrospective permission for replacement ground-floor courtyard-facing windows and doors.

It should be noted that the current retrospective scheme is part of wider a regeneration project for The Greyhound; The main bulk of the redevelopment is being dealt with under separate applications 16/04871/FUL & 16/2024/LBC. At the time of writing, it is anticipated that this aspect of the project is likely to be approved, subject to conditions.

6. Planning Policy

Core Policy 57- Ensuring high quality design and place shaping
Core Policy 58- Ensuring the Conservation of the Historic Environment
Planning (Listed Buildings and Conservation Areas) Act 1990
NPPF (paragraph 132 and 137)

7. Consultations

Conservation: Object- The conservation officers comments have been incorporated in the report below

Wilton Town Council: No comments received

8. Publicity

The application has been advertised by way of newspaper advertisement, site notice, and letters to near neighbours.

The publicity has generated no Third Party Representations.

9. Planning Considerations

9.1 Background/ Site History

The previous windows, whilst not historic, were of a style and proportion more in keeping with the character of the former coach house. In addition the majority were single glazed with slim glazing bars. As a consequence they preserved the character of the former stables; enhanced the distinction between the two buildings (host and ancillary) and preserved the setting of the adjacent listed building.

The former coach house/stable block has a distinct character from the host building. The host building

has attractive large historic sash windows with fine glazing bars on the front elevation. It is likely that these windows have been installed at a later (but nonetheless historic) stage to aggrandise the building. The rear has a mix of window types and styles.

A previous scheme (14/02702/LBC) saw the approval of ground floor courtyard elevations in relation to the windows, doors and 'conservatory/porch'. Timber flush-framed casement windows with oak timber lintels were agreed for the 'guest accommodation windows'(south elevation); timber for the new lobby, and the windows to the rear of the host building (west elevation)/ storage area were also to be timber casement windows.

However, despite a timber-lobby and timber-casement windows being approved, the applicant has installed double glazed UPVC sash windows and a UPVC porch; hence the reason for this retrospective application.

9.2 Impact of retrospective windows on the character of the listed building

It is generally acknowledged that the fenestration of a building is an important element of its character, and therefore any works to windows/doors on a listed building entailing a change-of-design/ materials require listed building consent.

The importance of windows/doors on a listed building's character/ appearance/ significance is acknowledged by the Building Regulations, which allows greater flexibility (under part L) for historic buildings to use single-glazing rather than double-glazing.

In relation to the current application, it is considered that the retrospective windows and porch are unacceptable for the following reasons:

- The windows design, being vertical sash, are of an inappropriate style for the ancillary building, such that they adversely impact on the character (and thereby the special interest) of this designated heritage asset;
- The sash windows are double-glazed, and the chunkiness of the detailing is at odds with the character of historic windows (where the mouldings are finer and you don't get a double reflection).
- The windows and porch are of a non-traditional material (ie UPVC) which is not generally accepted in listed buildings because of its non-traditional character and different performance characteristics;
- The appearance of the windows jars with other elements of the building; namely the timber lintels- Sash windows of this design would commonly have been installed with gauged brickwork arches or decorative lintels with keystones as per the front elevation.

Had flush framed timber casement windows been installed, as per the 2014 approval, they would have preserved the character and significance of the listed building. Unfortunately the currently-installed Sash windows are of an overtly domestic grander character, not appropriate for the coach house, and their installation has adversely impacted on the significance, character and setting of the listed building.

Overall it is considered that the installed windows (by virtue of their design and material) and the porch (by virtue of it being uPVC) have adversely impacted on the significance of the ancillary listed building and the setting of the host building and is therefore contrary to CP58 of the Wiltshire Core Strategy and para 132 and 137 of the NPPF:

"Significance can be harmed or lost through alteration or destruction of the heritage asset or

development within its setting”

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably”.

and section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states:

‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.

In view of the above it is considered that the installed UPVC windows are having, and continue to have an adverse effect on the listed building and as such it is recommended refusal of the application.

Recommendation:

That planning permission be REFUSED for the following reasons:

The installed windows (by virtue of their design and material) and the porch (by virtue of it being uPVC) have adversely impacted on the significance of the ancillary listed building and the setting of the host building and is therefore contrary to Core Policy 58 of the Wiltshire Core Strategy, paragraphs 132 and 137 of the NPPF and section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

16/04984/FUL & 16/5011/LBC

The Greyhound
The Market Place

Wilton
Salisbury
SP2 0HT

Wiltshire Council
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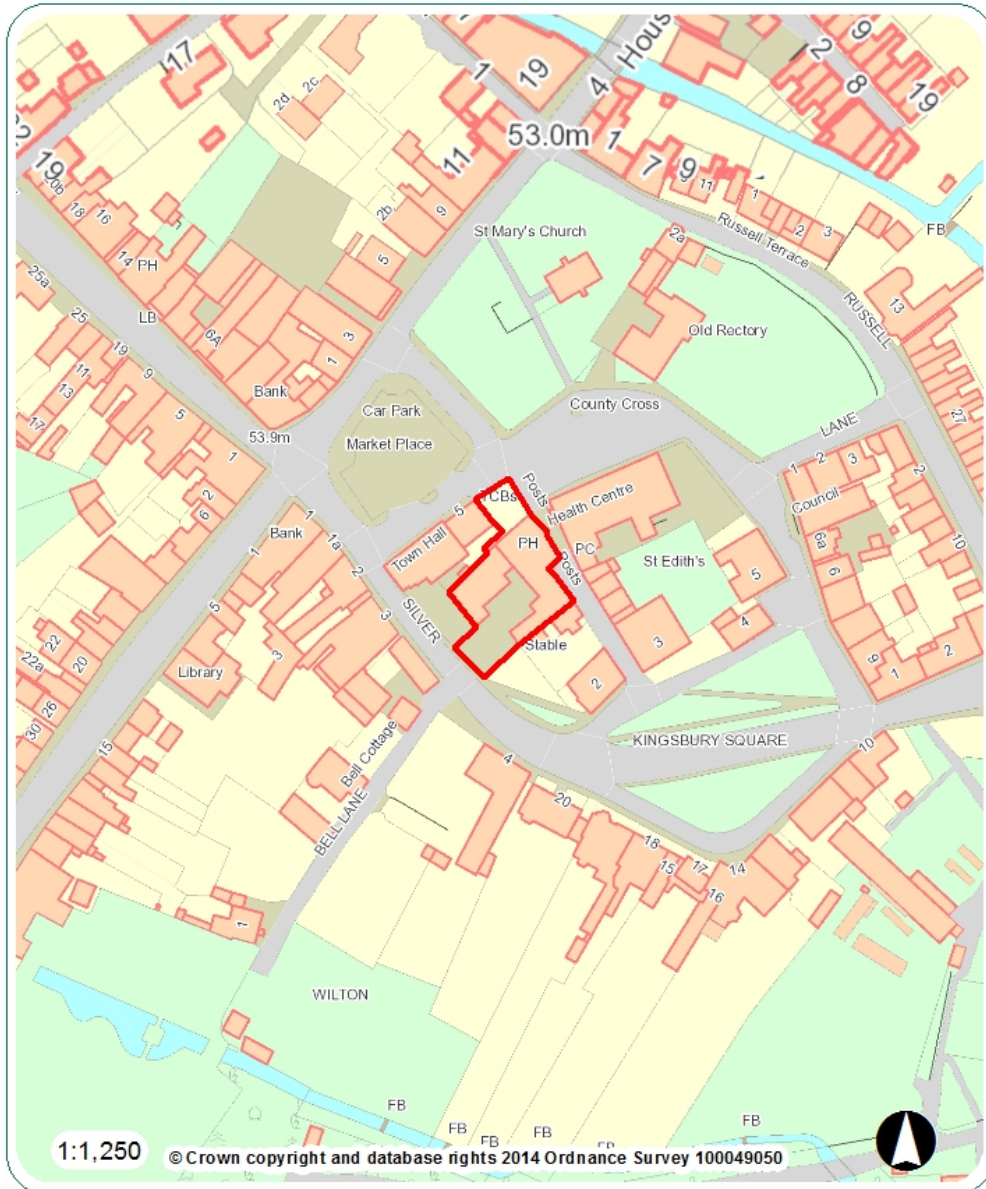


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16/04984/FUL & 16/5011/LBC

The Greyhound
The Market Place

Wilton
Salisbury
SP2 0HT



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Report No. 5

Date of Meeting	11 th August 2016
Application Number	16/05011/LBC
Site Address	The Greyhound, Market Place, Wilton
Proposal	Replacement of ground floor courtyard facing windows and doors (retrospective)
Applicant	Mr B Currie
Town/Parish Council	Wilton
Grid Ref	409690 131163
Type of application	Listed Building
Case Officer	Tom Wippell

Reason for the application being considered by Committee

The application has been called to committee by Councillor Peter Edge if minded to refuse, in view of the relationship to adjoining properties.

1. Purpose of Report

To consider the recommendation of the Area Development Manager (South) that planning permission be refused.

2. Report Summary

The issues in this case are:

- Background/Site History
- Impact of retrospective windows on the character of the listed building

Publicity of the application has resulted in an objection from the Town Council, and no Third Party Representations.

3. Site Description

Built between C16 and late C19, the Greyhound is a Grade II Listed Public House in the centre of Wilton, between Greyhound Lane and Silver Street to the north-east and south-west respectively. To the rear, bounded on three sides by the main pub building/function room/ kitchen, is a courtyard beer garden with windows and doors facing into it.

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left. Long early C19 single storey stable block of brick with slate roof to right. Gabled dormers to rear and a single storey extension of 2 windows.

4. Relevant Planning History

14/02702/LBC & 14/02556 A/C

Internal & external alterations including demolition of single storey WC blocks & entrances in courtyard; reinstatement of former guest rooms currently in use as managers accommodation; 1 bedroom studio apartment for manager; conversion and extension of function room and roof space to create additional guest accommodation (10 bedrooms)

5. The Proposal

The proposal seeks retrospective permission for replacement ground-floor courtyard-facing windows and doors.

It should be noted that the current retrospective scheme is part of a wider regeneration project for The Greyhound; The main bulk of the redevelopment is being dealt with under separate applications 16/04871/FUL & 16/2024/LBC. At the time of writing, it is anticipated that this aspect of the project is likely to be approved, subject to conditions.

6. Planning Policy

Core Policy 57- Ensuring high quality design and place shaping
Core Policy 58- Ensuring the Conservation of the Historic Environment
Planning (Listed Buildings and Conservation Areas) Act 1990
NPPF (paragraph 132 and 137)

7. Consultations

Conservation: Object- see officers report below

Wilton Town Council: Wilton Town Council objects to this application, as the applicant has installed windows and doors that are not compliant with the guidelines.

8. Publicity

The application has been advertised by way of newspaper advertisement, site notice, and letters to near neighbours.

The publicity has generated no Third Party Representations.

9. Planning Considerations

9.1 Background/ Site History

The previous windows, whilst not all historic, were of a style and proportion more in keeping with the character of the former coach house. In addition the majority were single glazed with slim glazing bars. As a consequence they preserved the character of the former stables; enhanced the distinction between the two buildings (host and ancillary) and preserved the setting of the adjacent listed building.

The former coach house/stable block has a distinct character from the host building. The host building has attractive large historic sash windows with fine glazing bars on the front elevation. It is likely that these windows have been installed at a later (but nonetheless historic) stage to aggrandise the building. The rear has a mix of window types and styles.

A previous scheme (14/02702/LBC) saw the approval of ground floor courtyard elevations in relation to the windows, doors and 'conservatory/porch'. Timber flush-framed casement windows with oak timber lintels were agreed for the 'guest accommodation windows'(south elevation); timber for the new lobby, and the windows to the rear of the host building (west elevation)/ storage area were also to be timber casement windows.

However, despite a timber-lobby and timber-casement windows being approved, the applicant has installed double glazed UPVC sash windows and a UPVC porch; hence the reason for this retrospective application.

9.2 Impact of retrospective windows on the character of the listed building

It is generally acknowledged that the fenestration of a building is an important element of its character, and therefore any works to windows/doors on a listed building entailing a change-of-design/ materials require listed building consent.

The importance of windows/doors on a listed building's character/ appearance/ significance is acknowledged by the Building Regulations, which allows greater flexibility (under part L) for historic buildings to use single-glazing rather than double-glazing.

In relation to the current application, it is considered that the retrospective windows and porch are unacceptable for the following reasons:

- The windows design, being vertical sash, are of an inappropriate style for the ancillary building, such that they adversely impact on the character (and thereby the special interest) of this designated heritage asset;
- The sash windows are double-glazed, and the chunkiness of the detailing is at odds with the character of historic windows (where the mouldings are finer and you don't get a double reflection).
- The windows and porch are of a non-traditional material (ie UPVC) which is not generally accepted in listed buildings because of its non-traditional character and different performance characteristics;
- The appearance of the windows jars with other elements of the building; namely the timber lintels- Sash windows of this design would commonly have been installed with gauged brickwork arches or decorative lintels with keystones as per the front elevation.

Had flush framed timber casement windows been installed, as per the 2014 approval, they would have preserved the character and significance of the listed building. Unfortunately the currently-installed Sash windows are of an overtly domestic grander character, not appropriate for the coach house, and their installation has adversely impacted on the significance, character and setting of the listed building.

Overall it is considered that the installed windows (by virtue of their design and material) and the porch (by virtue of it being uPVC) have adversely impacted on the significance of the ancillary listed building and the setting of the host building and is therefore contrary to CP58 of the Wiltshire Core Strategy and para 132 and 137 of the NPPF:

“Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting”

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably”.

and section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states:

‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.

In view of this it is considered that the installed UPVC windows and porch are having and will continue to have a negative impact on the listed building and as such should be refused planning permission.

Recommendation:

That planning permission be REFUSED for the following reasons:

The installed windows (by virtue of their design and material) and the porch (by virtue of it being uPVC) have adversely impacted on the significance of the ancillary listed building and the setting of the host building and is therefore contrary to Core Policy 58 of the Wiltshire Core Strategy, paragraphs 132 and 137 of the NPPF and section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.