

AGENDA

Meeting: Southern Area Planning Committee
Place: Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Tuesday 30 May 2017
Time: 3.00 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 Richard Britton (Vice Chairman)	Cllr Sven Hocking
Cllr Brian Dalton	Cllr George Jeans
Cllr Matthew Dean	Cllr Ian McLennan
Cllr Christopher Devine	Cllr John Smale
Cllr Jose Green	

Substitutes:

Cllr Ernie Clark	Cllr Bridget Wayman
Cllr Tony Deane	Cllr Graham Wright
Cllr John Walsh	Cllr Robert Yuill

Recording and Broadcasting Information

Wiltshire Council may record this meeting for live and/or subsequent broadcast on the Council's website at <http://www.wiltshire.public-i.tv>. At the start of the meeting, the Chairman will confirm if all or part of the meeting is being recorded. The images and sound recordings may also be used for training purposes within the Council.

By entering the meeting room you are consenting to being recorded and to the use of those images and recordings for broadcasting and/or training purposes.

The meeting may also be recorded by the press or members of the public.

Any person or organisation choosing to film, record or broadcast any meeting of the Council, its Cabinet or committees is responsible for any claims or other liability resulting from them so doing and by choosing to film, record or broadcast proceedings they accept that they are required to indemnify the Council, its members and officers in relation to any such claims or liabilities.

Details of the Council's Guidance on the Recording and Webcasting of Meetings is available on request.

Parking

To find car parks by area follow [this link](#). The three Wiltshire Council Hubs where most meetings will be held are as follows:

County Hall, Trowbridge
Bourne Hill, Salisbury
Monkton Park, Chippenham

County Hall and Monkton Park have some limited visitor parking. Please note for meetings at County Hall you will need to log your car's registration details upon your arrival in reception using the tablet provided. If you may be attending a meeting for more than 2 hours, please provide your registration details to the Democratic Services Officer, who will arrange for your stay to be extended.

Public Participation

Please see the agenda list on following pages for details of deadlines for submission of questions and statements for this meeting.

For extended details on meeting procedure, submission and scope of questions and other matters, please consult [Part 4 of the council's constitution](#).

The full constitution can be found at [this link](#).

For assistance on these and other matters please contact the officer named above for details

AGENDA

Part I

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

1 **Apologies**

To receive any apologies or substitutions for the meeting.

2 **Minutes of the Previous Meeting** (*Pages 7 - 20*)

To approve and sign as a correct record the minutes of the meeting held on

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**

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 by phone, email or in person no later than 5.50pm on the day of the meeting.

The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice. 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.

Members of the public will have had the opportunity to make representations on the planning applications and to contact and lobby their local member and any other members of the planning committee prior to the meeting. Lobbying once the debate has started at the meeting is not permitted, including the circulation of new information, written or photographic which have not been verified by planning officers.

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 no later than 5pm on **Monday 22 May** in order to be guaranteed of a written response. In order to receive a verbal response questions must be submitted no later than 5pm on **Wednesday 24 May**. 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 and Updates *(Pages 21 - 22)*

To receive details of completed and pending appeals and other updates for the period 24/3/17 to 19/5/17, as detailed in the attached paper.

7 Planning Applications

To consider and determine planning applications in the attached schedule.

7a 16/09793/FUL - 90 Fisherton Street, Salisbury, Wiltshire, SP2 7QY (Baroushka) *(Pages 23 - 32)*

Retrospective Application for retention of single storey outbuilding, extension of existing single storey outbuilding, single storey rear extension to create a cold store. Upgrading of extraction equipment to roof on first floor (rear) and erection of closed boarded fence and flue enclosure

7b 16/11817/FUL - Land at Grove House, Maddington Street, Shrewton *(Pages 33 - 56)*

Erection of 3 dwellings with parking and landscaping.

7c 17/00829/FUL - Old Airfield Site, Bells Lane, Stourton *(Pages 57 - 76)*

Store building for wood and woodchip for biomass with associated landscaping works (Resubmission of 16/12294/FUL).

7d 17/01780/FUL - South View, Nett Road, Shrewton, SP3 4EX *(Pages 77 - 92)*

Proposed detached dwelling with parking (Resubmission of 16/08365/FUL).

7e **17/02426/FUL & 17/03041/LBC - Poppy Cottage, Downton**
(Pages 93 - 110)

Two Storey Rear Extension (Resubmission of 16/05522/FUL).

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

This page is intentionally left blank

SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 6 APRIL 2017 AT SARUM ACADEMY, WESTWOOD ROAD, SALISBURY, WILTSHIRE, SP2 9HS.

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, Cllr Ian Tomes and Cllr Ian West

Also Present:

Cllr Mary Douglas, Cllr Julian Johnson & Cllr John Walsh

157 **Apologies**

158 **Minutes of the Previous Meeting**

The minutes of the meeting held on Thursday 16 March 2017 were presented.

Resolved:

To approve as a correct record and sign the minutes of the meeting held on Thursday 16 March 2017.

159 **Declarations of Interest**

There were none.

160 **Chairman's Announcements**

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

161 **Public Participation**

The Committee noted the rules on public participation.

162 **Salisbury Footpath No.9 - Definitive Map and Statement Modification Order 2016" Parish of Idmiston**

Public Participation

Mark Jones spoke in Objection to the Order

Don Whittlestone spoke in Objection to the Order

Bob Pope spoke in Objection to the Order on behalf of Mr and Mrs Tidd

Steve Castellano spoke in support of the Order

Valerie Creswell spoke in support of the Order

Wesley Bight spoke in support of the Order

Cllr Gould of Idmiston Parish Council spoke in Objection to the Order

The Rights of Way Officer; Janice Green drew attention to the late correspondence circulated at the meeting from the land owner. She presented the report for Footpath No.9 – Definitive Map and Statement Modification Order 2016 in the Parish of Idmiston. It was explained that Wiltshire Council received an application dated 3 November 2015 and made under Section 53 of the Wildlife and Countryside Act 1981, to add a footpath to the definitive map and statement of public rights of way in the parish of Idmiston.

The application was made on behalf of Porton Neighbourhood Plan Group, on the grounds that public footpath rights could be reasonably alleged to subsist or subsist over the claimed route, based on user evidence and should be recorded within the definitive map and statement of public rights of way, as such.

Key points noted were that part of the land the footpath would cross was privately owned and the other part in Bourne Close was across an un-adopted road.

The Committee was asked to consider the evidence of use over a 20 year period from 1995 to 2015, as supported in the evidence forms. Other matters such as planning matters could not be considered.

The Order would be forwarded to the Secretary of State for determination by an appointed Inspector.

There had been 27 completed user evidence forms detailing use within the 20-year period, with some evidence of use dating back as early as 1960.

The Committee then had the opportunity to ask technical questions of the Officer, it was noted that the evidence contained within the witness forms submitted, was consistent.

Prior to the housing estate being built, the site was part of Manor Farm, and a route (possibly a private access to the Manor Farm buildings), located alongside the boundary of Rose Cottage, as per the Order route, could be seen on historic mapping.

For transparency, Cllr Britton noted that he lived in Porton and regularly walked past the site, however he was not affected by the proposals at all.

Clarity was sought on whether the Order recommendation could be changed by the Committee. The Officer explained that the Secretary of State would consider only the Order before them and if the Committee were minded to make any amendments to the Order, i.e. moving that part of the Order route A-B onto the Bourne Close roadway, clear evidential reasons for Wiltshire Council's recommendation to the Secretary of State to confirm the order with modification, must be provided.

If the Committee were minded to support the Order in full, then there could be an opportunity at a later date, following the determination of the definitive map modification order, to divert the footpath.

Members of the public then presented their views as detailed above.

Cllr Gould of Idmiston Parish Council spoke in Objection to the Order.

The parish council had no objection to there being a public path, however felt that section A to B provided little or no benefit to pedestrians, and would be a disadvantage to the landowner of that section of the proposed path. They felt that the route should remain on the surfaced route through Bourne Close.

The Vice Chairman of Idmiston Parish Council noted that Cllr Gould's statement went far beyond the remit of what he had been asked to say by the Chairman.

The Unitary Division Member Cllr Mike Hewitt spoke in Objection to the proposed route, stating that he felt that the section of the Order route A to B should be moved to the surfaced route through Bourne Close, and points B to C should remain as per the Order.

He noted that there had been an attempt to make this path a Community Asset, which had been rejected, followed by an application to put a footway adjacent to the High Street at the southern edge of this land, which had been rejected by Highways.

He asked for the path to be put on the map at a better location than what was proposed, and that there was a purpose-built access by the river going into the park.

Cllr Westmoreland proposed the motion to support the Officers recommendation which was seconded by Cllr McLennan.

The Committee discussed the Order where it was noted that the report and the evidence provided by path users who had addressed the Committee, showed compelling evidence of public use of the Order route for a period of at least 20 years. Whether the proposed route was the best option could be debatable.

Resolved

That “The Wiltshire Council (Parish of Idmiston) Path no.9 Definitive Map and Statement Modification Order 2016”, be forwarded to the Secretary of State for determination, with a recommendation from Wiltshire Council that the Order be confirmed without modification.

163 **Salisbury Footpath No.6 - Diversion order and definitive map and statement modification order 2016. Stratford sub Castle**

Public Participation

Penny Fulton spoke in Objection to the Order

Arnold Harrison spoke in support of the Order

Richard Griffiths spoke in Support of the Order

WC Cllr John Walsh spoke (as a local resident) in Support of the Order

The Rights of Way Officer; Sally Madgwick presented the report for The Wiltshire Council City of Salisbury (Stratford sub Castle) Salisbury footpath No. 6 Diversion Order and Definitive Map Modification Order 2016 and The Wiltshire Council Stratford sub Castle footpath linking Salisbury 24 with Salisbury 6 Extinguishment Order 2016. Different legislation than the last RoW Order. The Committee has the power to abandon the order or to send to the Sec of State.

It was noted that due to Planning Permission already granted to the applicant for the replacement of a garage, alteration of vehicular access and a new boundary wall at Parsonage Farm House. If the committee is minded to abandon these Orders then a further Order under Town and Country Planning Act 1990 legislation would need to be made as the development would obstruct part of the path, therefore the footpath would need to be diverted to enable the consented development to proceed

The new route had uninterrupted views of Old Sarum. The use and enjoyment of the route was an important factor in the decision to move the route.

Advantages of the new route included better accessibility, as it was wider, easy to find, had no styles and was already in popular daily use.

There had been eighteen representations and one objection received to the making of the orders.

The Committee then had the opportunity to ask technical questions of the Officer, it was noted that the Order width of the path would be 3m. As the path was currently wider than 3m, the planting of a hedge would be permitted.

Members of the public then presented their views as detailed above.

The Unitary Division Member Cllr Douglas spoke in support of the order, noting that it was a sensible plan which would mean less mud, more use, and had wide community support.

Cllr Westmoreland then moved the motion to support the Order. This was seconded by Cllr Hewitt.

Resolved

That the Wiltshire County City of Salisbury (Stratford sub Castle) Salisbury Footpath No. 6 Diversion Order 2016 and Definitive Map Modification Order 2016 and the Wiltshire Council Stratford sub Castle Footpath Linking Salisbury 24 with Salisbury 6 Extinguishment Order 2016 are forwarded to the Secretary of State for the Environment, Food and Rural Affairs with the recommendation that they be confirmed as made.

164 **Planning Appeals and Updates**

The committee received details of the appeal decisions for the period of 03/03/2017 to 24/03/2017 as detailed in the agenda.

Resolved

That the report be noted.

165 **Planning Applications**

166 **16/09919/FUI & 16/10183/LBC - Old Ship Hotel, Castle Street, Mere, BA12 6JE**

Public Participation

Cllr Bret Norris of Mere Town Council spoke in Objection to the Application

The Planning Team Leader; Richard Hughes, introduced the application for the conversion and renovation of the existing Grade II* Listed Old Ship Inn into 7 Apartments and 2 x three bed cottages. To include the demolition of outbuildings and the construction of an additional new build two bed cottage to the rear (10 dwellings in total).

He drew attention to the combined report which included both Full and Listed Building applications for this development.

Key details stated included the insertion of new roof lights in the existing property. There were no elevations of the proposed cycle store included in the application, therefore a condition would need to be included if the application was approved, to request these prior to any work taking place.

There was a separate cottage at rear of the development which did not form part of the application site. There were planning restrictions in place on the historic car park.

The application was recommended for APPROVAL subject to conditions.

The Committee then had the opportunity to ask technical questions of the Officer. Details were sought on why the red line at the front of the site was shown on the highways owned road. It was explained that this was to show access and not ownership.

The garden space at the rear was the only amenity land on the proposal, and was to be accessed solely by the 2 bed property.

The 7 apartments would consist of 1 and 2 bedroom properties. The cottages were 3 bedrooms.

Historic England's had not imposed any conditions regarding their comments that there was an opportunity to reinstate some of the buildings historic layout. Any conditions were generally left to the Conservation Officer and the Local Authority to make judgement.

A vacant buildings credit was applicable to this development, which was a policy from Central Government allowing smaller developments of ten or less properties to avoid too many contributions in the planning system, such as affordable housing. Factors taken into consideration included the vacant building and the preference to see houses built and buildings being brought back into life with smaller requirements.

Members of the public were then able to present their views, as detailed above.

Cllr Bret Norris, Mere Town Council spoke in objection to the application. He noted that although the Planning team and applicant had been working to alleviate concerns, the parish still had some concerns with over development of the site, Inadequate parking, the bin area was insufficient and it was felt that this should be swapped for the cycle shelter. Measures should be taken to protect the tree roots in the car park during excavation of earth and associate works.

Other desired alterations included the front arched doors to remain as wood, and the bracket and sign to be retained at the front of the property to preserve the character of the building.

The Town Council was not against a residential accommodation in principle and would be supportive of revised plans which incorporated changes to address its concerns.

The Unitary Division Member Cllr Jeans moved the motion of APPROVAL in line with Officers recommendation. This was seconded by Cllr Devine.

Cllr Jeans withdrew this motion, before moving a second motion to defer the application.

He noted that he did not want to see the Kingston Avery brewery sign disappear from the front of the property. There were many issues with the proposals which he felt could be clarified before the Committee considered them.

He noted that there was no design for a cycle storage, and that the bin and cycle storage areas should be swapped over.

He asked for additional conditions to be added to include the car parking spaces to be allocated to the new properties, that the sign and bracket be retained,

The motion of deferral was not supported.

Cllr Westmoreland moved the motion of APPROVAL in line with Officer's recommendations and additional conditions as made by the Committee. This was seconded by Cllr Clewer.

The Committee then discussed the application where it was noted that the proposals included the wooden doors at the front be retained.

Other conditions to include the allocation of parking spaces to the new and existing properties, with these spaces meeting the minimum size (4.5 x 9). That the Brewery sign and bracket be maintained.

It was noted that as the Waste Officer was happy with the bin provision in the plan, it would be down to the applicant to decide whether in the future they wished to move the bin storage to the cycle shelter should it be found that the allocated space was inadequate.

It was disappointing that there was a central location in Mere which was missing out on Affordable Housing.

Some Members felt the internal layout of the apartments looked cramped. Having 10 properties squeezed on to this site, with virtually no amenity space, was felt to be over development.

The Committee voted on the motion of APPROVAL with conditions.

Decision

That application 16/09919/FUL be APPROVED in line with Officers recommendation, with 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:**

**Drawing number ASP.14.067.202 B dated 16.03.17, as deposited with the local planning authority on 05.04.2017, and
Drawing number ASP.14.067.203 B dated 16.03.17, as deposited with the local planning authority on 05.04.2017, and
Drawing number ASP.14.067.105 dated June 2016, as deposited with the local planning authority on 05.04.2017, and
Drawing number ASP.14.067.101 B dated 04.04.17, as deposited with the local planning authority on 05.04.17, and
Drawing number ASP.14.067.104 dated June 2016, as deposited with the local planning authority on 05.04.17, and
Drawing number ASP.14.067.201 B dated 02.02.17, as deposited with the local planning authority on 17.03.17, and
Drawing number ASP.14.067.100 B dated 02.02.17, as deposited with the local planning authority on 17.03.17, and
Drawing number ASP.14.067.301 dated Feb 2017, as deposited with the local planning authority on 17.03.17, and
Drawing number ASP.14.067.300 dated Feb 2017, as deposited with the local planning authority on 17.03.17, and
Drawing number ASP.14.067.200 B dated 02 Feb 2017, as deposited with the local planning authority on 17.03.17, and
Drawing number ASP.14.067.002 D dated 01.03.17, as deposited with the local planning authority on 17.03.17.**

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

- 3 Notwithstanding the approved drawings, no works shall commence until details of the following matters have been submitted to and approved in writing by the Local Planning Authority:**

- (i) Large scale details of all new external joinery (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;**
- (ii) Large scale details of all proposed new internal joinery (1:5 elevation, 1:2 section);**
- (iii) Full details of proposed rooflights, which shall be set in plane with the roof covering;**
- (iv) Full details of the routes of all proposed ventilation ducts and pipework to be incorporated within the existing building(s), to include details of how they access/exit the building;**
- (v) Full details of the proposed treatment of fireplaces, panelling, overmantles, ornate cornicing and historic wide floorboards;**
- (vi) Length and width wise sections of the proposed new staircase(s) for units 1 and 2;**
- (vii) Full details of proposed internal service routes;**
- (viii) A full schedule of internal finishes to walls, ceilings and floors;**

and
(ix) Full details and samples of external materials.

The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

- 4 No development shall commence on site until a scheme for the discharge of surface water from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use/occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

- 5 No development shall commence on site until details of the works/methodology for the disposal of sewerage have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: To ensure that the proposal is provided with a satisfactory means of drainage.

- 6 Before any development commences, a scheme and suitable plans for the laying out and provision of the parking area shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include as a minimum:

- Parking spaces be allocated and clearly marked for residents and new occupiers, and retained for the use of those units in perpetuity.
- Parking spaces all be built out to the minimum highway standard dimensions
- Details of the bin and cycle store structure
- Details of the protection of the mature tree and its root zone in the car park during construction and after completion of the car park

Development shall be carried out in accordance with the approved scheme and plans.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

- 7 The secondary glazing described in the section: 'Recommended Noise Mitigation - Front Façade of the submitted ISVR Consulting Noise Assessment Reference 9813 - R01' dated August 2016 shall be implemented in full prior to the occupation of the dwelling(s) and shall be maintained in that way at all times thereafter.

Reason: To mitigate the impacts of road noise, in the interests of amenity.

- 8 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.**

Reason: In the interests of amenity.

- 9 No development shall commence within the area indicated (proposed development site) until:**

- (i) 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**
- (ii) 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.

Further Recommendations in respect of Condition 9: The work should be conducted by a professional archaeological contractor in accordance with a Written Scheme of Investigation agreed by this office. There will be a financial implication for the applicant.

- 10 The main archway in the front (South) elevation of the building shall retain timber doors (not the originally suggested glass doors) and the archway shall not be used for vehicular access.**

Reason: In the interests of the character and setting of the listed building and the existing character of the conservation area.

- 11 The existing wrought iron wall mounted bracket and hanging sign on the front of the building shall be retained in perpetuity.**

Reason: To preserve the character and setting of the listed building and the surrounding conservation area.

Decision

That application 16/10183/LBC be APPROVED with the following conditions:

- 1 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.**

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

Drawing number ASP.14.067.202 B dated 16.03.17, as deposited with the local planning authority on 05.04.2017, and

Drawing number ASP.14.067.203 B dated 16.03.17, as deposited with the local planning authority on 05.04.2017, and

Drawing number ASP.14.067.105 dated June 2016, as deposited with the local planning authority on 05.04.2017, and

Drawing number ASP.14.067.101 B dated 04.04.17, as deposited with the local planning authority on 05.04.17, and

Drawing number ASP.14.067.104 dated June 2016, as deposited with the local planning authority on 05.04.17, and

Drawing number ASP.14.067.201 B dated 02.02.17, as deposited with the local planning authority on 17.03.17, and

Drawing number ASP.14.067.100 B dated 02.02.17, as deposited with the local planning authority on 17.03.17, and

Drawing number ASP.14.067.301 dated Feb 2017, as deposited with the local planning authority on 17.03.17, and

Drawing number ASP.14.067.300 dated Feb 2017, as deposited with the local planning authority on 17.03.17, and

Drawing number ASP.14.067.200 B dated 02 Feb 2017, as deposited with the local planning authority on 17.03.17, and

Drawing number ASP.14.067.002 D dated 01.03.17, as deposited with the local planning authority on 17.03.17.

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

3 Notwithstanding the approved drawings, no works shall commence until details of the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) Large scale details of all new external joinery (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;

(ii) Large scale details of all proposed new internal joinery (1:5 elevation, 1:2 section);

(iii) Full details of proposed rooflights, which shall be set in plane with the roof covering;

(iv) Full details of the routes of all proposed ventilation ducts and pipework to be incorporated within the existing building(s), to include details of how they access/exit the building;

(v) Full details of the proposed treatment of fireplaces, panelling, overmantles, ornate cornicing and historic wide floorboards;

(vi) Length and width wise sections of the proposed new staircase(s) for units 1 and 2;

- (vii) Full details of proposed internal service routes;
 - (viii) A full schedule of internal finishes to walls, ceilings and floors; and
 - (ix) Full details and samples of external materials.
- The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

167 **17/00444/FUL - Florance House, Romsey Road, Witeparish, SP5 2SD**

Public Participation

Cllr Neil Sutherland of Whiteparish Parish Council

The Planning Officer; Christos Chrysanthou introduced the application for the erection of a 2 bay garage to the front of Florance House.

The application was recommended for APPROVAL subject to conditions.

The Committee then had the opportunity to ask technical questions of the Officer.

Members of the public had the opportunity to speak as detailed above.

The Parish Council spoke in Objection to the application, and made the point that the primary consideration was the visual impact. The original development of two properties on the site of the old village hall, had been granted permission without garaging.

The two new houses sat back in line with neighbouring properties, none of which had garages at the front. It was noted that to have the garage at the side of the property may present issues relating to an underground sewer.

The applicant had made steps to reduce the size of the construction but it was felt that the visual impact was still too great.

The Unitary Division Member Cllr Britton spoke in Objection to the application. He noted his concerns in respect of the design of the development, visual impact upon the surrounding area and relationship to adjoining properties.

This was the site of the old village hall which had been a dilapidated building. These attractive houses were set back from the road, and in this case having a garage at the front would be an unnatural feature. He felt that the plot was quite large, going well back with ample room at the rear for a garage.

Cllr Britton moved the motion of REFUSAL against Officer's recommendation, this was seconded by Cllr Jeans.

The Committee then discussed the application, where it was noted that the streetscene would be impacted upon if there was a garage at the front of the property, along the edge of the road. In addition, there was ample space at the rear of the property where a garage would be better placed.

Resolved

That application 17/00444/FUL be REFUSED for the following reasons;

- 1. The proposed garage would be sited directly in front of the main dwellinghouse and would be readily visible in the surrounding street scene, being positioned closer to the road than the existing dwellinghouses. The proposed garage, by reason of its scale, mass and siting would be visually prominent and would have a detrimental impact on the character and setting of the street scene.**
- 2. The proposed development is therefore considered contrary to the aims and objectives of CP57 of the Wiltshire Core Strategy and the aims and objectives of the National Planning Policy Framework.**

168 **16/12123/FUL - Land at Whitsbury Road, Witsbury Road, Odstock, Salisbury**

Public Participation

Alison Whalley (Agent) spoke in support of the Application

The Planning Team Leader, Richard Hughes introduced the application for Construction of two residential dwellings. The application was recommended for REFUSAL

The Committee then had the opportunity to ask technical questions of the Officer.

Members of the public then presented their views as detailed above.

It was noted that the Parish Council was in support of the application.

The Unitary Division Member Cllr Johnson spoke in Support of the Application. He noted that Odstock was a small village, where an opportunity was available to build a couple of dwellings. He added that people should be encouraged to stay in the village, developments like this would assist with that.

Cllr Westmoreland moved the motion of REFUSAL in line with Officer Recommendation. This was seconded by Cllr Devine.

The Committee then discussed the application. The main points raised included that the proposal in the form suggested did not represent infill as defined by the Policy, and was considered as a back-land development. However, they noted that they liked the actual design of the dwellings, and may look more favourably on a scheme which located the dwellings along the main road.

The Committee voted on the motion for REFSAL in line with the Officer's recommendation.

Resolved

That application 16/12123/FUL be REFUSED for the following reasons:

- 1. The proposal is located within a small village which the Wiltshire Core Strategy identifies as having a low level of services and facilities. This proposal for two dwellings does not meet the definition of permitted infill development within small villages and the development will result in the creation of back-land development contrary to the established linear pattern of development along the eastern side of Whitsbury Road. The development will consolidate the existing loose knit sporadic development along Whitsbury Road and the proposal fails to promote a sustainable pattern of development with the resultant occupiers dependent on the use of private car for day-to-day activities and journeys. Therefore, the proposed development is considered contrary to Core Policies 1, 2, 44, 48 and 60 of the Wiltshire Core Strategy and paragraph 14 of the National Planning Policy Framework.**

- 2. The creation of two back-land dwelling houses would result in the introduction of direct overlooking to the side elevation of the application dwelling known as No.219 Whitsbury Road and undue overlooking across the rear garden area to the detriment of the privacy currently afforded to the neighbouring dwelling. The creation of the realigned vehicular entrance will bring an increased number of vehicles within close proximity to the front elevation of the neighbouring dwelling to the detriment of amenity. The proposed development is considered contrary to Core Policies 57 of the Wiltshire Core Strategy and paragraph 17 of the National Planning Policy Framework.**

169 **Urgent Items**

There were no urgent items

(Duration of meeting: 6.00 - 9.15 pm)

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

Wiltshire Council
Southern Area Planning Committee
30th May 2017

Planning Appeals Received between 24/03/2017 and 19/05/2017

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Start Date	Overturn at Cttee
16/05231/FUL	Land north of Broken Cross Bridge road Winterbourne Earls Salisbury, Wiltshire SP4 6DS	LAVERSTOCK	Change of use of land to use as a residential caravan site for one gypsy family	DEL	Hearing	Refuse	18/05/2017	No
16/11152/FUL	Woodpeckers Brickworth Road Whiteparish, Salisbury SP5 2QG	WHITEPARISH	Proposed conversion of stable block into dwelling for family use only & conversion of garage block to function/play rooms. (Resubmission of 16/05092/FUL)	DEL	Written Representations	Refuse	02/05/2017	No

Planning Appeals Decided between 24/03/2017 and 19/05/2017

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Decision	Decision Date	Costs Awarded?
15/10781/OUT	Land at Rivermead Braemore Road Downton, SP5 3HW	DOWNTON	Erection of 36 residential units, construction of an access road from Breamore Road, and associated works.	DEL	Hearing	Refuse	Dismissed	03/05/2017	Not Appropriate for either party to apply for costs
16/05911/LBC	1-3 Castle Street Salisbury, Wiltshire SP1 1TT	SALISBURY CITY	2 no. non-illuminated text signs, 1 no. externally illuminated projecting sign, 2 no. internally illuminated menu's, internal window blind with logo, vinyls applied to inside of ground floor glazing, painting of existing front elevation	DEL	Written Reps	Refuse	Split Decision	18/05/2017	Not Appropriate for either party to apply for costs
16/06131/FUL	Land to the south of Claremont Romsey Road Whiteparish SP5 2SA	WHITEPARISH	Erection of a 4 bedroom detached dwelling	DEL	Written Reps	Refuse	Dismissed	03/04/2017	Appellant's Application for Costs REFUSED
16/07534/FUL	Blakeney's The Street West Knoyle Warminster BA12 6AG	WEST KNOYLE	Construction of a pitched roof and insertion of new doors and windows to an existing outbuilding in connection with the proposed use as an annex.	DEL	House Holder Appeal	Refuse	Dismissed	27/04/2017	Not Appropriate for either party to apply for costs
16/07969/PNCOU	Land Opposite Snell Farm Livery Road Winterslow 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	07/04/2017	Not Appropriate for either party to apply for costs

16/10184/FUL	9 Coach House Mews, Amesbury Salisbury Wiltshire, SP4 7JD	AMESBURY	Convert Existing Garage into Living Room	DEL	House Holder Appeal	Refuse	Dismissed	27/03/2017	Not Appropriate for either party to apply for costs
--------------	--	----------	---	-----	------------------------	--------	-----------	------------	---

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No. 1

Date of Meeting	30th May 2017
Application Number	16/09793/FUL
Site Address	90 Fisherton Street, Salisbury, Wiltshire, SP2 7QY
Proposal	Retrospective Application for retention of single storey outbuilding, extension of existing single storey outbuilding, single storey rear extension to create a cold store. Upgrading of extraction equipment to roof on first floor (rear) and erection of closed boarded fence and flue enclosure
Applicant	Mr H Ahmed
Town/Parish Council	SALISBURY CITY
Electoral Division	ST EDMUND AND MILFORD – Cllr Hoque
Grid Ref	414019 130118
Type of application	Full Planning
Case Officer	Christos Chrysanthou

Reason for the application being considered by Committee

Following discussion with Councillor Hoque, Councillor Clewer has called in this application due to public concern.

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 APPROVED.

2. Report Summary

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

- Principle of development
- Need for development and public benefit
- Scale, Design and Impact to the Conservation Area
- Impact on amenity including noise and odour

3. Site Description

The application site is the Baroushka restaurant situated on Fisherton Street in Salisbury central shopping area and conservation area. To the rear of the site there are a number of residential apartments, and a watercourse runs to the immediate west of the site. As this

application is retrospective, the rear yard of the property already contains a number of the apparatus and structures referred to in this report.

4. Planning History

- 16/00780/FUL Proposed new shopfront, replacement fascia sign, new hanging sign, and new awning.
- 16/00894/ADV Proposed new shopfront, replacement fascia sign, new hanging sign, and new awning.
- 16/01900/FUL Retrospective application for retention of single storey outbuilding, extension of existing single storey outbuilding, single storey rear extension to create a cold store and upgrading of extraction equipment to roof on first floor (rear)

5. The Proposal

Retrospective planning permission is sought for the retention of a single storey outbuilding, extension of an existing single storey outbuilding, single storey rear extension to create a cold store, upgrading of extraction equipment to roof on first floor (rear) and erection of closed boarded fence and flue enclosure.

6. Planning Policy

National Planning Policy Framework

Section 2 Ensuring the vitality of town centres

Section 7 Requiring good design

Section 12 Conserving and enhancing the historic environment

Wiltshire Core Strategy

Core Policy 38 Retail and leisure

Core Policy 57 Ensuring high quality design and place shaping

Core Policy 58 Ensuring the conservation of the historic environment

Saved retail policies S1, S2, S3

7. Summary of consultation responses

Salisbury City Council	Objection (noise, loss of amenity, impact to Conservation area)
WC Conservation	Objection (visual impact of fence)
WC Public protection	No objection (subject to conditions)

8. Publicity

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

5 Letters of objection have been received citing the following concerns:

- Noise & Odour – the noise levels of the extraction equipment in addition to cooking smells and odour levels has been detrimental to amenity
- Design/Materials – the siting of the structures are unsightly and the use of concrete blocks in the construction of the outbuildings do not match the red brick exterior of the building and do not preserve or enhance the conservation area
- Retrospective application – local residents have expressed dismay that the works were carried out without planning permission

9. Planning Considerations

Principle, Need for the structures, and public benefit

The various flues and outbuildings are required for the efficient operation of the premises as a restaurant. The Wiltshire Core Strategy contains policies (ie CP38, & S1,S2,S3) which seek to encourage the preservation and enhancement of retail and restaurant uses within the city, including along Fisherton Street, in order to produce a vibrant city centre. This in turn supports other policies in the plan, including Tourism aims and policies. Thus a refusal of the structures and apparatus which enable the operation of the restaurant use would have to be weighed against the broader aims of the Plan and national planning policy guidance, which are discussed in the following sections.

Scale, Design and Impact to the Conservation Area

The NPPF introduces the concept of “substantial”, and “less than substantial” harm (paras 133 & 134), and the concept of public benefit. Policy 58 of the WCS relates to development impacts on heritage assets, including Conservation Areas.

The application proposes the retention of several outbuildings in the rear yard of the restaurant which are used as stores in connection with the premises. The outbuildings have been constructed with concrete blocks and flat felt roofs. In addition the application also proposes the retention of the flue enclosure and the close boarded fence which has been erected as an enclosure around the equipment mounted onto the flat roof of the single storey rear element of the building.

In having special regard to the desirability of preserving and enhancing the appearance and character of the conservation area, the conservation officer has considered the development proposal and has provided the following comments:

I am a little confused as to which elements are retrospective and which proposed, as the photos submitted on the drawings are different from my own taken more recently (below). The flue appears to be completely different from the drawings, and there is a fence at first floor level not shown on the drawings. I would raise no objection to the black-painted structure, presumably enclosing a flue, however the fencing is inappropriate at this level and unsightly, drawing attention to its oddity; if its purpose is to hide the large ventilation pipes shown on the drawings then an alternative solution could be less prominent. The outbuildings remain unsightly structures but their impact beyond the site is very limited.

The concerns of the Conservation Officer are noted. However, as the Conservation Officer alludes, whilst the site and its buildings and apparatus are visible at close quarters from the adjacent apartments and the rear of the adjacent Fisherton Street properties, the works as currently undertaken are only partially visible from the wider public areas of the Conservation Areas, particularly from Fisherton Street looking north over the river (Summerlock Bridge), and from the alleyway to the west of the site (Chapel Place), as the site itself is otherwise enclosed by tall buildings.

Thus the actual impact on the character of the wider Conservation Area is not considered significant, and the harm caused is considered to be “less than substantial” at worst case.

Revised drawings have been received which show the closed boarded fence and flue enclosures in situ. Whilst the concrete block walls are quite stark in appearance, the scale and design of the outbuildings are considered to be acceptable. As it would be possible to clad these outbuildings in order to improve their appearance via a suitable condition, which

the applicant has agreed to, it is considered that in visual terms, the structures would not cause such significant detrimental harm to the appearance and character of the conservation area to warrant refusal. Indeed, in officers opinion, the harm caused by the adjusted scheme would be “less than substantial”, and probably very limited.

The applicant has agreed to clad the buildings as suggested. They have also agreed to conditions which ensure the fencing is a suitable acoustic design in line with the comments of Public Protection.

Impact on amenity including noise and odour

Core Policy 57 aims to *ensure that proposals have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter).*

As the outbuildings are single storey, whilst they are visible from the windows of properties to the rear of the site, due to their limited scale, it is considered that there would not be any impact to the amenity of neighbouring properties in terms of overlooking/privacy or in terms of being overbearing or dominant/overshadowing.

Noise

Para 123 of the NPPF states. *Planning policies and decisions should aim to:*

- *avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;*

Para 003 of the NPPG Noise states: *Local planning authorities' plan-making and decision taking should take account of the acoustic environment and in doing so consider:*

- *whether or not a significant adverse effect is occurring or likely to occur;*
- *whether or not an adverse effect is occurring or likely to occur; and*
- *whether or not a good standard of amenity can be achieved.*

In line with the Explanatory Note of the Noise Policy Statement for England, this would include identifying whether the overall effect of the noise exposure (including the impact during the construction phase wherever applicable) is, or would be, above or below the significant observed adverse effect level and the lowest observed adverse effect level for the given situation.

Para 006 of the NPPG Noise states: *Some commercial developments including fast food restaurants, night clubs and public houses can have particular impacts, not least because activities are often at their peak in the evening and late at night. Local planning authorities will wish to bear in mind not only the noise that is generated within the premises but also the noise that may be made by customers in the vicinity.*

Third party concerns have been received regards the unauthorised works, and these have been fully taken into account. Officers have consequently discussed this matter with the Council's Public Protection officers, who have also visited the site. Their consultation response is as follows:

I have now had an opportunity to look at all the reports and visit both the neighbour and the premises. I have enclosed the reports to ensure that you have sight of them as they have come directly off the applicant.

The odour report was received on the 2/2/2017 and the noise report on the 26/2/2017

Odour

Redmore Environmental Odour Assessment Ref 1434r5 1st February 2017

The report identifies that the odour risk is classified as high and therefore proposes mitigation to ensure that the potential effects on local amenity are minimised. As the odour was identified as high in line with DEFRA guidance it is necessary for any odour control to remove both particulate and gaseous phase of pollutants. Section 4.2.2 of the report states that the following mitigation will be installed:

- 1. Grease baffles*
- 2. An Allmet pre-filter bag for the removal of dust*
- 3. Carbon filters consisting of 24 * ac207-1-2424 20 mm activated carbon filters.*

I would recommend that the mitigation measures identified within the report and listed above are conditioned. However I believe it is necessary to add a condition that ensures the continued maintenance, cleaning and replacement of carbon filters in line with the manufacturers recommendation.

Noise

Noise Impact Assessment Venta Acoustics Report ref VA1577 NIA 6 September 2016

The report recommends mitigation in the form of line of sight screening, this should be formed of continuous and imperforate material with a minimum mass per unit area of 10 kg/m².

The current fence that has been installed has a gap along the bottom of each panel in between posts therefore it doesn't comply with the recommended mitigation of the report in that it should be continuous. However the second noise report dated: 24 February 2017 Ref: VA1577.170224.L1 provides calculated noise levels following the mitigation works at the receiver.

The predicted levels following the mitigation are 28 dB(A) at the facade of the property to the rear and therefore complies with the requirements of BS8233 for internal environmental noise levels. I would recommend that the mitigation measures recommended within the report are conditioned.

Following receipt of revised noise and odour assessments WC Public Protection have considered the development proposal and do not raise an objection to this application subject to the conditioning of the proposed mitigation measures recommended in the assessments.

Officers consider that the applicant has demonstrated effectively that the odour and noise levels from externally mounted plant and equipment would not have an adverse impact on neighbouring residential properties.

In light of the consultation response provided by WC Public Protection and subject to the implementation of the mitigation measures set out in the odour report and noise assessment, the proposal is considered to be compliant with criteria (vii) of Core Policy 57 and relevant paragraphs in the NPPF which aim to ensure appropriate levels of amenity are achievable within the development including the consideration of privacy, overshadowing; vibration; and pollution such as noise and odour.

10. Conclusion

The concerns of third parties and of the Conservation officer are noted and have been taken into account.

The applicant has submitted sufficient information and mitigation to demonstrate that noise and odour levels can be kept to acceptable levels to not unduly impact the amenity of neighbouring properties.

Whilst officers consider that the concrete block walls are currently rather unsightly, due to the modest scale and design of the outbuildings, their secluded location, and the fact that external materials to improve their appearance could be conditioned, the structures themselves would not impact on the appearance and character of the conservation area so significantly as to warrant refusal.

Officers note that the conservation officer considers the fence to be inappropriate and unsightly at this level. Whilst officers agree that the fence is not ideal, if the fence were not retained, the equipment (which are constructed of light reflective metallic materials) would be visible and would arguably be more visually prominent than the fence.

Having visited the site and viewed the equipment, officers consider that the existing closed boarded fence (which comprises of a gate for maintenance) to be the most practical solution to enclosing the equipment and achieving the required noise barrier. An alternative boxed enclosure has been considered however this would not be practical as the equipment need to vent and maintenance would be difficult.

In addition, officers consider that the public benefits to neighbour amenity in terms of reduced noise levels outweigh the visual impact of the fence which is sited to the rear of the restaurant and would not be visible from the street scene but rather on approach to the rear yard of the restaurant and from the windows of the properties to the rear.

The mitigation measures recommended in the noise and odour assessment would be conditioned to ensure the equipment is maintained to the required specification to ensure that noise and odour levels are kept within standards.

The objections made by the city council and the neighbouring residents have been noted and taken into consideration. In light of the consultation responses received and subject to appropriate conditions, it is considered that the retrospective application is acceptable in planning terms and addresses the previous reasons for refusal. Therefore having regard to the material considerations, and all other matters raised, the Local Planning Authority considers that planning permission should be approved.

RECOMMENDATION

- 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:

Location Plan

Drg. no. s01/p/01a Plans as Existing 1 Date rec. 18/04/17

Drg. no. s01/p/02a Plans as Existing 2 Date rec. 20/04/17

Redmore Environmental Odour Assessment Ref 1434r5 dated 1st February 2017

Noise Impact Assessment Venta Acoustics Report ref VA1577 NIA dated 6 September 2016 and Second noise report Ref: VA1577.170224.L1 dated: 24 February 2017

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

- 3 Within 3 months of this permission, the exterior walls of the outbuildings hereby approved shall be clad with horizontal timber boarding and suitably painted, and the closed boarded fencing around the first floor extraction equipment shall be painted, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 4 Within 3 months of this permission, the mitigation measures, including installation of Grease baffles, An Allmet pre-filter bag for the removal of dust, Carbon filters consisting of 24 * ac207-1-2424 20 mm activated carbon filters, detailed in Section 4.2.2 of the Redmore Environmental Odour Assessment Ref 1434r5 dated 1st February 2017 shall be carried out in full, and such mitigation measures shall be retained in perpetuity. The applicant should ensure the continued maintenance, cleaning and replacement of carbon filters in line with the manufacturers recommendation.

REASON: To ensure a satisfactory standard of living environment for occupiers of nearby residential properties.

- 5 Within 3 months of this permission, the mitigation measures detailed in Section 5.4 of the Noise Impact Assessment Venta Acoustics Report ref VA1577 NIA dated 6 September 2016 shall be carried out in full prior to the bringing into use of the development. The mitigation measures shall be retained in perpetuity.

REASON: To ensure a satisfactory standard of living environment for occupiers of

nearby residential properties.

INFORMATIVE

With regards to condition 05, the current acoustic fence at first floor level that has been installed has a gap along the bottom of each panel in between posts. Therefore it doesn't comply with the recommended mitigation of the report in that it should be continuous.

16/09793/FUL
90 Fisherton Street
Salisbury
Wiltshire
SP2 7QY



This page is intentionally left blank

REPORT FOR SOUTHERN AREA PLANNING COMMITTEE Report No.2

Date of Meeting	30 May 2017
Application Number	16/11817/FUL
Site Address	Land at Grove House, Maddington Street, Shrewton, Wiltshire, SP3 4NZ
Proposal	Erection of 3 dwellings with parking and landscaping
Applicant	Landmark Estates (GB) Ltd
Town/Parish Council	SHREWTON
Electoral Division	SHREWTON – COUNCILLOR WEST
Grid Ref	426382 150983
Type of application	Full Planning
Case Officer	Georgina Wright

Reason for the Application Being Considered by Committee

Councillor West has called the application to committee for the following reasons:

- Visual impact upon the surrounding area;
- Relationship to adjoining properties;
- Design – bulk, height, general appearance;
- Environmental/highway impact; and
- There is a lot of public concern about this application on the reasons stated above.

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 approved.

2. Report Summary

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

- Principle of development
- Character & Design
- Residential amenity/living conditions
- Highway safety/parking
- Ecology
- Flooding/Drainage
- S106/CIL

The application has generated objection from Shrewton Parish Council and 10 letters of objection.

3. Site Description

The site is situated within but on the edge of the Large Village of Shrewton, as defined by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP4 (Amesbury Community Area). It is surrounded to the north, east and south by other residential properties and their associated amenity/parking provision. To the west the site abuts fields/open countryside. A public footpath (SHRE16) extends through the adjacent field approximately 56 metres away from the eastern boundary of the site. Access to the site is served off an existing driveway leading from Maddington Street/A360 in the north eastern corner of the site. Maddington Brook borders the northern boundary of the site while the River Avon Special Area of Conservation (SAC) and River Till Site of Special Scientific Interest (SSSI) exist within 20 metres of the site. The existing access onto Maddington Street and part of the driveway serving this site is



The Block Plan



FRONT / EAST ELEVATION
SCALE 1:100



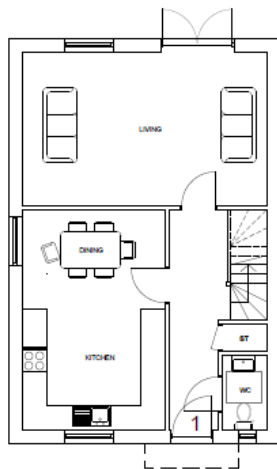
SIDE / NORTH ELEVATION
SCALE 1:100



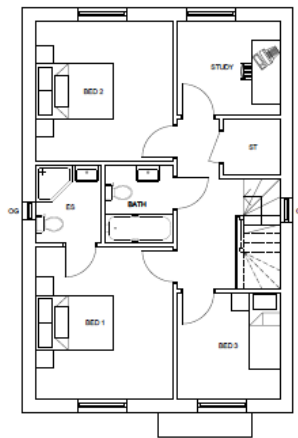
REAR / WEST ELEVATION
SCALE 1:100



SIDE / SOUTH ELEVATION
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:50



FIRST FLOOR PLAN
SCALE 1:50

Plot 1



Plots 2 & 3

As part of the works, the stable block along the northern boundary is to be removed. The attractive brick/stone/flint building on this boundary is however to be retained and used as a store incidental to Plot 1. Access to the site is to be gained from the existing access onto Maddington Street in the north eastern corner of the site.

The application is accompanied by a Planning Statement; and a Transport Statement. During the course of the application, a set of amended plans/statements have been received which have slightly changed the layout; appearance and internal layout of the proposed dwellings (so that the proposals now involve 2x3 bed and 1 x 4 bed unit); as well as providing more information about ecology (in the form of an Ecological Appraisal) and archaeology (in the form of an Archaeological Evaluation).

6. Local Planning Policy

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy) (SDLP):

C6 – Special Landscape Area

R2 – Public Open Space

Wiltshire Core Strategy (WCS):

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP3 (Infrastructure Requirements)

CP4 (Amesbury Community Area)

CP43 (Providing Affordable Housing)

CP45 (Meeting Wiltshire's Housing Needs)

CP50 (Biodiversity and Geodiversity)

CP51 (Landscape)

CP57 (Ensuring High Quality Design & Space Shaping)
CP58 (Ensuring the Conservation of the Historic Environment)
CP61 (Transport & Development)
CP62 (Development Impacts on the Transport Network)
CP64 (Demand Management)
CP67 (Flood Risk)
CP68 (Water Resources)
CP69 (Protection of the River Avon SAC)

Supplementary Planning Documents:

Creating Places Design Guide SPG (April 2006)
Achieving Sustainable Development SPG (April 2005)
Affordable Housing SPG (Adopted September 2004) Affordable Housing SPG (Adopted September 2004)
Wiltshire Local Transport Plan – Car Parking Strategy

7. Summary of Consultation Responses

Shrewton Parish Council - Objection

- Environmental/highway impact
- Visual impact upon the surrounding area
- Overdevelopment of the area
- Design – bulk, height, general appearance
- Relationship to adjoining properties
- Concerns that Bats may be present in either/or the barn (Coach House) and Stables due for demolition.
- The area is prone to flooding
- Poor Utility infrastructure within the area.

Wiltshire Council Highways – No Objections subject to conditions

- I am satisfied that car parking can be achieved in accordance with current standards.
- It is considered that the development proposed will not have any significant impact on highway safety
- I therefore recommend that no highway objection be raised to this application.
- I am satisfied that adequate facilities can be provided to accommodate refuse storage/collection.
- You may consider that a condition requiring a Construction Method Statement should be attached to any permission granted

Wiltshire Council Ecologist – No Objection subject to conditions

- I have reviewed the updated report and unfortunately the report still does not adequately address the issue of the very close proximity of the River Avon SAC and in fact the report now highlights that there is a potential long-term issue but does not include an assessment of whether there could be any residual adverse effects on the SAC, taking into account the proposed drainage design.
- However, it is considered that conditions can be imposed to address this omission.
- Also, the report does not address my third bullet point with respect to the barn being a confirmed bat roost but there not having been confirmation regarding the associated species provided.
- Given that this baseline information has not been provided and no further surveys have been recommended by the consultant as they are working on the premise that the barn will be retained, and that lighting measures will suffice, I suggest a condition be imposed securing a lighting plan.

Wiltshire Council Trees – No Objection subject to conditions

- I have measured the two protected trees and calculated the root protection areas.
- The Yew near the entrance to the driveway has a diameter of 0.75m and a root protection area of 9m (roughly to the position of the gate). The Yew to the rear of Grove House has a diameter of 0.8 metres and a root protection area of 9.6 metres. This can be offset to the east because of the open grown nature of the tree. Therefore the root protection area can be reduced to 8 metres on the western side, where the new driveway is to be constructed.
- The new driveway will encroach significantly into this root protection area but the lie of the land allows it to be constructed above existing ground level (using a 3D cellular confinement system) without disrupting the run-off required across the site (the ground rises fairly significantly across the site from the east to the west).
- A method statement will be required by condition to demonstrate fully how the driveway can be constructed without causing damage to the roots of the tree (i.e. zero ground disturbances).

Wiltshire Council Archaeology – No Objections

- Some archaeological features were identified in the evaluation.
- However, I consider that these have been characterised by this phase of archaeological work and so do not recommend that further archaeological works are necessary.
- I would therefore change my advice to No Objections.

Wiltshire Council Drainage – No Objection subject to conditions

- The application states that they will connect into the existing mains sewer – note that the Parish Council's and several residents' responses make note of the fact that the existing system is at capacity and overflows in times of high groundwater & heavy rain.
- There is therefore an indication that offsite works would be required to upgrade the existing system. Potential Grampian condition to cover any off site capacity improvements
- The application states that the site is not within the Flood Risk 2/3, but the EA response comments that the site is affected by the flood risk area and goes on to set minimum floor levels to protect the property. Applicant's statements are therefore incorrect.
- The application states that the disposal of captured surface water will be via soakaway. As the site is affected by the Flood Risk area 2/3 and the adjacent river is known to vary its flow rate in relation to local groundwater levels, it is unclear how the soakaways will obtain sufficient clearances from the groundwater level and from the river/properties to be effective.
- Applicant's proposals are unlikely to work especially as any soakaway will need to have its base at least 1m of unsaturated above the agreed top ground water level taking into account seasonal variation – as in Council's ground water strategy
- No Flood Risk Assessment has been included by the applicant with regards the site, although it is noted that there is a surface water flood risk for the entrance to the site on their application drawings.
- No mention of any form of SUDS is made with relation to the capture and transfer of the surface water. Wiltshire Council would expect a betterment of at least 20% below the existing greenfield run off rate.

Environment Agency – No Objection subject to conditions

- The Maddington Brook, designated a 'main' river, flows in an easterly direction adjacent the site of the proposed development.
- The site is affected by flood zones 2 and 3.
- We are pleased to see that the proposed dwellings appear to have been positioned in the part of the site at least flood risk.
- The application does not include a Flood Risk Assessment (FRA)
- However we have no objection to the amended plan showing a revised finished floor level for plot 1 and agree that the previously advised condition, in respect of finished floor levels, is no longer required.
- The incorporation of water efficiency measures into this scheme will provide resilience to some of the extremes of weather conditions that climate change brings. It benefits future residents by reducing water bills, and also benefits wider society by reducing shortage in times of drought.
- This is particularly important in the Hampshire Avon catchment due to known over-abstraction and its SAC/SSSI status. A condition should therefore be attached to any decision accordingly

Wessex Water – No comments received

8. Publicity

This application was advertised through the use of a site notice, press notice and letters of consultation.

Dorset & Wiltshire Fire & Rescue – No Objection subject to informative

Letters – 10 letters of objection were received from the residents of Arnewood, Minack, Penryn, Brook House & Yew Tree Cottage, Maddington Street; Bramley House & Westwood, The Common; and 6 Newmans Way. The following comments were made:

- The proposed number of houses for the size of the site seems excessive.
- This is not in fill it is new development of countryside garden land that abuts green fields
- People live on the edge of villages because they want to look out onto countryside not live cheek by jowl with their neighbours
- Overall this development is attempting to fit a number of houses on a plot that just does not have the right location or infrastructure to take them.
- These houses are not modest homes
- Twelve private dwellings are currently for sale in the village, the need for more in is unsupported, and this scheme is purely a revenue raising exercise.
- There is no Planning Application to convert the existing barn to an upstairs study and parking underneath yet the present day owner of Grove House said that this is going to happen.
- Question the sustainability of the proposals. Rural Shrewton has limited public transport
- The barn (once listed on Right Move as a former coach house consisting of garage with double doors and adjacent store room) is not a residential dwelling.
- This is not brownfield land which is defined in PPG3 as land which is or was occupied by a permanent structure and associated fixed surface infrastructure
- The NPPF confirms that residential gardens fall outside the definition of previously developed land

- The draft Shrewton Neighbourhood Plan says that infill will only be allowed if it matches the character of existing properties; it does not adversely impact on existing properties (view and access); it can be accommodated within existing infrastructure; it contributes to the aim of a balanced and sustainable development; and there is no loss of nature, trees or hedges or ponds.
- The village does not require any development of this size
- The buildings and their gardens would not fit in with the scale of surrounding properties and the designs are not in keeping with the existing properties
- The brick and flint building is of significant historical interest
- Land levels mean that the dwellings may be higher than the surrounding properties in the area
- The reduced size of dwellings is nonsense, bedrooms have just become bathrooms. The dwellings have not been reduced significantly in size
- It would severely affect amount of light enjoyed by neighbouring properties
- It will affect the effectiveness of the solar panels I am thinking of installing
- Cause overlooking.
- The conifer trees no northern boundary will be under threat causing amenity issues
- South West boundary is owned by neighbour not the development company/Grove House, as stated on their plans.
- The ground floor plans of unit 3 shows to have the kitchen next to our boundary fence & patio doors. Concerned about noise from boiler outlet etc
- Ruin the outlook/views from neighbouring properties
- Result in noise, disturbance and nuisance to the detriment of neighbouring residential amenity.
- Parking area will cause light, noise and disturbance
- Protocol 1, Article 1 of the Human Rights Act states that a person has the right to peaceful enjoyment of all their possessions, which includes the home and other land. Article 8 states that a person has the substantive right to respect for their private family life, which also encompasses not only the home but also the surroundings.
- I do not relish a car park in my backyard.
- Concerned about the foul-water drainage that serves this area
- In August/September in 2016 the foul-water drains near the junction of The Common and the A360 overflowed for a period of a couple of weeks, seeping up through the manhole cover. The water people, when they came to pump out the drain (numerous times), told us that there was no blockage in the system rather that the drainage system from here, through Shrewton was operating at, and over, capacity.
- This foul-water was overflowing across the road into the Till River stream on the other side of the A360.
- There is only one small pipe along The Common, feeding into the main system, but even this is not adequate for the entire village.
- The extra sewage from adding three dwellings is predictably a foul water disaster for all concerned
- Concerned about the water table.
- We fear that any new development nearby will have unpredictable impacts on the underground flow and level of water.
- The Till River is a Bourne stream meaning that it rises each year. If this coincides with heavy rainfall then there is flooding
- There have been 3 big flood years in the last 30 years. Flooding is already an issue with several houses along Maddington Street had the stream simply rising through the floor. This development will cause greater risk of flooding

- The walls of the stream at the rear of the property of Maddouse have collapsed when there have been excess flood pressure
- Maddington Street has become increasingly busy and the speed of traffic has increased, including large commercial vehicles.
- The new access will create yet another junction on this short stretch of road
- The access is hard to make clearly visible and is impractical for large delivery vehicles etc
- The entrance/driveway should be large enough for two cars to pass in safety if it is to serve more than one dwelling. The existing access is insufficient
- Widening the access would result in the tree being felled which is beautiful and is important for flood defence
- Parking arrangement is contrived and insufficient.
- Unit 2's plans show 2 car parking spaces one in front of the other. How will access work in this instance?
- The current plans show a lack of turning area for vehicles within the site, which has safety implications for exiting onto the A360 main road.
- No visitor parking
- Any potential development would not have a detrimental impact on wildlife and habitation as per the legislation of the Wildlife and Countryside Act 1981.
- The submitted bat survey has been undertaken when bats/protected species would not be flying about
- The submitted bat survey does not seem to understand that the barn is part of the application and will be subject to changes that will affect bats
- A large beautiful, healthy beech tree was hastily removed from the site before any Planning Application was submitted - was permission granted for the felling of trees on this site?
- Impact for mature trees, flora and fauna in the location.
- Not enough room 4 recycling bins for each dwelling.
- Equally, on collection days, where would these bins be placed?
- Bin storage is adjacent to my boundary which will create smells
- what provision has been made to ensure broadband capability can be made available, when my understanding from BT is that the exchange is at capacity
- This permission is going to be sold on. Will the developer have to adhere with the plans or can a subsequent application be submitted – as happened at the Nursery site off Britford Lane in Salisbury where a subsequent scheme for more houses was submitted
- This would set a precedent for other similar sites in the village
- I don't believe that the scale of the plans is correct or has been measured correctly. It looks too tight
- The revisions made are nominal, inconsequential and do not adequately address the neighbouring residents real concerns.

9. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

9.1 Principle of Development:

Much local concern has been made about whether this site is greenfield/brownfield land or previously developed land. However whilst this site is currently garden land which falls outside the definition of previously developed land (as set out in the NPPF); the site is situated wholly within the defined parameters of the Large Village of Shrewton, as

defined by WCS policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP4 (Amesbury Community Area). In such a location, the NPPF and WCS policies confirm that there is a general presumption in favour of sustainable development and therefore the principle of the site's redevelopment for residential purposes is accepted.

This general acceptability is however subject to the detail in terms of how the development will integrate into the character of the area; its design; implications for highway safety; neighbouring amenities; drainage/flooding; ecology; and trees. These matters will therefore be assessed in more detail below.

It should also be noted that local representation has suggested that the development is contrary to the provisions of the draft Shrewton Neighbourhood Plan, which only allows infill development where it matches the character of existing properties; it does not adversely impact on existing properties (view and access); it can be accommodated within existing infrastructure; it contributes to the aim of a balanced and sustainable development; and there is no loss of nature, trees or hedges or ponds. How the proposals respond to these matters will be assessed in more detail below, but given the very early stage that the Neighbourhood Plan is at, it is not considered that the provisions of this document currently have any significant weight for the determination of a planning application and instead these proposals need to be assessed in line with the adopted Core Strategy (WCS) and NPPF.

9.2 Character of the Area:

This part of Shrewton has an eclectic mix of residential development with properties of different styles, ages and sizes extending along the junctions of Maddington Street and The Common. There is no uniformity to the plot sizes, grain or vernacular of the existing development, although, in the main, especially along Maddington Street, the existing properties have a strong relationship with their respective street scenes.

The existing plot serving Grove House is somewhat of an anomaly in the area. Its plot is of significant size and the existing dwelling on this wider plot effectively turns its back on the road frontage and is fairly well hidden in both the Maddington Street and The Common street scenes. A number of other properties in the immediate vicinity (mainly along The Common) also sit behind dense/strong front boundaries and have their main outlook to the rear/open countryside beyond.

The proposed development is to sit within the grounds of Grove House. Whilst the dwellings will effectively create a backland form of development; their position relative to the western boundary will be similar to that of the existing properties to the south of the site (Bramley House etc). The existing boundary treatment and intervening properties/landscaping will ensure that the development will be hardly discernible from Maddington Street and The Common. Whilst the properties will be clearly visible from the nearby public footpath that extends across the field to the rear, it is considered that the potential impact and relationship from this public vantage point will be similar to that created by the existing Bramley House and Westwood to the south. Overall it is therefore considered that the redevelopment of this part of the site with further residential development is likely to relate well to the character of the area and is unlikely to introduce a particularly prominent, strident or innocuous form of development into the respective street scenes.

Local concern has been raised that the proposals represent over development of the plot. However as is identified above, there is a diverse range of houses and plot sizes in the area. There are also no adopted policies that set a minimum garden size or density for development. It is considered that sufficiently sized gardens are provided for the size and type of dwellings proposed; and as will be addressed in more detail below,

there is also sufficient onsite parking and turning provision provided. Overall it is considered that the proposed development will have a density that is comparable with other development in the vicinity, particularly those fronting onto Maddington Street and the density proposed will appear in keeping with the type and style of development that can be seen from the public footpath and from the public domain.

9.3 Design:

Again, as is identified above, the existing development in the vicinity of the site is an eclectic mix of different house types, ages and styles. There is no uniformity in the vernacular and there is a real mix of modern and more traditional forms of development.

The proposals involve the redevelopment of the plot with a detached dwelling and a pair of semi-detached properties. The semi-detached properties are to be constructed in a red brick with clay tile effect roof. Their design also incorporates traditional features including brick window surrounds; brick quoins; chimneys; and porches. The detached property that is also proposed is to be of similar design but its upper floor is to be of rendered finish. It is considered that the design is fairly modern but is appropriate for this particular site and will integrate effectively into the existing character created by the more modern development of Maddouse and Brook House to the north; and Bramley House and Westwood to the south.

Local concern has been raised about the use of the existing outbuilding that is of attractive design and is shown to be retained along the northern boundary of the site. This outbuilding is already in residential use, in that it is used as a garage/store incidental to the residential use of the existing dwelling (Grove House). Whilst of an age and of attractive design, this building is not listed and therefore under Class E of the Town & Country Planning (General Permitted Development)(England) Order 2015 (GPDO) can be used for purposes incidental to the enjoyment of the main dwelling house, including minor alterations, without the need for planning permission. The proposals continue to involve the incidental use of this building, but identify that it will serve Plot 1 rather than Grove House. It is not considered that this requires a change of use and therefore planning permission is not required for this change or indeed any minor alterations to this building that may be required to enable it to be used as a store; office; garage building. A condition is however considered necessary to ensure that the building remains in incidental use rather than in an ancillary or separate residential use.

9.4 Neighbouring Amenities

The new development is positioned such that it will present its side gables to the existing properties to the north and south of the site. First floor windows are proposed on both side elevations of all three houses. However these are to serve bathrooms and/or landings/stairwells and are also identified to be obscurely glazed (and can be controlled by condition accordingly). Units 2 and 3 are also positioned so that their front elevation overlaps the rear elevation of the property to the south (Bramley House) thereby further reducing any potential impact for direct overlooking. The main outlook of the new dwellings will be to the east and west. To the west is a field while the existing property of Grove House is situated to the east. Grove House is however oriented at a right angle to the proposed dwellings and is positioned at least 16.5 metres away from the proposals. An intervening Yew Tree, which is protected by virtue of a TPO, also provides screening between the new and existing properties. It is not therefore considered that the proposals will result in any particular issue in terms of overlooking or loss of privacy for any neighbouring residential amenities.

Unit 1 is to be positioned approximately 16 metres to the south of the pair of semi-detached properties known as Maddouse and Brook House. An intervening brook, stone wall and conifer hedge/group of trees also exist between the two properties. The

detached flint outbuilding also exists along this boundary but faces away from the northern neighbours. It is not therefore considered that the proposals will result in any particular issue in terms of dominance or loss of light for these neighbouring amenities.

Local concern has been raised about the loss of views and outlook from the neighbouring properties but in planning terms there is no right to a view and just because the proposed dwellings will be visible from these adjacent properties, does not mean that this is unacceptable or would warrant a reason for refusal in planning terms. In this instance, as has been identified above, the level of separation; the intervening boundary treatment; and the orientation of the proposed dwellings all mean that any potential for impact in this regard will not be significant enough to warrant a refusal of the scheme.

Local concern has also been raised about the use of the land for access; car parking and bin storage as it is considered that this would create issues for neighbouring amenities in terms of noise, disturbance, smells and light pollution. However as is identified above, the site is well defined to both the north and south by tall walls; fences and vegetation. The properties to the north are also separated from the site by a brook. The access also already exists and whilst it is not used as a main access serving the site at the moment, it could be used more intensely at any point without any further permissions being required. It is considered that given these factors, it is unlikely that the proposals will result in a significant issue in these regards that would warrant a refusal of the scheme either.

9.5 Highway Safety

Local concern has been raised about the suitability of the existing access to serve the development. The level of onsite parking, visitor and turning provision has also been queried. However the proposals now involve 2x3 bed units and 1x4 bed unit (whilst the fourth bedroom in this instance is identified on the plans as a study, it is of sufficient size to be classed as a bedroom for the purposes of calculating the level of parking required). A total of 7 car parking spaces are identified to serve the development. This level of provision is considered to meet the adopted parking standards for such a development and are therefore acceptable in this regard. It should also be noted that the Council's adopted parking standards factor in both car ownership of the further residents and visitor parking in the identified standards and therefore the identified parking requirement caters for the potential visitor requirement. In addition there is space to the front of spaces 1 and 2 and in front of space 3 which enables sufficient on site turning for all vehicles. The Highway Authority has therefore raised no objection to the proposals in this regard.

In addition whilst concern has been raised about the proposed site access, and the suitability for bin collection/deliveries etc; the Highway Authority has confirmed that it is of an acceptable width, position and visibility to serve this development of three dwellings. No objection has been raised about the proposed use of this access to serve the three new properties and their associated visitor; delivery and bin collection services and a refusal on this basis could not therefore be upheld.

9.6 Ecology & Trees

As has been identified above, Maddington Brook borders the northern boundary of the site while the River Avon SAC and River Till SSSI exist within 20 metres of the site. The barn that borders the northern boundary of the site (and is to be retained as incidental accommodation to serve Plot 1) has also been found to support a bat roost.

During the course of the application an Ecological Survey has been submitted and updated to address possibly concerns regarding ecology. However, the report, despite

revisions, does not currently go far enough to address these potential issues. The Council's Ecologist has however confirmed in this instance that the outstanding matters can be addressed by condition and has therefore raised no objection to the proposals accordingly.

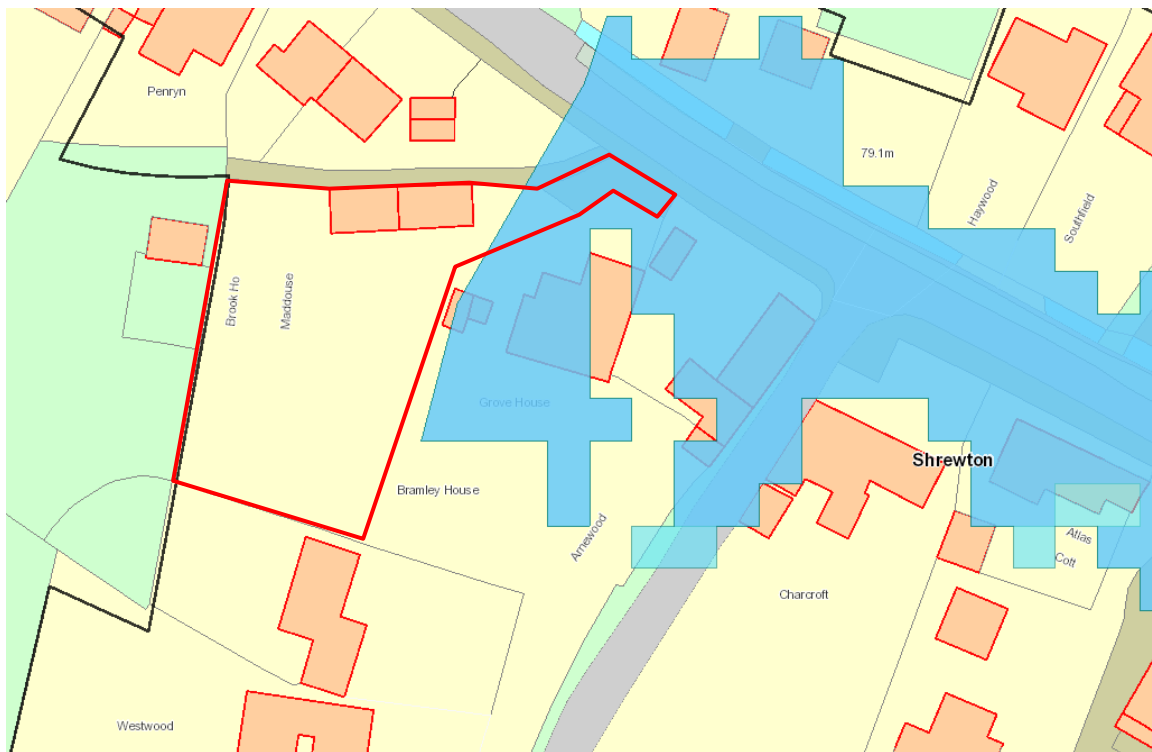
9.7 Trees

Also during the course of the application, the two Yew trees on the site (and on the wider Grove House site) have been protected by Tree Preservation Orders. The Council's Tree Officer has confirmed that the proposed development can be developed without harm to the root or canopy structures of these protected trees and has therefore raised no objection to the proposals subject to tree protection measures being secured to ensure their retention during the construction process.

Local concern has been raised about the trees that were removed from the site prior to the application being submitted. However before the application was submitted, none of the trees on the site were protected by TPO and the site is not situated in a Conservation Area. There was therefore no legal requirement for permission to be sought for the removal of any trees on the site and no mechanism to ensure their retention or replacement.

9.8 Flooding & Drainage

As has been identified above, the site is in close proximity to Maddington Brook and the River Till. The access and part of the driveway serving the development is also situated within Flood Zones 2 and 3.



Flood Zones 2 & 3

There seems to be some confusion between the consultees as to the significance of this for the consideration of the planning application, with the Environment Agency raising no objection and the Council's Drainage Officer raising a concern about this point. However the Environment Agency's standing advice; and the flooding guidance set out in the NPPF, both confirm that for such a size of plot and for such a type of proposal only if the 'development' (in this instance the residential dwellings) is located within

Flood Zones 2 or 3 would a Flood Risk Assessment or a sequential test be required. Given that only the access is situated within these zones in this instance; and given that the site is under a hectare in size, it is not therefore considered that the proposals need to be accompanied by a Flood Risk Assessment and a Sequential Test does not need to be undertaken.

In any event, the Environment Agency has raised no objection to the proposals but has suggested a precautionary approach where the internal floor levels of Plot 1 should be raised to avoid any potential future issue. The amended plans have addressed this matter accordingly. Subject to conditions regarding the water efficiency of the site, the Environment Agency has therefore raised no objection to the proposals.

With regard the possible foul and surface water drainage of the scheme, the local residents have highlighted a local issue where Wessex Water has confirmed that the existing infrastructure is at capacity. However, the local water authority has a duty to connect any new properties to their system and indeed this is something that is usually dealt with and negotiated outside of the planning process, usually as part of the building regulation stage. The Council's Drainage Officer has suggested conditions be attached to the permission to secure an appropriate drainage scheme for the site but has queried their suitability in this instance given that they will require agreement with the Water Authority. However again it is fairly common for the Water Authority to be involved in such drainage strategies and the suggested conditions are considered to be necessary; relevant to planning and; to the development to be permitted; enforceable; precise and; reasonable in all other respects and will therefore meet the 6 tests for conditions as identified in the NPPF. It is therefore considered that the conditions can be attached to the decision and that these adequately address the concerns raised. These will ensure that no development can commence on site until an acceptable drainage strategy has been secured for the development. This issue is therefore considered to be adequately addressed in this instance.

9.9 Other Matters:

Local Concern has been raised that this proposal will set a precedent and also that it has been submitted by a development company as purely a money making exercise. However each application needs to be considered on its own merits. In this instance, as is addressed above, it is considered that the site, which is situated within the defined built parameters of this large village, can accommodate an additional three dwellings without detriment or significant harm to the character of the area; neighbouring residential amenities; trees; highway safety; ecology; or flooding/drainage, and is therefore recommended for permission accordingly. Any alterations that may be required to the scheme by the current or future owners of the site will also need to be considered against these constraints and may require the submission of a revised scheme which will need to be considered accordingly. Furthermore, whether the scheme is put forward by an individual or a developer is irrelevant for the consideration of a planning application.

Further concern has been raised about the Broadband provision in the village however this is not a planning matter for consideration as part of this application.

10. **S106 contributions/Community Infrastructure Levy**

As the proposals involve a net gain of 3 dwellings in the area, WCS policy CP43 (Providing Affordable Housing) is not triggered and no affordable housing is required as part of the scheme. In addition whilst saved SDLP policy requires contributions towards off site public open space provision from any scheme involving one or more dwellings; a recent Ministerial Statement has confirmed that such policies cannot be applied to any

scheme involving 10 or less dwellings and therefore no such provision is sought from this proposals in this regard either.

However as of May 2015 the Council adopted its Community Infrastructure Levy (CIL) which applies to any additional dwellings in the area. A note is therefore added to the recommendation to bring this to the applicant's attention.

11. Conclusion

The site is situated within the defined built up area for the village of Shrewton and is therefore considered to be in a sustainable location for new residential development. It is also considered that the proposed redevelopment of this site with three additional dwellings can be adequately accommodated without significant impact for the character of the area; neighbouring amenities; highway safety; ecology; drainage/flooding; or trees. The proposals are therefore recommended for permission accordingly.

RECOMMENDATION

Permission subject to 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:

Application Form & Certificate

Ref: 8821/100 Rev F – Site, Block, Location Plans & Street Scenes. Received – 14.03.2017

Ref: 8821/101 Rev C – Floor Plans & Elevations Unit 1. Received – 14.03.2017

Ref: 8821/102 Rev C – Floor Plans & Elevations Units 2 & 3. Received – 14.03.2017

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

3. No development shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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, in the interests of visual amenity and the character and appearance of the area.

4. No development shall commence on site until details of all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, dormers and canopies have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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, in the interests of visual amenity and the character and appearance of the area.

6 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 a satisfactory landscaped setting for the development and the protection of existing important landscape features.

7 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

8 No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A, B, C or E shall take place on the dwelling houses hereby permitted or within their curtilage without the prior grant of planning permission from the local planning authority.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the northern or southern elevations of the new dwellings hereby permitted.

REASON: In the interests of residential amenity and privacy.

- 11 Before the development hereby permitted is first occupied all of the first floor windows annotated with OG on the approved plans, shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and shall be fitted to be top hung only. The windows shall be maintained as such with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

- 12 The retained outbuilding on the northern boundary of the site (labelled barn on the approved plans) shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling, known as Plot 1 and it shall remain within the same planning unit as that dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings, shall be inserted in the northern elevation of the retained outbuilding on the northern boundary of the site (labelled barn on the approved plans)

REASON: In the interests of residential amenity and privacy.

- 14 No development shall commence on site (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The Construction Method Statement shall include details of the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the use of oils/chemicals and materials
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;

- g) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- h) measures for the protection of the natural environment; and
- i) hours of construction, including deliveries
- j) the use and routing of heavy plant and vehicles

The development shall be constructed in strict accordance with the approved statement throughout the construction period.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 15 No development shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall provide details of the measures that will be implemented during the construction phase to protect the River Avon Special Area of Conservation (SAC) and protected/priority species and habitats.

REASON: To ensure adequate protection and mitigation for the River Avon SAC and protected and priority species and habitats, and to accord with wildlife legislation and policy and Policies CP50 and CP69 of the Wiltshire Core Strategy.

- 16 No development shall commence on site until a scheme for the discharge of foul water from the site, including any offsite capacity works together with all third party permissions/agreements has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until foul water drainage has been constructed in accordance with the approved scheme including any offsite improvement works

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 development can be adequately drained without increasing flood risk to others

- 17 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details (testing to BRE 365 and determination of ground water levels) together with all third party permissions in place, has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate that there will be no adverse impact upon the River Avon. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 development can be adequately drained without increasing flood risk to others; and to ensure adequate protection of the River Avon

- 18 No development shall commence on site until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed scheme.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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, in the interests of sustainable development and climate change adaptation.

- 19 No development shall take place on site, including site clearance, storage of materials or other preparatory work, until an Arboricultural Method Statement, has been submitted to the Local Planning Authority and approved in writing, Thereafter the development shall be undertaken only in accordance with the approved details.

- The Arboricultural Method Statement shall show the areas which are designated for the protection of trees, hereafter referred to as the Root Protection Area (RPA). Unless otherwise agreed, the RPA will be fenced, in accordance with the British Standard Guide for Trees in Relation to Construction (BS.5837: 2012) and no access will be permitted for any development operation.
- The Arboricultural Method Statement should specifically include details of how the driveway can be constructed within the RPA of the adjacent Yew tree without causing root damage. Furthermore, timing should be considered to ensure the roots of the Yew are not damaged by compaction (by vehicle movement) until the special surfacing is put in place.
- The Arboricultural Method Statement shall include provision for the supervision and inspection of the tree protection measures. The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has been given in writing.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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, and to comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of construction.

- 20 The outbuilding on the northern boundary of the site (labelled as 'barn' on the approved plans), which is a confirmed bat roost, shall be retained in accordance with the details set out within the Ecological Appraisal, (dated March 2017 and prepared by All Ecology Ltd)

REASON: To ensure adequate protection of the confirmed bat roost.

- 21 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: To ensure adequate protection of and mitigation for the confirmed bat roost

INFORMATIVES

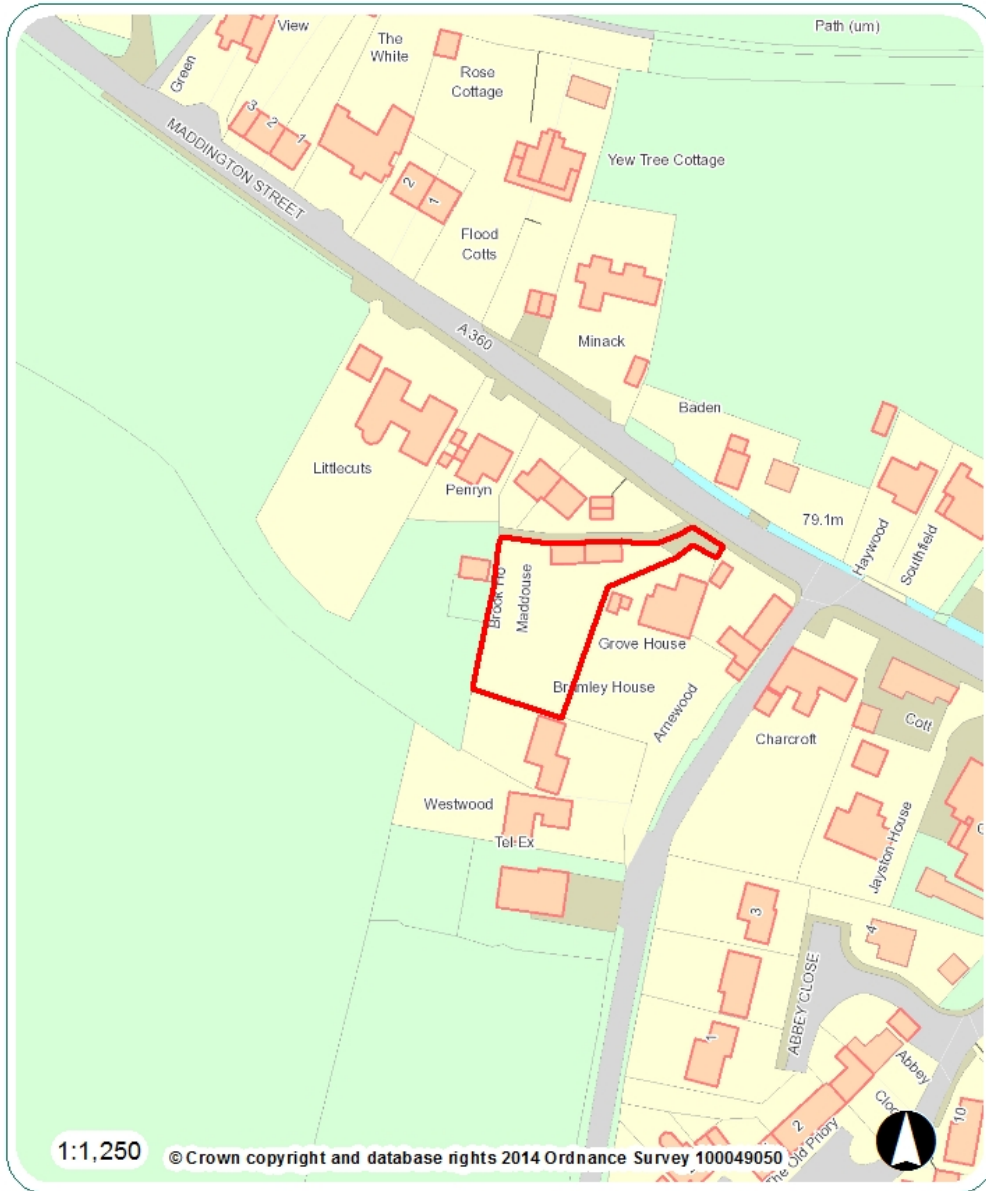
- 1 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.
- 2 Please note that the outbuilding that is to be retained which is situated on the northern boundary of the site (and labelled barn on the approved plans), has been found to support a bat roost. Bats are protected by law and if any works are proposed to this building in the future, will need to be undertaken in full consultation with a qualified ecologist and/or Natural England.
- 3 In accordance with condition 17, the development hereby approved should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered.
- 4 In order to satisfy condition 17, details will need to be submitted which include a water usage calculator showing how the development will not exceed a total (internal and external) usage level of 110 litres per person per day
- 5 Please note that a separate application will need to be made to the Environment Agency under the Land Drainage Act in relation to any works within 8m of a main river
- 6 Please note that a separate application will need to be made to the Lead Local Flood Authority under the Land Drainage Act in relation to any works within 8m of an open or culverted ordinary water course
- 7 Please note that a separate application will need to be made to the Lead Local Flood Authority under the Land Drainage Act in relation to discharge location and rates to any water course
- 8 please note that in addition to any other permission(s) that you may have already obtained (e.g. planning permission), you may need an environmental permit for flood risk activities (formerly known as Flood Defence Consent prior to 6 April 2016) if you want to carry out work:
 - in, under, over or near a main river (including where the river is in a culvert)
 - on or near a flood defence on a main river
 - in the flood plain of a main river
 - on or near a sea defenceFor further information and to check whether a permit is required please visit: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. Or contact your local Environment Agency FRA Permitting Officer, daniel.griffin@environment-

agency.gov.uk / yvonne.wiacek@environment-agency.gov.uk

- 9 The applicant's attention is drawn to the comments made in the letter dated 1st February 2017 from the Dorset & Wiltshire Fire & Rescue Service

This page is intentionally left blank

16/11817/FUL
Land at Grove House
Maddington Street
Shrewton
Salisbury
Wiltshire



This page is intentionally left blank

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No.3

Date of Meeting	30 May 2017
Application Number	17/00829/FUL
Site Address	Old Airfield Site, Bells Lane, Stourton, Wiltshire
Proposal	Store building for wood and woodchip for biomass with associated landscaping works (Resubmission of 16/12294/FUL)
Applicant	The National Trust
Town/Parish Council	Stourton with Gasper Parish Council
Electoral Division	Mere - Cllr George Jeans
Grid Ref	
Type of application	FULL
Case Officer	Mrs. Becky Jones

Reason for the application being considered by Committee:

Cllr. Jeans has called the application to committee to be determined on the grounds of local concern.

1. Purpose of Report

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

2. Report Summary

The main planning issues to consider are:

1. Principle of the development
2. Scale, design and impact on the character of the landscape of the AONB
3. Impact on Heritage Assets
4. Ecology and Archaeology
5. Highway Safety
6. Neighbouring amenity and public protection
7. Community Infrastructure Levy

The application has generated 1 letter of objection from Stourton with Gasper Parish Council and 5 letters of objection from third parties.

3. Site Description and Proposal

The application site lies within the Area of Outstanding Natural beauty, and affects the concrete perimeter track of a World War 2 Zeals Airfield. The airfield is disused, unlisted and does not lie within a Conservation Area. The site is currently used for storage of logs and wood.



The Conservation Area lies to the north about 250metres away from the site. The nearest dwelling, 4 Bells Lane, is also approximately 250m to the north. Public footpath STGA 12 bisects the field in a north west/south east direction, close to the site of the propose store. The agricultural land classification of the field is Grade 2, which defines it as the best and most versatile agricultural land along with Grades 1 and 3a. However, the site already includes substantial hard standing in the form of the perimeter track of the airfield.

The applicant is proposing to:

- construct a new open front woodchip store within a 2 mile radius of the new woodchip boiler at Stourhead. Building would be bolted down to the existing concrete base. Steel frame building clad at high level (above 2.4m concrete wall) with timber battens and boards (local Western red cedar felled on site) with corrugated box profile sheeting roof, to give agricultural appearance. The store building would be 20m long by 6m wide with eaves height of about 5m, to enable wood drying
- create a soakaway for surface water
- chip wood on 4 days per calendar year
- restore stiles and access to the “lost” footpath
- retention, trimming and ongoing management of existing hedge screen to south of site. No excavation within root protection zones.
- beech tree planting (10 No) along the line of the boundary between the existing beech plantation and the site entrance.
- additional hedgerow planting

4. Planning History

16/01483/FUL and 16/01568/LBC Extensions & alterations to outbuildings to form biomass boiler house including works to gardens and access ways. Approved with Conditions

16/03949/FUL Storage building for wood and woodchip for biomass. Withdrawn

16/12294/FUL Storage building for wood and woodchip for biomass. Withdrawn

5. Local Planning Policy

National Planning Policy Framework (NPPF) para 17 and 93 on renewable energy
NPPG

Wiltshire Core Strategy (WCS):

Core Policy 41: Sustainable construction and low carbon energy

Core Policy 42: Standalone Renewable Energy Installations

Core Policy 50: Biodiversity and Geodiversity

Core policy 51: Landscape

Core Policy 57: Ensuring high quality design and place shaping

Core Policy 58: Ensuring the conservation of the historic environment

Core Policy 60, 61 and 62 Transport and transport impacts

Saved policies of the adopted Wiltshire Core Strategy (Appendix D)

Planning (Listed Building and Conservation Areas) Act 1990

Section 66: Special considerations affecting planning functions

Section 72: General duties of planning authorities

Policy WCS3 of the **Wiltshire and Swindon Waste Core Strategy 2006-2026**.

The Conservation of Habitats and Species Regulations 2010, EC Habitats Directive when as prescribed by Regulation 3(4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). Circular 06/2005

The National Park and Access to the Countryside Act 1949

6. Summary of consultation responses

Public Protection – No objection subject to conditions

Highways – No objection subject to condition

Archaeology – No objection

Conservation - No comment

Stourton with Gasper Parish Council – Object

The Stourton with Gasper Parish Council would like this application to be rejected on the grounds of the detrimental effect and impact it would have with regard to dust, noise, increased traffic, the ANOB and wildlife habitat.

Further details were then received from the applicant regarding transport impact and chipping frequency. The Parish Council responded:

Further to our telephone conversation on 30 March and the National Trust's recent response re this planning application, I have been asked to confirm that Stourton with Gasper Parish Council's view has not changed and their objection still stands.

7. Publicity

The application was advertised by site notice. Adverts were also placed in the Blackmore Vale and Salisbury Journal.

5 letters of the objection on the following general grounds:

- Traffic impact and congestion on Bells Lane, danger to all users
- Use of chipping machine is industrial process, unacceptable noise impact
- Visual impact of the store building on AONB landscape
- Second biomass boiler is planned and will lead to activity increase (*Officer note – the LPA is not aware of a second biomass boiler proposal – see NT note below*)
- Impact on historic value and significance of airfield, Grade I listed house and garden
- General absence of information regarding numbers employed, days of use, machinery types and specs, current use of site, source of wood, explanation for location, 2nd biomass boiler, AONB impact, setting of listed house and garden, traffic impact on village, impact on residential amenities, consultation with Historic England. (*Officer note: the application contains reports and assessments which cover most if not all of the details listed above. Historic England are not required to be consulted on this application*).

- Lack of consultation (*Officer note: The application has been correctly publicised according to statutory requirements and the Council's Statement of Community Involvement. The LPA is only required to consult neighbours **immediately adjoining** the boundary of a site, but is legally required to post a site notice – see photo above. Adverts were posted. All third parties were notified regarding the additional information received).*)
- Impact on wildlife from noise and disturbance

The National Trust has responded in full to the comments in the letters received and their response can be viewed on the website.

8. Planning Considerations

Planning permission is required for the development. The applications must be determined in accordance with the development plan unless material considerations indicate otherwise. (Section 70(2) of the Town and Country planning Act and Section 38(6) of the Planning and Compensation Act 2004). The NPPF is also a significant material consideration and due weight should be given to the relevant policies in existing plans according to their degree of consistency of the framework. (Paragraph 215 at Annex 1).

8.1 Principle of development

The National Planning Policy Framework supports a presumption in favour of sustainable development. The 12 Principles in the NPPF state that planning should:

Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);

Para 93 goes on to say:

Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.

The principle for the biomass boiler has been established by 16/01483/FUL and 16/01568/LBC and under Core Policy 41 (Sustainable construction and low carbon energy) and Core Policy 42 (Standalone Renewable Energy Installations) of the Wiltshire Core Strategy.

CP42 supports the development of standalone renewable energy installations *subject to satisfactory resolution of all site specific constraints. In particular, proposals will need to demonstrate how impacts on the following factors have been satisfactorily assessed, including any cumulative effects, and taken into account:*

- i. The landscape, particularly in and around AONBs*
- iv. Biodiversity*

v. *The historic environment including the Stonehenge and Avebury World Heritage Site and its setting*

vi. *Use of the local transport network*

vii. *Residential amenity, including noise, odour, visual amenity and safety, and*

viii. *Best and most versatile agricultural land.*

Applicants will not be required to justify the overall need for renewable energy development, either in a national or local context

The development of most standalone renewable energy installations within Wiltshire require careful consideration due to their potential visual and landscape impacts, especially in designated or sensitive landscapes, including AONBs. Core Policy 51 (landscape) should be considered alongside this policy.

Therefore, the proposals submitted to support a wood chip store in association with the new biomass boiler house would be acceptable in *principle*, subject to the detailed requirements of the policies discussed below.

8.2 Scale, design and impact on the character of the landscape of the AONB

The proposals include the erection of a store building against an existing boundary hedge, upon an area of existing concrete hardstanding. Landscaping and planting proposals are included. Core Policy 57 sets out the design criteria for new development and states:

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire...

Core Policy 51 states that *Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:*

i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies

ii. The locally distinctive character of settlements and their landscape settings

iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe

iv. Visually sensitive skylines, soils, geological and topographical features

v. Landscape features of cultural, historic and heritage value

vi. Important views and visual amenity

vii. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion

viii. Landscape functions including places to live, work, relax and recreate, and

ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas.

The site is in the Kilmington Terrace landscape character area of the Greensand Terrace landscape character type. The AONB office has been consulted on the proposals and concluded that in their view, the application was **not good enough to approve** for the following reasons:

- The application has not taken account of the objectives, policies and actions set out in the relevant Management Plan for the AONB, including tranquillity. The inherent sensitivity of the AONB – our study 2007 – shows the overall sensitivity of the landscape in the vicinity of the site is ‘moderate – high’.
- The old airfield site is predominantly flat and without the existing hedges the scope for long and extensive views is substantial. The existing hedges are therefore, crucial.
- The application is dismissive of the footpath PRoW through the site and the potential impacts the proposed development could have on the amenity value of that path and the users of it.
- Documents differ stating building would be 5m high and ACLA stating 6m. *Officer note: submitted plans clearly show 5m to eaves. NT have confirmed height below.*
- The extended landscape report is vague about mitigation, not mentioning materials, precise planting and hedge management in the narrative. *Officer note – precise planting details would be subject to a landscaping condition, including replacement if plants are removed or die within 5 years.*
- Plan P10 C does not show the full height of the proposed building; the 5m height only goes to the underside of the roof. The concrete walls do not appear to comply with the AONB guidance note on new agricultural buildings. Timber should be given a dark stain in line with our guidance on colour in the countryside and ‘fabric doors’ colour should also comply with the AONB’s guidance. *Officer note – this can be conditioned to ensure precision and suitability. Roof height is confirmed by NT below.*
- Plan P13 E is less than clear in relation to the hedge on the southern side of the site. The red and blue lines appear to follow the edge of the concrete. Hedge is not within either the blue or the red lines. *Officer note – 13E is a location plan only. The hedge is stated by NT below to be in their ownership and control. The hedge is clearly marked on Plan P9D and can be “Grampian” conditioned for retention, management and reinforcement planting accordingly under the landscape condition.*
- The issues of traffic, associated noise, and the extent and frequency of chipping are touched upon lightly. However, tranquillity is a significant attribute of this AONB. Could be a significant accumulation of disturbing activities in and around Bell Lane. The use of large vehicles could also conflict with visitor traffic to the Gardens and the Farm Shop in the narrow lanes of the village. *Officer note – Visitor Access Management Plan has subsequently been submitted along with details of chipping frequency – see highways and public protection comments below.*

The National Trust has responded to the AONB Partnership points:

- **Tranquillity is significant attribute in AONB, this has not been addressed.**

An assessment of noise impact of the chipping process has been conducted with a contractor who will conduct our wood chipping for Stourhead. As stated in the Justification Statement for the Planning Application:

Mobile wood chipping equipment used in forestry and arboriculture generates high levels of noise **at source**. The company that currently completes the chipping process has confirmed the following sound data regarding the equipment they use. They confirmed their use of “HEIZOHACK CHIPPERS” of the following type: HM8-500K, HM10-500K and HM14-800K.

When in operation the above models provide the decibel levels as listed below

<u>Distance</u>	<u>Measured Values</u>	<u>Average</u>
1 metre	93 – 97 DBA	95 DBA
10 metres	85 – 91 DBA	88 DBA
20 metres	70 – 78 DBA	74 DBA
50 metres	68 – 74 DBA	70 DBA

The building is proposed 45m from the highway, and some 268m from the closest property boundary to the North of the site. Therefore we feel that any disturbance that may be created to nearby properties would be minimal, short term and mainly to anyone using the footpath adjacent to the building, which (as per our comments below) does not appear to be used at present. Our contractor uses a HM 10 – 500K wood chipper.

The operation of a tractor and trailer to move the wood chip between Zeals and the boiler house would fit in seamlessly with surrounding farming operations.

- **Number of days of chipping activity**

We would like to take this opportunity to correct an error in our planning application as the 20-22 days of chipping activity we indicated was based on generic data taken from a public biomass information source relating to much larger biomass schemes, not the specific planned process at Stourhead to meet the needs of our much smaller biomass system. **Chipping activity is actually expected to take place on site by our contractor for 4 days per year.** The round wood will be stacked neatly and blown directly into the proposed chip store.

The biomass boilers serving Stourhead House have been calculated to consume 440m³ of wood chip in a 12 month period. Our chipping process will chip approximately 100m³ of round wood in a day. One cubic metre of dry round wood at 30% moisture content will create two and a half cubic metres of chip, meaning 250m³ of chip can be produced in an 8 hour period. Due to the angle of repose of wood chip when piled, this amount would effectively fill the building. However, a rotation of wood chip would be preferable to prevent the risk of degrading of chip that can occur if large volumes are stored in a single place over a long period of time. Therefore our proposal is for a more sensible chipping operation of 4 days per year creating the 440m³ of wood chip the biomass boilers have been calculated to consume in a 12 month period.

- **Unspecified trips bringing timber to the site.**

The following summarises the operational plan and provides clarity on vehicle movements. One lorry carries around 20 cubic meters of timber. One cubic meter of dry timber will produce 2.5 m³ of dry chip, therefore 1 lorry load of timber will equate to

around 50 m³ of dry chip. An estimated 440 m³ of chip will be used in a 12 month period meaning **9 lorry loads of timber will need to be delivered to site per year.** Each year's supply of chip will vary slightly depending on the weather, therefore an estimated 8 – 10 lorry loads of timber would be expected per year (or 16-20 vehicle movements in total per year). This is a low level of additional vehicle movement and it will be managed by the Trust in keeping with our Visitor Access Management Plan (2008), which we have recently submitted as part of our response, and our proposal for managing vehicle movement's specific to this activity at quiet times outside of higher level traffic times as set out above.

- **Use of large vehicles could conflict with visitor traffic to the gardens.**

The wood chip will be hauled using the National Trust's tractor and trailer which already uses the village roads for access to its land including the airfield. We will avoid busy periods when visitor traffic is high by hauling the chip at quiet times in keeping with our current sensitive approach to vehicle movements around the property and neighbouring areas.

- **Hedges crucial to absorb building into landscape. Landscape report vague about mitigation, not mentioning materials, precise planting or hedge management (management of the southern hedge).**

The National Trust agrees the hedges are important in absorbing the building into the landscape. The height of the southern hedge (at the back of the proposed building) will be maintained at a height no lower than 4 metres. The hedge will be trimmed using tractor and flail once a year to help maintain and improve the thickness of the hedge thus screening the proposed building from the south. The part of the hedge immediately behind the building can be cut using a handheld hedge cutter. The hedge to the north of the proposed building could be allowed to grow taller if required to help absorb the building into the landscape further still. If a further scheme of landscaping was required to determine this fully, we would be happy to discuss this with Wiltshire Council.

- **Dismissive of the footpath**

The National Trust is aware of its obligation to maintain public footpath access. Although the footpath that cuts across the airfield close to the proposed new wood chip store does not appear to have been used for a number of years, meaning that the stiles in the hedgerow have grown in completely, we will reinstate these stiles as soon as possible. The footpath will remain open at all times.

- **Building dimensions, colour staining of timber and gale breaker fabric doors**

As stated in the planning application, the building will be 20 metres in width, 6 metres in depth and at a total height of 5.034 metres (5 meters to underside of roof with the additional 34mm in height is due to the profile of the proposed roof sheeting material).

The timber cladding of the building can be colour stained to a preferred colour from that proposed if required. The gale breaker fabric doors have three colour options: black, dark green or pale olive. The National Trust would prefer dark green or olive. We are happy to take guidance from both the AONB and Wiltshire Council.

- **Plan BGV 04 shows 10 new trees but only 9 listed in the plant schedule. Cawse design drawing P9 D is different to the above – which is correct?**

Our assessment is that 10 new trees are required for planting to aid screening of the building from Bells Lane. If a further scheme of landscaping was required to determine this fully, we would be happy to discuss this with Wiltshire Council.

- **Southern hedge not within blue or red lines.**

We confirm that the southern hedge is fully within the ownership of the National Trust and will be managed by us as set out above.

The impact on the immediate surroundings and more distant views has been fully assessed in the Impact Assessment by Cawse Design. Subject to conditions requiring careful selection of colours for the building materials, the retention and reinforcement of the hedge on the southern boundary and also the proposed planting of 10 Beech trees in the existing west belt along Bells Lane, then it is considered that the proposed building would have a very limited impact upon the views within the AONB.



This photo was taken with a staff set at 5m (highlighted in red) to show the eaves height of the proposed building.

It is considered that the tranquillity (noise) issues have been fully assessed by the public protection officer (below) and Core Policy 51 has therefore been satisfactorily addressed. Officers do not consider that a reason for refusal on the grounds of harm to the landscape and the visual impact of the development could be adequately supported for the reasons set out in this report. Therefore, subject to conditions the proposal would be in accordance with CP57 and CP51.

8.3 Impact on Heritage Assets

The site lies to the south east of Stourhead House (Grade I listed) and the Stourhead Park (registered Grade I historic park). The Stourton Conservation Area lies about 250m to the north of the site. The site lies within part of the Zeals Airfield which is a redundant WW2 site.

There is a duty placed on the local planning authority under section 66 of the Planning (Listed Building and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a listed building or its setting to have special regard to the desirability of preserving the building and its setting. Section 72 also requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

The NPPF states:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The Conservation policies of the local plan and the NPPF seek to ensure that the settings of nearby listed buildings would not be harmed and the existing character of the Conservation Area would be preserved or enhanced. Core Policy 58 aims to ensure that Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life.

Heritage assets include Listed Buildings and Conservation Areas and also undesignated local features.

Stourhead House and Garden: The National Trust has assessed the impact of the development from the windows of Stourton House and the wider estate in the Design and Access Statement. It concludes that the proposed building would not be visible from any room within the building, due to the tree screening that exists to the south and the elevation difference between the mansion and the application site. Some windows are also obscured by the parapet wall.

The Conservation Area: The site lies some 250m to the south of the Conservation Area. The proposed building may be viewed from within the Conservation Area against the background of the existing south boundary hedge. The suitability and conditioning of materials has already been discussed under the landscape section of this report.

Zeals Airfield: The site is not listed but is recognised as having some historical benefit. The extent of the site has been reviewed against historical maps and aerial photos. There are no documented structures within the application site of historical importance and there is no perceived impact on the heritage asset, given that the proposed building would be constructed upon the former concrete perimeter road. It is likely that in its day, there would have been numerous buildings associated with the airfield, as shown at the bottom of the aerial photo (site in red):



Having been consulted, the Council's Conservation Officer wished to make no comment on the application. Therefore, it is perceived that the development would not harm the significance of the Grade I listed building (Stourhead House), its curtilage and setting, the Grade I listed garden, the setting of the Conservation Area or the historical significance of the Zeals Airfield. The proposal would comply with Policy CP58 and the NPPF.

8.4 Ecology and Archaeology

Ecology

Core Policy 50 states:

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services. All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

The NPPF para 118 states:

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- *if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- *development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;*

- *opportunities to incorporate biodiversity in and around developments should be encouraged*

The NPPG also sets out guidance and the ODPM circular 06/2005 still applies and is listed under current policy and guidance on the planning portal. Paragraph 99 states *“It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances....However, bearing in mind the delay and cost that may be involved, **developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development.** Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and/or planning obligations, before the permission is granted”*.

The proposal does not seek to destroy any buildings or remove any landscaping that might provide habitats for protected species. The proposed building would be secured on the existing concrete base and existing hedges would be retained and reinforced. The proposed tree planting is likely to improve wildlife habitats in the vicinity of the site. The proposed chipping would take place on 4 days per year and when compared with agricultural activities that could take place on the site without the need for planning permission, this level of disturbance is low. It is considered that the storage building and chipping activity poses a very low risk to protected species and habitats are likely to be created and enhanced by the landscaping proposals.

Archaeology

Core Policy 58 aims to ensure that Wiltshire’s important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire’s environment and quality of life. Heritage assets include Listed Buildings and Conservation Areas.

The Archaeologist stated:

Although this site lies within an area of archaeological interest, there appears to be a small new footprint of below ground impact. Therefore, on the evidence available to me at present, I consider it unlikely that significant archaeological remains would be disturbed by the proposed development and so have no further comment to make.

In conclusion, no objection is raised to the proposed ecological mitigation, in accordance with Core Policies 48, 50 and 58, the guidance in the NPPG and the ODPM circular 06/2005.

8.5 Impact on highway safety and public right of way

The highways officer initially responded to the scheme:

The proposal is to provide a new building for the storage of wood/ woodchip, which will be used to fuel the existing biomass boiler located near Stourhead House. This will involve the

transport of wood from the surrounding area to the site, as well as the transport of the chippings to the biomass boiler.

The site is located off Bell Lane, which is subject to a derestricted speed limit (60mph) and is generally considered to be a single track road with no centreline markings. An increase in the number of large vehicles using Bell Lane could therefore create conflict with other road users, due to the width of the lane. Additionally, the route from the site to the biomass boiler will involve negotiating the junction of Bell Lane/ High Street, which is substandard in terms of visibility to the west.

Prior to making any further Highway recommendation, I would invite the applicant to submit additional information, including traffic flow data for Bell Lane, options for the improvement of the visibility at the Bell Lane/ High Street junction and potential measures to mitigate conflict with large vehicles on Bell Lane, such as proposed new passing places.

Further details were then submitted in the form of the National Trust Stourhead Visitor Access Management Plan June 2008. The highways officer concluded:

The Visitor Access Management Plan deals with traffic associated with Stourhead and gives a good impression of the levels of traffic and the subsequent issues it creates on a particularly busy day, such as a bank holiday. The report also cites issues with Bells Lane, including its narrow width. The report is considered to be a draft (by its authors) and its recommendations are that the Bells Lane access to Stourhead should be utilised as the primary entrance on peak days and that this option should be further considered with the Local Highway Authority (Wiltshire Council). The report is dated June 2008 and I assume that no further work has been completed since, nor have conversations with the Local Highway Authority taken place with regards to the access recommendations.

The proposed biomass operation at the former airfield site could significantly conflict with not only Stourhead visitor traffic, but also general traffic in the area, especially due to the substandard width of Bells Lane and the likely size of the vehicles needed to operate this facility. I also still retain concerns about the visibility at the junction of Bells Lane/ High Street and whilst I note that vegetation has been cleared from the bank since I first visited the site, which has made improvements, the visibility to the west remains substandard.

It is clear that due to the heavily trafficked roads in the vicinity of the site, deliveries of wood and biomass, both to the site and between the site and Stourhead, need to be carefully managed and scheduled to reduce potential conflicts. As such, the applicant will be required to produce a traffic management plan for the biomass operations and this should include vehicle counts on the surrounding roads to establish general traffic patterns throughout the year and not just at peak times. All site movements should be considered, including wood deliveries, biomass transportation and staff access. The Visitor Access Management Plan should help inform this process to an extent, however, primary importance should be placed on the biomass movements and how these can be managed on a daily basis, avoiding conflict with other road users. This could, for example, lead to vehicle movements being restricted to certain times of the day.

I therefore recommend that no Highway objection is raised, subject to a condition for a traffic management plan being attached to any consent granted.

Therefore, subject to conditions, no highway objection is raised under CP60, CP61 and CP62.

8.6 Impact on neighbouring amenities and public protection

Core Policy 57 states: *A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:*

vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

The public protection officer has considered the objections by third parties relating to potential noise and disturbance and the details submitted by the National Trust. Initially, the application was for 20 days chipping and the public protection officer considered:

I write regarding the above application for development of a store building for wood and woodchip. I note from the documentation submitted the proposal is to chip the wood on site at this location with an estimate that this process would take place on approximately 20 days each year as and when required, and will not take place on consecutive days.

Whilst the process of wood chipping on this site will introduce a new noise source to the area, the frequency of the wood chipping is not considered to be detrimental to amenity.

The nearest residential property is approximately 240m from the development site. I recommend that the following conditions are applied to any approval to avoid loss of amenity to nearby residents as the result of vehicle noise from chipping the wood and vehicle movement:

- *Wood chipping shall only take place between the hours of 0900hrs and 1800hrs Mondays to Fridays and between 0900hrs and 1300hrs on Saturdays and shall not take place at any time on Sundays and Bank/ Public Holidays,*
- *Wood chipping will not take place on consecutive days,*
- *Wood chipping may occur on a maximum of 20 days per calendar year,*
- *No deliveries shall be made to or collections made from the development hereby approved except between the hours of*
0900hrs and 1800hrs Monday to Friday
0900hrs and 1300hrs Saturdays
With no deliveries or collections on Sundays and Bank/ Public Holidays

The National Trust then amended the application to reduce the number of chipping days to 4 per year. The public protection officer responded:

Thank you for drawing my attention to the additional document dated 22nd March 2017, submitted by the National Trust in respect of the above application. I note that they have recalculated the amount of days that wood chipping would need to take place at this location, and have reduced the number of days from 20 to 4 days per year.

I therefore recommend that the condition:

- *Wood chipping may occur on a maximum of 20 days per calendar year*

Be replaced with:

- *Wood chipping may occur on a maximum of 4 days per calendar year*

The National Trust also responded to the concerns raised by local residents in relation to potential noise and disturbance:

- ***‘Chipper will only operate 40 days a year, but who will police this?’***

As stated above, we now expect the chipper to operate for 4 days per year, not 40 as stated in error in the planning application. The operation will be managed by Trust staff experienced in forestry operations and management. The chipping contractor will be managed under formal contract and will adhere to the conditions agreed for safe and sensitive operation. The biomass boiler heating system at Stourhead only requires a set amount of wood chip per year to meet the heating requirements of the House, which it has been designed to do. As stated above this should not exceed 440m³ per year. The proposed activity is therefore well-defined by these measures and will not exceed the proposed level of timber, chip production and vehicle movements calculated on this basis and as is described throughout this response. We are willing to discuss with Wiltshire Council how this can be monitored if required.

- ***‘Further requests to enlarge and expand this operation’***

There are no plans in the property’s operational plan to enlarge or expand the operation. The Bulk Chip Store has been designed only to meet the wood fuel requirements of the biomass heating system installed for Stourhead House. There are also no plans to install a second biomass boiler at the property.

- ***Noise levels, proximity and wildlife***

As stated in the data provided above regarding noise levels at specified distances, the chipping operation is noisy if in close proximity. However this decreases markedly from proximity of 50 meters and significantly from 200 metres and beyond. The nearest residence is 260m from the proposed site. Chipping will only take place 4 days a year. The proposed building would be on an uninhabited brownfield site. Four other potential sites were investigated but rejected for the reasons stated in the planning application. Given that some agricultural operations can be noisy for a period of time, we consider that the impact on any wildlife would be negligible.

- ***‘Wood chipping machines to be installed in the building’***

Wood chipping machines will not be installed into the proposed building. The building is solely for the purpose of storing wood chip. A contract chipper will be brought onto site and will operate immediately outside the building blowing the wood chip directly into the

building for 4 days per year. When the chipping operation has finished the chipper and all ancillary machinery will leave site.

In conclusion, subject to the restrictive conditions recommended by the public protection officer, it is considered that appropriate levels of amenity are achievable within the development and no objection is raised under Policy CP57.

8.7 Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a charge that local authorities in England and Wales can put on new development in their area to raise funds to help deliver the infrastructure necessary to support this development. However, this type of development is not included within the CIL Charging Schedule.

Conclusion

The proposal seeks to erect a wood chip store on the site of a former World War 2 airfield, utilising an existing concrete base. The site has good levels of existing landscaping and screening, which would be reinforced with additional tree planting as part of the application. The wood chip store would support an existing biomass boiler on the Stourhead estate and wood chipping would take place on the site on 4 days per year. The NPPF and Wiltshire Core Strategy policies consider this to be a sustainable form of development in principle.

Officers have raised no objections to the proposals, subject to conditions that would secure appropriate levels of amenity within the development and ensure that neighbouring amenities are not unduly affected by the increased activity. Highways have also assessed the Stourhead Visitor Access Management Plan and recommended a condition requiring submission of a traffic management plan to manage the vehicle movements.

The airfield is an undesignated heritage asset, and the development is considered unlikely to cause harm to the character of the nearby Conservation Area or the setting of the Grade 1 listed house and garden at Stourhead. Ecological habitats are likely to be enhanced by the planting proposals.

An existing hedge on the south boundary would form an important landscape screen for the development and should be retained, reinforced and protected throughout the lifetime of the development.

In conclusion, and on balance of all the issues, the proposal would be in accordance with CP42.

RECOMMENDATION: APPROVE 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 listed in schedule

National Trust Stourhead Visitor Access Management Plan June 2008 13579/TR01

Impact Assessment Issue 2 by Cawse Design dated 15/12/16 ref 1968-2016-GJC
Justification Statement Issue 3 by Cawse Design dated Dec 2016 ref 1969-2016-GJC
Design and Access Statement Issue 4 by Cawse Design dated 3/1/17 ref 1967-2016-GJC
Letter from T. Holmes, Senior Facilities Co-Ordinator, National Trust, dated 22 March 2017
Proposed Location Plan 1300120-P13E dated Dec 2016
Proposed Block Plan and Elevations 1300120-P10C dated March 2016
Proposed Plan 1300120-P11E dated Dec 2016
Landscape Plan 1300120-P9D dated Dec 2016

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

3. No development shall commence on the biomass store building hereby approved above ground level until the exact details, colours and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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, in the interests of visual amenity and the character and appearance of the area and AONB.

4. Prior to the development being first brought in to use, a traffic management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan will include details with regards to the number of vehicle movements, types of vehicles, baseline traffic data for the area and a recommended schedule of vehicle movements to help avoid conflict with other road users. The site operations will thereafter be conducted in accordance with the approved plan in perpetuity.

REASON: In the interests of highway safety.

5. The wood chipping process hereby approved shall only take place between the hours of 0900hrs and 1800hrs Mondays to Fridays and between 0900hrs and 1300hrs on Saturdays and shall not take place at any time on Sundays and Bank/ Public Holidays

Reason: In the interests of neighbouring amenities

6. The wood chipping process hereby approved may occur on a maximum of 4 days per calendar year and shall not take place on consecutive days in any calendar year.

Reason: In the interests of neighbouring amenities

7. No vehicular deliveries shall be made to or collections made from the development hereby approved except between the hours of:
0900hrs and 1800hrs Monday to Friday and
0900hrs and 1300hrs Saturdays

There shall be no deliveries or collections made to or from the site on Sundays and Bank/ Public Holidays.

Reason: In the interests of neighbouring amenities

8. No development shall commence on the biomass store building hereby approved above ground level until a scheme of tree and hedge planting has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :-

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities for the south boundary hedge and its future management;
- Trees of a size and species and in a location on the west boundary to be agreed in writing with the Local Planning Authority, shall be planted in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428

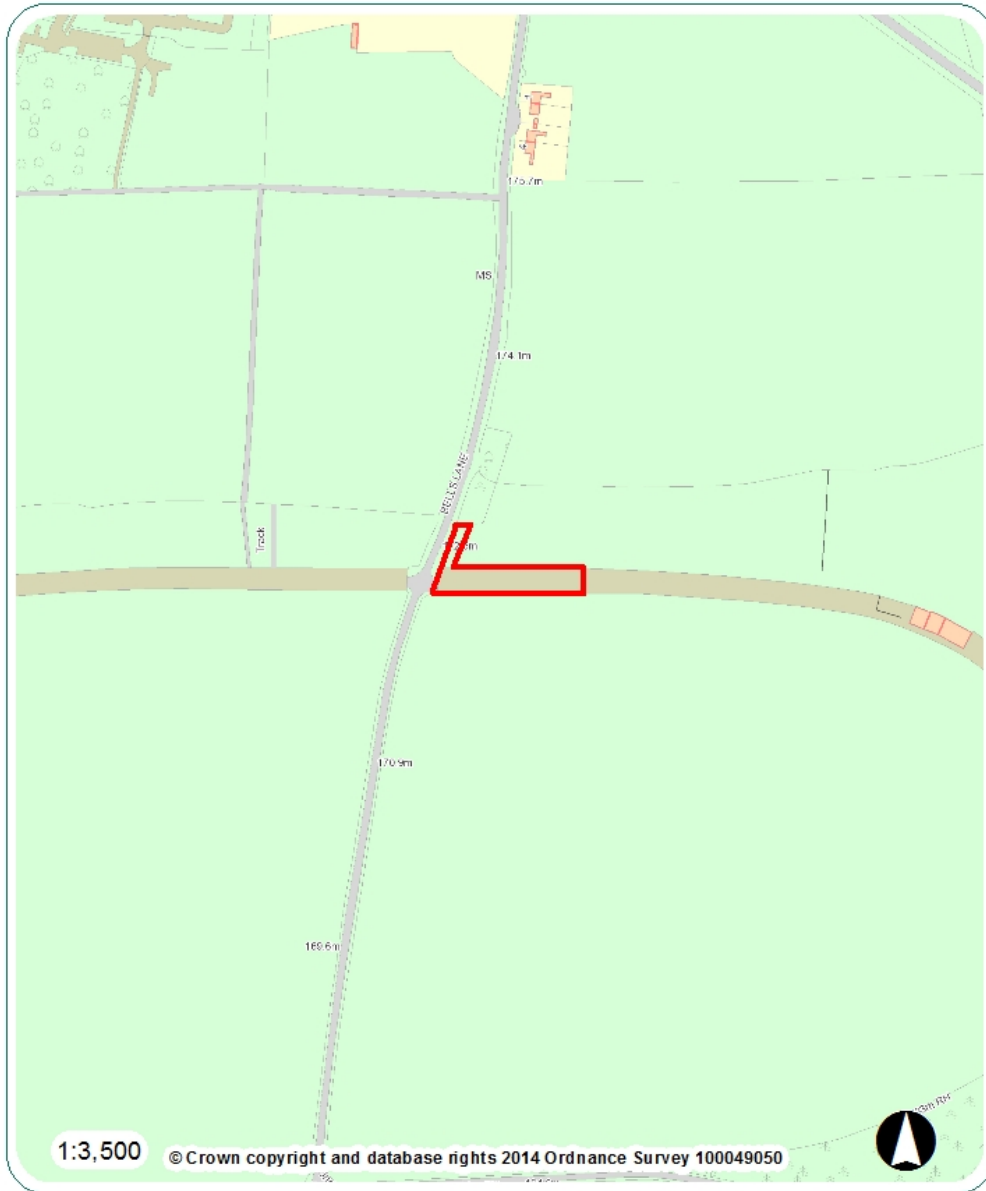
REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

9. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

Informatives

1. STGA 12 public footpath: please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site, during or after construction
2. The applicant is requested to allow the existing hedge running east/west between Bells Lane and the direction of the B3092 Frome Road, to gain height and thickness, for screening purposes. The hedge is interrupted by a field gate when travelling from Bells Lane to the B3092. The hedge needs to thicken and grow from the field gate to Bells Lane Stourton. (Bells Lane Stourton continues to Bells Lane Zeals). With reference to condition 8 above, the applicant may also wish to include details of this hedge in the landscape details submission.



This page is intentionally left blank

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No. 4

Date of Meeting	30 th May 2017
Application Number	17/01780/FUL
Site Address	1 South View, Nett Road, Shrewton, Wiltshire, SP3 4EX
Proposal	Proposed detached dwelling with parking (Resubmission of 16/08365/FUL)
Applicant	Mr Mullen
Town/Parish Council	SHREWTON
Electoral Division	TILL AND WYLYE VALLEY – (Cllr Darren Henry)
Grid Ref	407100 143519
Type of application	Full Planning
Case Officer	Lucy Minting

Reason for the application being considered by Committee

Councillor West called in the application for the following reasons:

- Visual impact upon the surrounding area;
- Relationship to adjoining properties;
- Design – bulk, height, general appearance;
- Environmental/highway impact;
- Car parking (use); and
- There is a lot of public interest in this application and the Parish Council also have concerns and have objected

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 of the Head of Development Management that planning permission should be APPROVED subject to conditions.

2. Report Summary

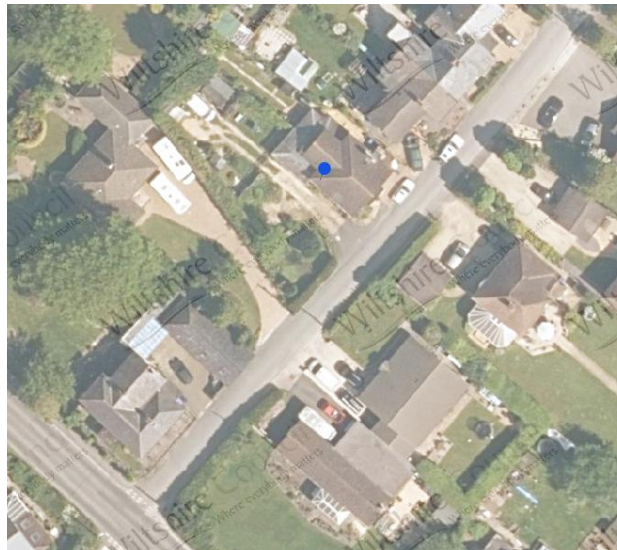
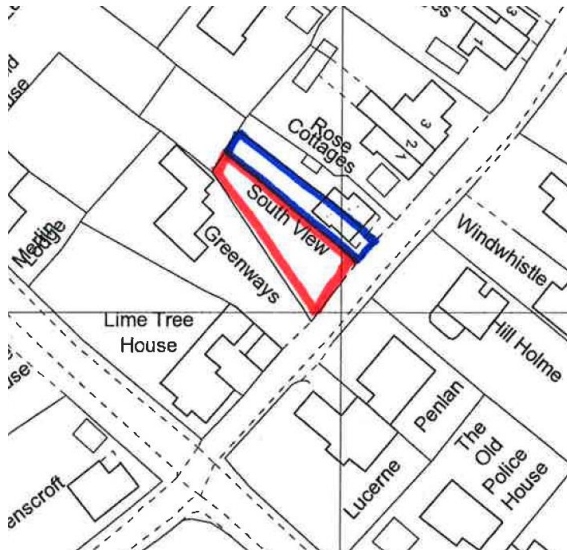
The main issues which are considered to be material in the determination of this application are listed below:

- Principle
- Impact to the character and appearance of the area
- The impact on the living conditions of proposed and nearby properties
- Highway considerations
- Sustainable Construction
- S106 obligations/CIL

The application has generated 2 third party representations, and an objection from Shrewton Parish Council

3. Site Description

The site is within the settlement boundary of Shrewton, and is currently the side garden and parking area for No 1 South View (a semi-detached two storey dwelling) with vehicular access from Nett Road. There is an evergreen hedge to the site frontage with Nett Road and along the south west boundary with the front garden of the neighbouring dwelling (Greenways).

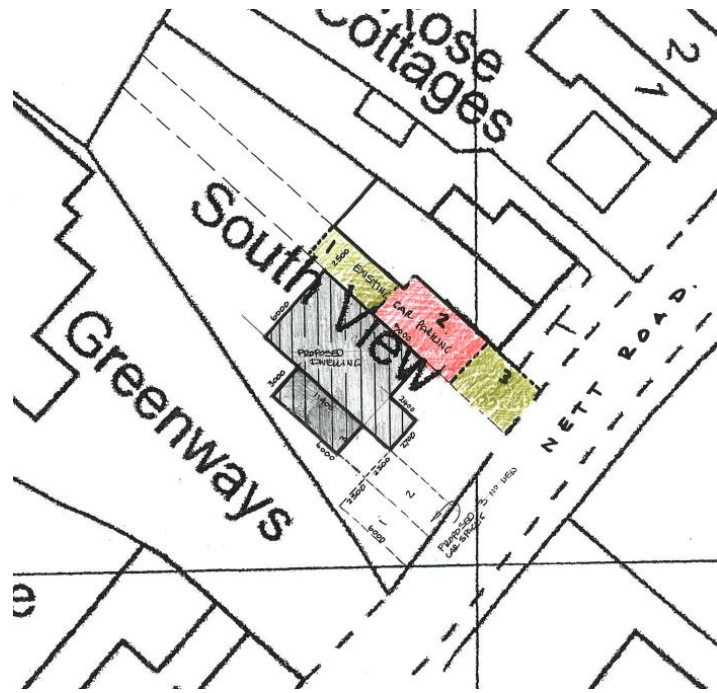


4. Planning History

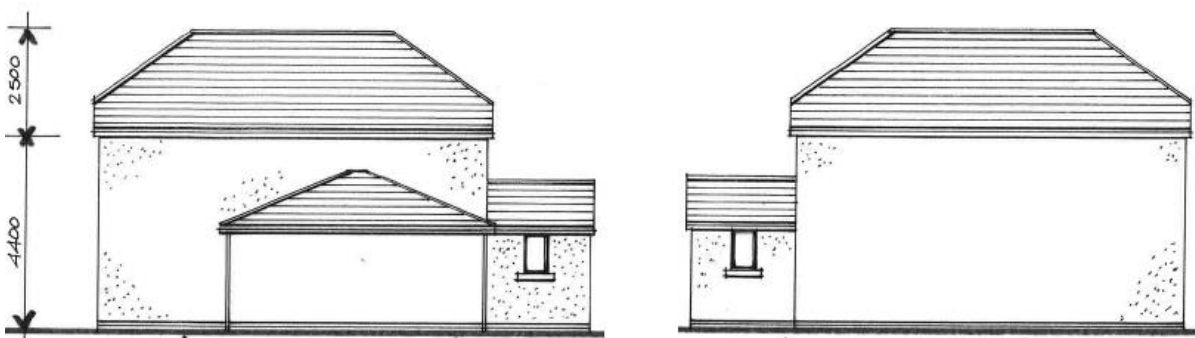
Application ref	Proposal	Decision
16/08365/FUL	Proposed 3 bed detached dwelling with 3 off road car parking spaces	Withdrawn
S/2001/1174	Erection of single storey extension following demolition of conservatory (1 South View)	Approved 03/08/2001
S/1993/1577	Outline application - New dwelling and construction of access	Withdrawn

5. The Proposal

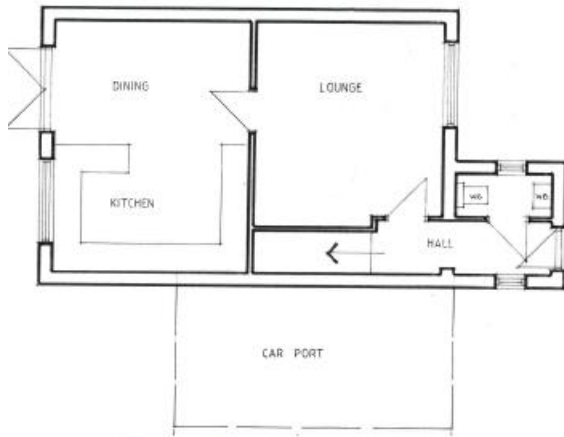
The application is for the construction of a detached two storey 3 bedroom dwelling within the side garden with vehicular access from Nett Road and parking for 3 vehicles for the proposed dwelling and also parking for the existing dwelling down the side of No 1 South View. It is proposed to build the dwelling of rendered walls under a tiled roof.



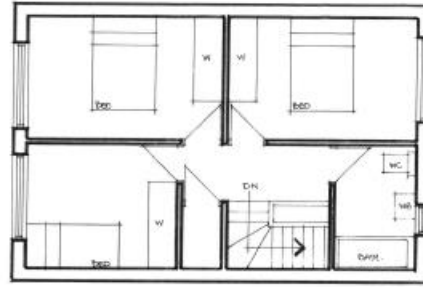
Proposed Site Plan – Proposed dwelling hatched in grey. 3 Parking spaces for the existing dwelling highlighted in green and red.



Proposed Elevations



Ground Floor



First Floor

Proposed Floor Plans

6. Local Planning Policy

The Wiltshire Core Strategy (WCS) - adopted by Full Council on the 20th January 2015:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 4: Spatial Strategy: Amesbury Community Area
- Core Policy 41: Sustainable construction and low carbon energy
- Core Policy 43: Providing affordable homes
- Core Policy 57: Ensuring high quality design and place shaping
- Core Policy 60: Sustainable Transport
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Saved policies of the Salisbury District Local Plan:

- R2 (Open Space Provision)
- C6 (Special Landscape Area)

Wiltshire Local Transport Plan 2011-2026:

- Car Parking Strategy

Government Guidance:

- National Planning Policy Framework (NPPF) March 2012
- National Planning Policy Guidance (NPPG)

Supplementary Planning Guidance:

- Adopted Supplementary Planning Document 'Creating Places Design Guide' April 2006

7. Summary of consultation responses

Highways: No objections

It is considered that the proposed development will not have any significant impact on highway safety and I therefore recommend that no highway objection be raised to it subject to conditions (the first 5m of the access to the consolidated and surfaced; the gradient to not be steeper than 1 in 15; a scheme for discharge of surface water to be agreed; and visibility splay across the site frontage) and informative (licence from highways authority for works on the highway).

Shrewton Parish Council: Object

- The property will affect the privacy of properties opposite, especially as these are lower and a bungalow.
- Increased traffic and parking on the highway
- There are existing limited visibility exiting from properties
- Existing low loaders to the farm at the top of the road & delivery lorries currently experience difficulties
- Previous applications for dwellings in gardens of properties in the road have been declined.

8. Publicity

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

2 representations have been received objecting to the scheme, summarised as follows:

- Loss of parking for 1 South View
- Nett Road unsuitable for additional on road parking (single track road with no passing places) which will cause obstruction to other users accessing dwellings/emergency services
- Other applications in Nett Road have been refused based on parking problems (approval would set a precedent)
- Overlooking/loss of privacy/overshadowing to adjacent dwellings/gardens not overcome by changing roof line.
- Two storey development directly opposite bungalow will directly look into bedroom and kitchen
- Surface water flooding concerns from runoff from proposed driveway eroding bank opposite the site and causing more flooding to driveway of property opposite

9. Planning Considerations

9.1 Principle of development

The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and makes it clear that planning law (Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 12 of the NPPF confirms that the 'NPPF does not change the statutory status of the development plan as the starting point for decision making' and proposed development that is in accordance with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

The proposals are therefore to be considered in the context of the National Planning Policy Framework (NPPF) which sets out Central Government's planning policies, and the adopted Wiltshire Core Strategy (WCS) which also includes some saved policies of the Salisbury District Local Plan (SDLP).

At the heart of the NPPF is a presumption in favour of sustainable development and the Adopted Wiltshire Core Strategy seeks to build resilient communities and support rural communities but this must not be at the expense of sustainable development principles. The Settlement and Delivery Strategies of the Core Strategy are designed to ensure new development fulfils the fundamental principles of sustainability.

This means focusing growth around settlements with a range of facilities, where local housing, service and employment needs can be met in a sustainable manner. A hierarchy has been identified based on the size and function of settlements, which is the basis for setting out how the Spatial Strategy will deliver the levels of growth.

Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy' for the county, and identifies four tiers of settlement - Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development/settlement boundaries. Within the Settlement Strategy, Shrewton is identified as a Large Village.

Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy'. It identifies the scale of growth appropriate within each settlement tier, stating that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

Third party objections and comments from the Parish Council include that previous applications for dwellings in the gardens of properties in Nett Road have been refused based on parking problems. The previous application on this site was withdrawn and from looking through the site history of applications in Nett Road, there have been no recent refused schemes for dwellings which are considered relevant, and each planning application is judged independently and on its own merits in any event.

The site is within the limits of development for Shrewton, and therefore the principle of the residential development is acceptable, subject to compliance with other relevant planning policies and the normal range of material considerations that have to be taken into account when determining a planning application and a judgement is necessary in terms of all the development impacts also considered below.

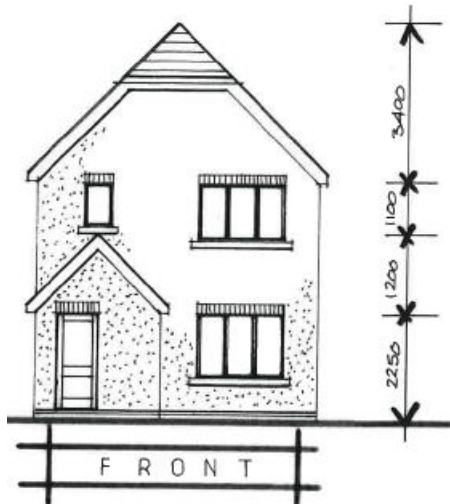
9.2 Impact to the character and appearance of the area

The National Planning Policy Framework sets out Central Government's planning policies. It states the purpose of the planning system is to contribute to the achievement of sustainable development. It defines core planning principles which include that planning should be genuinely plan-led, should always seek to secure high quality design.

Core Policy 57 of the WCS requires a high standard of design in all new developments through, in particular, enhancing local distinctiveness, retaining and enhancing existing important features, being sympathetic to and conserving historic buildings and landscapes, making efficient use of land, and ensuring compatibility of uses (including in terms of ensuring residential amenity is safeguarded).

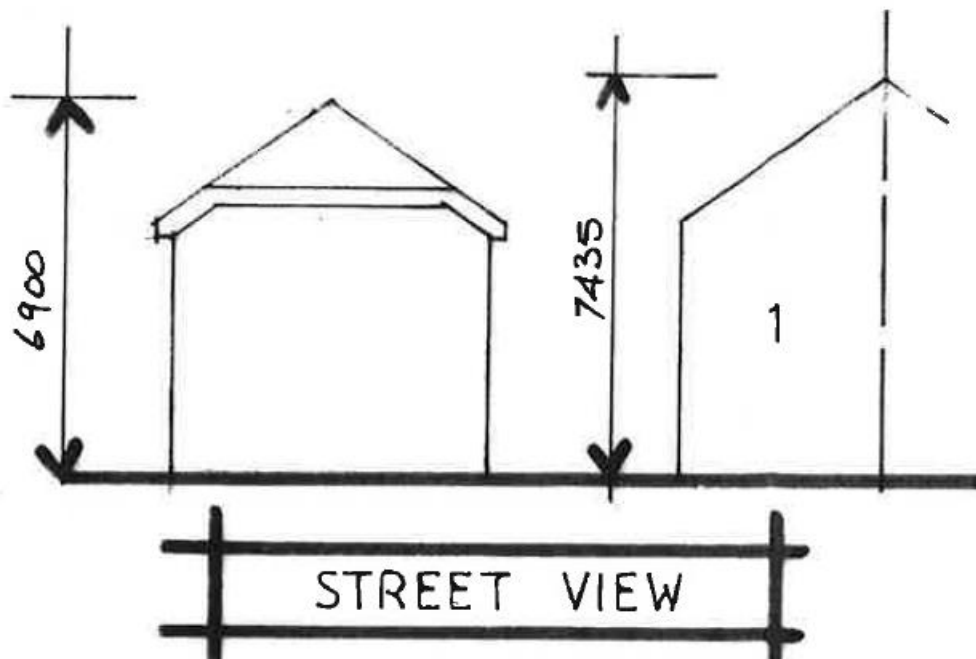
Objective 16 of the Councils Design Guide states (page 67) also refers to the need for new development proposals to exhibit *'How the new dwelling(s) will relate to the context and to each other to create a particular place'*.

The previous withdrawn scheme proposed a dwelling with ridge height of 7.95m (0.5m higher than 1 South View):



Elevation extract from previous withdrawn scheme

A street view plan has been included with this revised application showing the proposed dwelling in situ against No 1 South View, demonstrating that the revised dwelling now has a lower eaves and ridge height to the adjacent dwelling.



Nett Road comprises dwellings of varying ages, designs, scale, plot size and materials, ranging from two storey semi-detached and terraced older properties (including No 1 South View) to more modern 2 storey detached and single storey dwellings. The proposed dwelling has the principal elevation facing Nett Road (a characteristic of Nett Road) and is set back further within the site from the front elevation of No 1 South View.

Materials in the area vary from rendered and brick elevations (of varying shades) and from concrete tiled to slate roofs.

It is considered that the proposed development will be acceptable to the varied character and appearance of properties along Nett Road and the reduction in overall height and bulk of the revised scheme will result in a scheme which is now considered acceptable in context with No 1 South View.

9.3 The impact on the living conditions of proposed and nearby properties

Core Policy 57 also requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF's Core Planning Principles (paragraph 17) includes that planning should 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.'

The proposal will provide a garden for the proposed dwelling and maintain a garden for the existing dwelling.

Objections to the proposal (summarised above) include that the proposal will overlook adjacent dwellings/gardens.

The dwelling has been designed with windows at ground and first floor level to the front and rear elevations. With the exception of the porch, no windows are proposed on the side elevations.

Hill Holme to the East of the site is set back and behind a mature evergreen hedge with double garage in the corner of the site closest to the development site:



Penlan is a single storey dwelling to the South East of the site and has a kitchen, bedroom and en-suite window on the front elevation.



Front elevation of Penlan from Nett Road

Taking into account the staggered relationship with Penlan; the level of separation (such that the 2 storey front elevation of the proposed dwelling is approximately 23m from the front elevation of Penlan) and that only a single bathroom window is proposed on the closest part of the first floor elevation to Penlan; it is not considered that the proposed dwelling will have a significant impact upon the living conditions of this property through overlooking/loss of privacy or any overbearing impact.

The proposal will bring development closer to the south west boundary with the adjacent bungalow (Greenways); although this property is set back further within its site with front garden/driveway adjacent to the proposed development site.

Overall, it is considered that by reason of intervening boundary treatments, the staggered relationship and the level of separation and the position of windows in relation to existing dwellings; that the proposed scheme will not result in undue overlooking or significant adverse impact on the amenities of existing occupants that would substantiate a reason for the refusal of the application.

It is however recommended that conditions are added to agree details of landscaping of the site (including details of the proposed means of enclosure) and to remove otherwise permitted development rights for extensions and for additional windows above ground floor level to the front and side elevations (and for the bathroom window to the first floor front elevation to be obscured glazed).

9.4 Highway considerations

The supporting text to Core Policy 64 refers to a parking study, commissioned by the council in January 2010, which included a comprehensive review of parking standards, charges and policy within both the plan area and neighbouring areas. The resulting LTP3 Car Parking Strategy was adopted by the council in February 2011 and includes policy PS6 – Residential parking standards and policy PS4 - Private non-residential standards. The parking standards for new dwellings are set out in the Wiltshire Local Transport Plan 2011-2026 – car parking strategy:

Table 7.1 Minimum parking standards (allocated parking)

Bedrooms	Minimum spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor parking	0.2 spaces per dwelling (unallocated)

The proposed dwelling includes an attached car port, plus 2 external car parking spaces within the front garden. The site plan has also been amended to show 3 tandem parking spaces for the existing dwelling.

No objections have been raised to the proposal from the highways authority, subject to conditions (including details of surface water to be agreed).

Subject to conditions including that the parking spaces are provided and maintained for both the existing and the proposed dwelling; it is considered that the proposed development will provide sufficient off-street parking for both the existing and proposed dwellings in accordance with the parking standards and is acceptable in terms of access and parking provision, and the proposal would not be prejudicial in terms of highway safety or surface water drainage.

9.5 Sustainable Construction

The WCS' key strategic objective is to address climate change. It requires developers to meet this objective under Core Policy 41- Sustainable Construction which specifies sustainable construction standards required for new development.

For new build residential development the local planning authority is now seeking energy performance at "or equivalent to" Level 4 of the Code for Sustainable Homes via planning condition.

9.6 S106 obligations and CIL

The Community Infrastructure Levy (CIL) came into effect on the 18th May 2015; CIL will be charged on all liable development granted planning permission on or after this date and would therefore apply to this application. However, CIL is separate from the planning decision process, and is administered by a separate department. If the application were to be approved, an informative would be added advising that the development would be subject to CIL.

The proposal results in a net gain of 1 residential unit. However, in line with recent government guidance, the small scale proposal would not generate the need for S106 contributions.

10. Conclusion

The site is within the defined settlement boundary of Shrewton (where the principle of new housing development is acceptable) and subject to conditions it is considered that the proposed development of the site will not have adverse impacts to the character and appearance of the area, residential amenity or highway safety.

RECOMMENDATION: 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:

Plan Reference: 1:500 Scale Site Plan, received by this office 22/02/2017

Plan Reference: 16054/3 Elevations, Section, Roof Plan, dated 13/02/2017, received by this office 22/02/2017

Plan Reference: 16054/1 G F Plan, dated 26/07/16, received by this office 22/02/2017

Plan Reference: 16054/2 F F Plan, dated 26/07/16, received by this office 22/02/2017

Plan Reference: 1:200 Scale Block Plan, received by this office 28/04/2017

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

(3) No development shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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, in the interests of visual amenity and the character and appearance of the area.

(4) No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- means of enclosure; and
- all hard and soft surfacing materials;

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 a satisfactory landscaped setting for the development and the protection of existing important landscape features.

(5) All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the dwelling or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

(6) No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/parking areas), incorporating sustainable drainage details, has been submitted to and approved in writing by the local planning authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

(7) The gradient of the new parking spaces shall not be steeper than 1 in 15 for the first 5.0m of their length, measured back from the carriageway edge.

REASON: In the interests of highway safety.

(8) The new dwelling hereby permitted shall not be first occupied until the first five metres of the access/parking areas, measured from the edge of the carriageway (for both the proposed and existing dwelling (No 1 South View), has been consolidated and surfaced (not loose stone or gravel) access and the parking spaces for both the proposed and existing dwelling (No 1 South View) have been consolidated, surfaced and laid out in accordance with the approved details (Plan Reference: 1:200 Scale Block Plan, received by this office 28/04/2017). These areas shall be maintained for those purposes at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

(9) The new dwelling hereby permitted shall not be first occupied until the area between the nearside carriageway edge and a line drawn 2.0m parallel thereto over the whole site frontage (excepting the new parking area) has been cleared of any obstruction to visibility at or above a height on 1.0m above the nearside carriageway level. The area shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

(10) The first floor bathroom window in the front elevation shall be glazed with obscure glass only and fitted to be top hung only or fixed with a ventilation stay restricting the opening of the window prior to the first occupation of the development hereby permitted and shall be permanently maintained as such in perpetuity.

REASON: In the interests of residential amenity and privacy.

(11) The dwelling hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. The dwelling shall not be occupied until evidence has been issued and submitted to, and approved in writing by, the local planning authority certifying that this level or equivalent has been achieved.

REASON: To ensure that the objectives of sustainable development equal or equivalent to those set out in Policy CP41 of the Wiltshire Core Strategy are achieved.

(12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

(13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order with or without modification), there shall be no windows

or other forms of openings inserted above ground floor level in the front or side elevations of the development hereby permitted.

REASON: To secure adequate standards of privacy for the occupants of neighbouring premises.

INFORMATIVE TO APPLICANT: Community Infrastructure Levy

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

INFORMATIVE TO APPLICANT: Works on the highway

The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from the local highway authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the Council's Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352.

INFORMATIVE TO APPLICANT: Material Samples

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

This page is intentionally left blank

17/01780/FUL
1 South View
Nett Road
Shrewton
Wiltshire
SP3 4EX



This page is intentionally left blank

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No. 5a

Date of Meeting	30/05/2017
Application Number	17/02426/FUL
Site Address	Poppy Cottage, 7 High Street, Downton, Wiltshire, SP5 3PG
Proposal	Two Storey Rear Extension (Resubmission of 16/05522/FUL)
Applicant	Mr and Mrs Mussell
Town/Parish Council	DOWNTON
Electoral Division	DOWNTON AND EBBLE VALLEY – Cllr Julian Johnson
Grid Ref	418069 121530
Type of application	Full Planning
Case Officer	Matthew Legge

Reason for the application being considered by Committee:

The head of development management has agreed this application be put before the Southern Area Planning Committee due to the local support present for the application and the unavailability of Cllr Julian Johnson to consider the application.

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.

2. Report Summary

The application dwelling is a grade II listed building located within the Downton Conservation Area. The proposed development would involve the loss of a rear outshut and the enclosing of an external chimney stack as a result of the creation of a two storey rear extension (with first floor pitched thatched roof). The fact that the development does not affect the public view is not a principal consideration, given that anything which affects the character of a listed building, whether visible by the public or not, has to be assessed for its long-term impact on the designated heritage asset. The development is judged to result in 'less than substantial harm' to the listed building but such harm should only be accepted where the development results in a public benefit. It is not considered there is a public benefit for this proposal. The development is considered to be contrary to Core Policy 58 of the Adopted Wiltshire Core Strategy and Paragraph 134 of the National Planning Policy Framework.

3. Site Description

No. 7 High Street (Poppy Cottage) is a grade II listed building which is located in the centre of the Downton village also being located in the Downton Conservation Area. The dwelling is a semi-detached brick cottage with a thatched roof. To the rear of the dwelling is a slate

mono-pitched roof which spans both semi-detached dwellings. Within the rear garden of the application site is a separately listed barn building which has an existing approval for conversion to holiday let accommodation.

4. Planning History

16/05522/FUL & 16/05781/LBC: 2 story rear extension to create larger kitchen/dinning and WC/utility on the ground floor and an additional bedroom at 1st floor. REF

14/05342/FUL & 05345/LBC: Conversion of existing garden barn to rear of property to holiday let accommodation. Approved with conditions

S/2004/0717: Sub division of property to two dwellings. Demolition and rebuilding single storey rear extension and internal alterations. Approved with conditions

S/2004/0718: Sub division of property to two dwellings. Demolish and rebuild, extend single storey, rear extension and internal alterations. Sub division of garden. Approved with conditions

5. The Proposal

This application proposes to demolish an existing single storey rear extension and to construct a two storey rear extension with a first floor pitched thatched roof. The proposed rear extension results in an increased ground floor area having a further rear projection of 1.2m out from the existing rear elevation.

6. Local Planning Policy

The Wiltshire Core Strategy (WCS) - adopted by Full Council on the 20th January 2015:

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP24 (Spatial Strategy for the Downton Community Area)

CP50 (Biodiversity and Geodiversity)

CP57 (Ensuring High Quality Design and Place Shaping)

CP58 (Ensuring the Conservation of the Historic Environment)

Wiltshire Local Transport Plan 2011-2026:

Car Parking Strategy

Government Guidance:

National Planning Policy Framework (NPPF) March 2012

National Planning Policy Guidance (NPPG)

Supplementary Planning Guidance:

Adopted Supplementary Planning Document 'Creating Places Design Guide' April 2006

7. Summary of consultation responses

Parish Council – *Downton Parish Council has no objection to this application and considers it to be an improvement on the previous application to which it also raised no objection.*

WC Conservation – Object

WC Public Protection – No objection

English Heritage – Concerns raised

8. Publicity

1 letter of representation support:

- *“...I suggest that this application is both in keeping with the neighbourhood and in accordance with the Council's policies”*

1 letter of support from the Downton Society:

- *“The present replacement outshut (the original having been demolished and rebuilt in approximately 2004) is of very poor quality and therefore of very limited heritage value.*
- *The major work, namely the extension on the west (rear elevation), can only be seen from limited public areas.*
- *The works to the High Street elevation will not alter the streetscape....”*

1 letter of comment/concern from the Wiltshire Archaeological and Natural History Society, (WANHS), and the Council of British Archaeology (CBA):

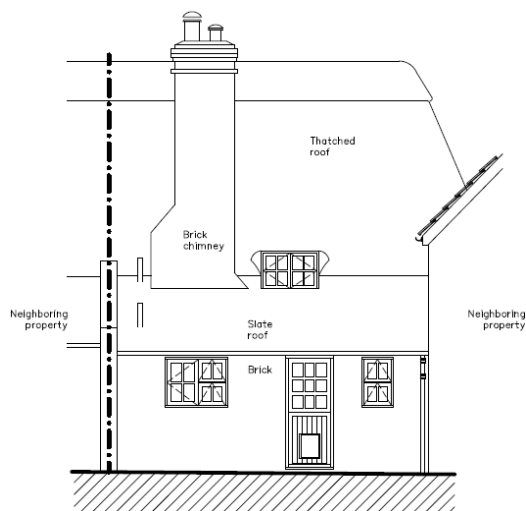
- *“It is therefore suggested that for this application to be approved, an alternative entry to the upper floor extension should be established that does not require any removal of the wall plate or smoke blackened rafters.”*

9. Planning Considerations

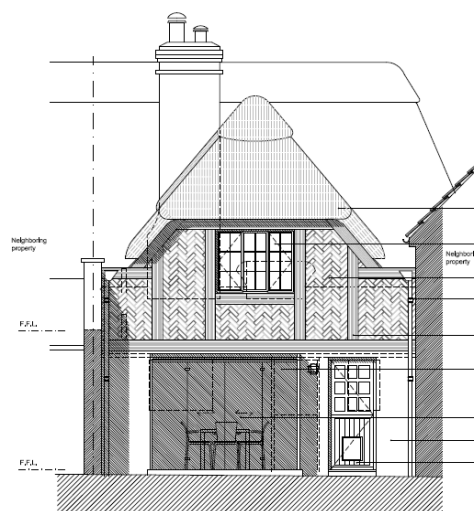
Impact on grade II Listed building and Conservation Area

This application seeks to demolish an existing single storey mono pitched rear extension and to construct a two storey rear extension with pitched roof thatched roof and increased foot print area.

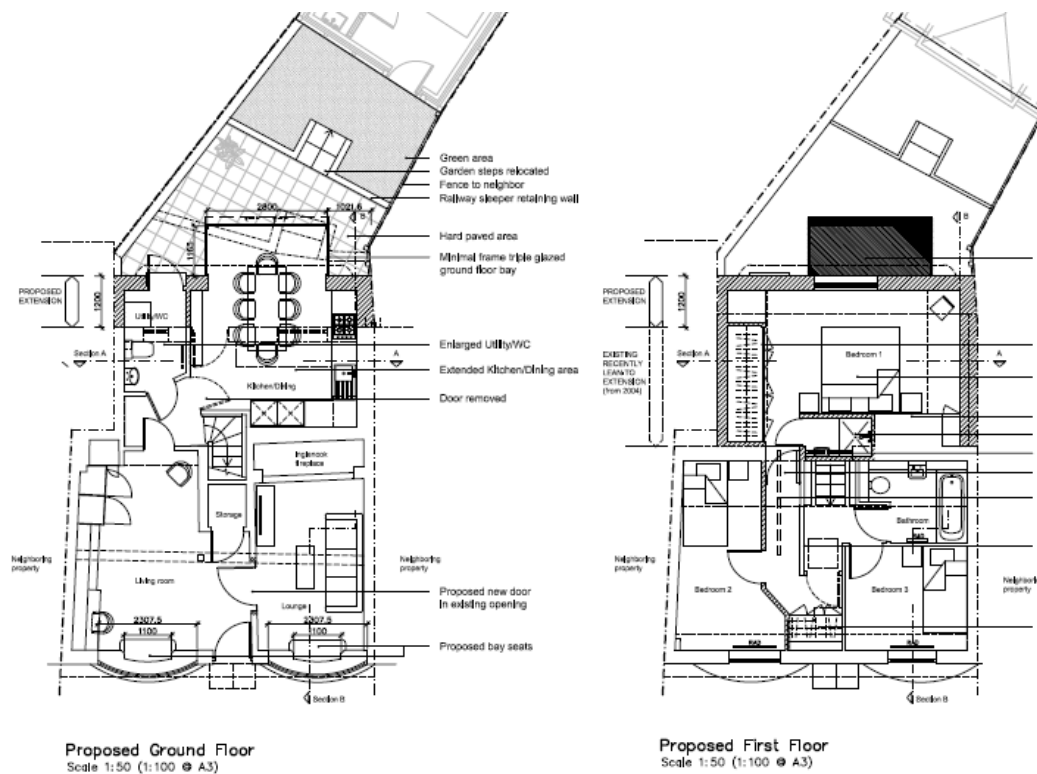
Existing rear elevation



Proposed rear elevation



Proposed ground and first floor plans



Wiltshire Council's Conservation Officer has objected to the scheme having provided the following comments:

"The scheme as now presented was originally submitted for pre-application discussions and my comments were as follows:

"I cannot support the proposal for a full width rear two storey extension. I note the statement that the 'intention is to preserve/respect the character and the scale of the existing thatched cottage' – I would contend that this proposal does neither.

The existing single storey out shut is very typical of cottages of this period. Indeed, I note that the listing description says 'outshuts added c1800'. Even if the outshut has been rebuilt (Ms Treasure's report says 'to extend and raise to two storeys the current 2004 single-storey lean-to of reclaimed bricks.....'), the form and layout is of significance in terms of the historic evolution of the house.

The loss of the outshut, and the associated covering up of the entire rear of the cottage, including enclosing the existing chimney stack, would have a significant adverse impact on the character of the building and the loss of the outshut, would significantly diminish its significance. For these reasons I could not support the proposals.

A second reason for not supporting the proposals is that the proposed development will lessen the space between the house and the rear outbuilding (listed). I think it will result in a cramped, over-developed plot.



Existing drawings for 2004 application showing outshut

I could not support a two-storey rear extension and would resist the loss of the existing outshut.”

In addition to the above comments, the proposal also involves the loss of an eyebrow dormer window which is an attractive feature of the rear elevation of the thatched cottage, in keeping with its character.

In my view the proposals would cause some harm to the significance of the listed building and should be resisted in accordance with CP57 and 58, paragraph 132 of the NPPF and also section 66 of the Planning (LB and CA) Act 1990.”

It is clear from the above comments that the Conservation Officer has considered the proposal and has assessed the development’s impact as harmful to the grade II listed building.

Historic England have raised concerns over the scheme having commented “*Our major concern is that the projecting chimney-breast at the rear will be engulfed by the proposed second storey, which is a prominent feature on this elevation, and a key indication of the cottage's plan form and single room depth as built, contributing to the building's legibility. External shafts of chimneystacks are considered to be rare survivals and may reflect a local vernacular tradition; obscuring it would be considered harmful. The outshut is a typical early extension to a small scale cottage of this type and although it has been rebuilt it is of the footprint and to the scale of its earlier form and contributes to the cottage's interest. A two storey extension spanning the width of the original cottage will dominate this elevation whilst the outshut is clearly subservient to it. The increase in footprint will in addition bring it into closer proximity to the separately listed barn affecting its setting which is a concern.*

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 132, whereby great weight should be given to the asset's conservation and 134 of the NPPF, whereby harm should be weighed against the public benefits of the proposal of which there does not appear to be any....”

In considering the comments submitted, Officers also acknowledge that this application has received local support from the Parish Council who comment “*Downton Parish Council has no objection to this application and considers it to be an improvement on the previous application to which it also raised no objection*” and support from 1 residents of Downton who supports the application.

The Downton Society also supported the scheme commenting “*Poppy Cottage is located in a conservation area and is listed Grade II. Architecturally it has been altered considerably since its original construction sometime in the 18th century. While it sits well in the streetscape there are no really significant historic features on either elevation or within apart from the framed timber partition.*

The proposals involve the removal of an outshut and its replacement with a new structure as well as other minor alterations such as to the bay windows on the High Street elevation.....”

Anything which affects the character of a listed building, whether visible by the public or not, has to be assessed for its long-term impact on the designated heritage asset. Officers are also aware of the recent (15th August 2016) Appeal Decision (APP/Y3940/W/16/3148588) located at Titchbourne Farm, Redlynch, Salisbury in which the Inspector has supported this view:

5. The site of the proposed extension is not evident in public views. The small group of dwellings of which the appeal property forms part is served by a track leading from Moor Lane. From Moor Lane, the roof and gable of the former barn can be seen as well as The Granary, another converted building and the chimneys of Titchborne Farmhouse. As a group these buildings continue to provide evidence of the former farm complex. The significance of listed buildings is not determined by their visibility or public accessibility. Buildings are listed for their special architectural or historic interest. In addition to the barn being listed for its intrinsic interest, its significance is enhanced by it forming part of a group of buildings with a related purpose.

The Inspector also comments:

10. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent for any works special regard shall be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 66 of the same Act imposes a similar duty in respect of applications for planning permission. The proposed extension would harm the architectural and historic interest of the listed building and so would fail to preserve it.
12. Section 12 of the National Planning Policy Framework (Framework) addresses the historic environment and emphasises the importance of heritage assets. When assessed in the context of paragraphs 132 – 134 of the Framework, the appeal proposal would result in less than substantial harm to the listed building. In such cases the harm should be assessed against the public benefits of the proposal. I note the appellant’s contention that there would be a public benefit arising from the building meeting modern day living standards. I also saw during my site visit that the space outside the dwelling is constrained. However, I am not persuaded that the long term conservation of the building is at risk and I find that any public benefits are limited and would not outweigh the harm I have identified and to which I give considerable weight. The proposals therefore do not comply with the policies of the Framework.

It is considered that the proposed two storey rear extension will result in less than substantial harm’ to the designated heritage asset but harm (NPPF terms of Para 134) should only be accepted if there is a public benefit and there is none in this case (personal benefit does not equate with public). The Council is not aware of any known issues concerning the long term conservation of the building and consider that any public benefit resulting from the development is limited and does not outweigh the harm.

Notwithstanding the considered harm to the designated heritage asset the rear located development will not be readily visible within the Conservation Area and whilst there is harm to the heritage asset it is a balanced view that the rear development will not result in demonstrable harmful to the wider setting of the Conservation Area.

Neighbour amenity

The proposed creation of the two storey rear extension does not propose any side elevation openings which would look towards neighbouring properties. The development will result in the creation of first floor glazed windows which have an outlook towards the rear garden and the garden barn building. Given the close proximity of neighbouring dwellings and a noted exposed neighbouring balcony, Officers consider that there is an existing situation of overlooking between neighbouring dwellings and the insertion of the first floor opening is unlikely to introduce any undue harm to neighbouring amenity. Officers also note that this application has not resulted in an objection or comments from consulted neighbouring dwellings.

10. Conclusion

The proposed development would involve the unacceptable loss of the rear outshut and the enclosing the existing chimney stack which has significance to the character of the listed building. The creation of the two storey rear extension is judged to have an undue impact to the setting and significance of the designated Heritage Asset. The proposed development does not result in any public benefit where harm to the heritage asset is permissible.

RECOMMENDATION

Refusal

The application dwelling is a grade II listed building located within the Downton Conservation Area. The proposed development would involve the loss of a rear outshut and the enclosing the existing chimney stack as a result of the creation of a two storey rear extension. The fact that the development does not affect the public view is not a principal consideration, given that anything which affects the character of a listed building, whether visible by the public or not, has to be assessed for its long-term impact on the designated heritage asset. The development is judged to result in 'less than substantial harm' to the listed building but such harm should only be accepted where the development results in a public benefit. It is not considered there is a public benefit for this proposal. The development is considered to be contrary to Core Policy 58 of the Adopted Wiltshire Core Strategy and Paragraph 134 of the National Planning Policy Framework.

This page is intentionally left blank

Date of Meeting	30/05/2017
Application Number	17/03041/LBC
Site Address	Poppy Cottage, 7 High Street, Downton, Wiltshire, SP5 3PG
Proposal	Two Storey Rear Extension (Resubmission of 16/05522/FUL)
Applicant	Mr and Mrs Mussell
Town/Parish Council	DOWNTON
Electoral Division	DOWNTON AND EBBLE VALLEY – Cllr Julian Johnson
Grid Ref	418069 121530
Type of application	Full Planning
Case Officer	Matthew Legge

Reason for the application being considered by Committee:

The head of development management has agreed this application be put before the Southern Area Planning Committee due to the local support present for the application and the unavailability of Cllr Julian Johnson to consider the application.

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.

2. Report Summary

The application dwelling is a grade II listed building located within the Downton Conservation Area. The proposed development would involve the loss of a rear outshut and the enclosing of an external chimney stack as a result of the creation of a two storey rear extension (with first floor pitched thatched roof). The fact that the development does not affect the public view is not a principal consideration, given that anything which affects the character of a listed building, whether visible by the public or not, has to be assessed for its long-term impact on the designated heritage asset. The development is judged to result in 'less than substantial harm' to the listed building but such harm should only be accepted where the development results in a public benefit. It is not considered there is a public benefit for this proposal. The development is considered to be contrary to Core Policy 58 of the Adopted Wiltshire Core Strategy and Paragraph 134 of the National Planning Policy Framework.

3. Site Description

No. 7 High Street (Poppy Cottage) is a grade II listed building which is located in the centre of the Downton village also being located in the Downton Conservation Area. The dwelling is a semi-detached brick cottage with a thatched roof. To the rear of the dwelling is a slate mono-pitched roof which spans both semi-detached dwellings. Within the rear garden of the

application site is a separately listed barn building which has an existing approval for conversion to holiday let accommodation.

4. Planning History

16/05522/FUL & 16/05781/LBC: 2 story rear extension to create larger kitchen/dinning and WC/utility on the ground floor and an additional bedroom at 1st floor. REF

14/05342/FUL & 05345/LBC: Conversion of existing garden barn to rear of property to holiday let accommodation. Approved with conditions

S/2004/0717: Sub division of property to two dwellings. Demolition and rebuilding single storey rear extension and internal alterations. Approved with conditions

S/2004/0718: Sub division of property to two dwellings. Demolish and rebuild, extend single storey, rear extension and internal alterations. Sub division of garden. Approved with conditions

5. The Proposal

This application proposes to demolish an existing single storey rear extension and to construct a two storey rear extension with a first floor pitched thatched roof. The proposed rear extension results in an increased ground floor area having a further rear projection of 1.2m out from the existing rear elevation.

6. Local Planning Policy

The Wiltshire Core Strategy (WCS) - adopted by Full Council on the 20th January 2015:
CP58 (Ensuring the Conservation of the Historic Environment)

Government Guidance:

National Planning Policy Framework (NPPF) March 2012

National Planning Policy Guidance (NPPG)

7. Summary of consultation responses

Parish Council – *Downton Parish Council has no objection to this application and considers it to be an improvement on the previous application to which it also raised no objection.*

WC Conservation – Object

WC Public Protection – No objection

English Heritage – Concerns raised

8. Publicity

1 letter of representation support:

- *"...I suggest that this application is both in keeping with the neighbourhood and in accordance with the Council's policies"*

1 letter of support from the Downton Society:

- *“The present replacement outshut (the original having been demolished and rebuilt in approximately 2004) is of very poor quality and therefore of very limited heritage value.*
- *The major work, namely the extension on the west (rear elevation), can only be seen from limited public areas.*
- *The works to the High Street elevation will not alter the streetscape....”*

1 letter of comment/concern from the Wiltshire Archaeological and Natural History Society, (WANHS), and the Council of British Archaeology (CBA):

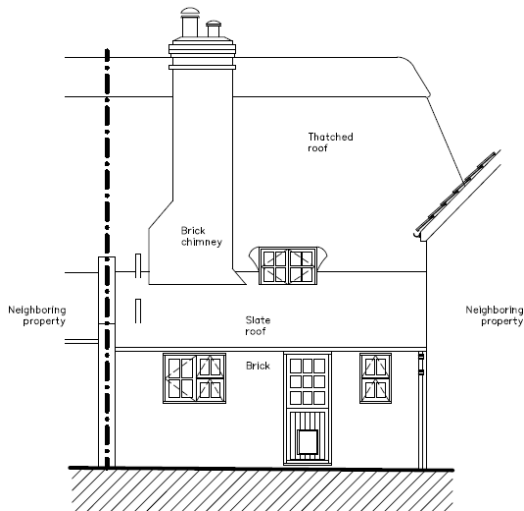
- *“It is therefore suggested that for this application to be approved, an alternative entry to the upper floor extension should be established that does not require any removal of the wall plate or smoke blackened rafters.”*

9. Planning Considerations

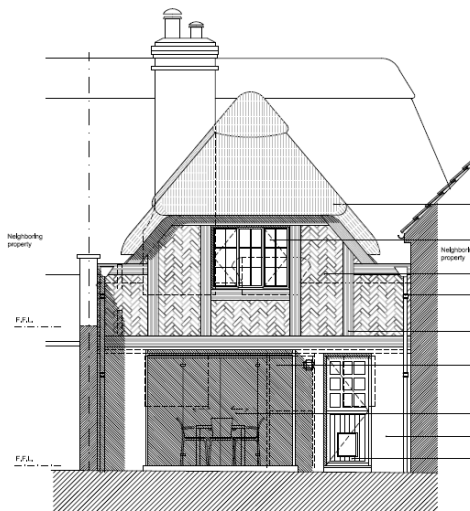
Impact on grade II Listed building and Conservation Area

This application seeks to demolish an existing single storey mono pitched rear extension and to construct a two storey rear extension with pitched roof thatched roof and increased foot print area.

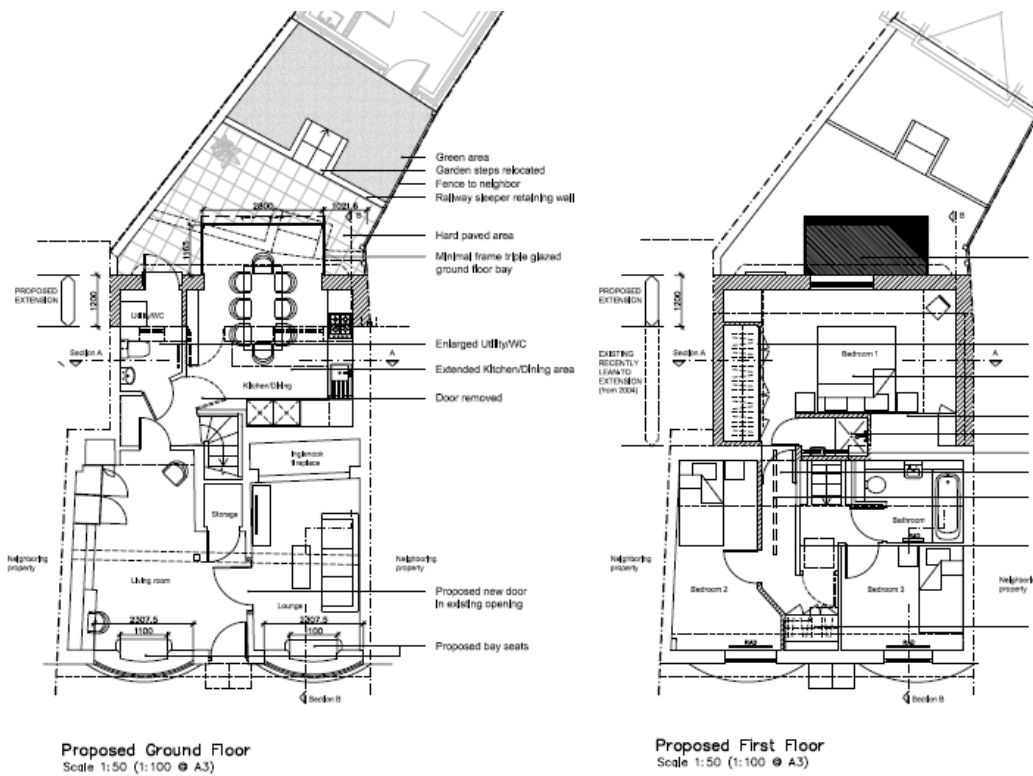
Existing rear elevation



Proposed rear elevation



Proposed ground and first floor plans



Wiltshire Council's Conservation Officer has objected to the scheme having provided the following comments:

"The scheme as now presented was originally submitted for pre-application discussions and my comments were as follows:

"I cannot support the proposal for a full width rear two storey extension. I note the statement that the 'intention is to preserve/respect the character and the scale of the existing thatched cottage' – I would contend that this proposal does neither.

The existing single storey out shut is very typical of cottages of this period. Indeed, I note that the listing description says 'outshuts added c1800'. Even if the outshut has been rebuilt (Ms Treasure's report says 'to extend and raise to two storeys the current 2004 single-storey lean-to of reclaimed bricks.....'), the form and layout is of significance in terms of the historic evolution of the house.

The loss of the outshut, and the associated covering up of the entire rear of the cottage, including enclosing the existing chimney stack, would have a significant adverse impact on the character of the building and the loss of the outshut, would significantly diminish its significance. For these reasons I could not support the proposals.

A second reason for not supporting the proposals is that the proposed development will lessen the space between the house and the rear outbuilding (listed). I think it will result in a cramped, over-developed plot.



Existing drawings for 2004 application showing outshut

I could not support a two-storey rear extension and would resist the loss of the existing outshut.”

In addition to the above comments, the proposal also involves the loss of an eyebrow dormer window which is an attractive feature of the rear elevation of the thatched cottage, in keeping with its character.

In my view the proposals would cause some harm to the significance of the listed building and should be resisted in accordance with CP57 and 58, paragraph 132 of the NPPF and also section 66 of the Planning (LB and CA) Act 1990.”

It is clear from the above comments that the Conservation Officer has considered the proposal and has assessed the development’s impact as harmful to the grade II listed building.

Historic England have raised concerns over the scheme having commented “*Our major concern is that the projecting chimney-bread at the rear will be engulfed by the proposed second storey, which is a prominent feature on this elevation, and a key indication of the cottage's plan form and single room depth as built, contributing to the building's legibility. External shafts of chimneystacks are considered to be rare survivals and may reflect a local vernacular tradition; obscuring it would be considered harmful. The outshut is a typical early extension to a small scale cottage of this type and although it has been rebuilt it is of the footprint and to the scale of its earlier form and contributes to the cottage's interest. A two storey extension spanning the width of the original cottage will dominate this elevation whilst the outshut is clearly subservient to it. The increase in footprint will in addition bring it into closer proximity to the separately listed barn affecting its setting which is a concern.*

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 132, whereby great weight should be given to the asset's conservation and 134 of the NPPF, whereby harm should be weighed against the public benefits of the proposal of which there does not appear to be any....”

In considering the comments submitted, Officers also acknowledge that this application has received local support from the Parish Council who comment “*Downton Parish Council has no objection to this application and considers it to be an improvement on the previous application to which it also raised no objection*” and support from 1 residents of Downton who supports the application.

The Downton Society also supported the scheme commenting “*Poppy Cottage is located in a conservation area and is listed Grade II. Architecturally it has been altered considerably since its original construction sometime in the 18th century. While it sits well in the streetscape there are no really significant historic features on either elevation or within apart from the framed timber partition.*

The proposals involve the removal of an outshut and its replacement with a new structure as well as other minor alterations such as to the bay windows on the High Street elevation.....”

Anything which affects the character of a listed building, whether visible by the public or not, has to be assessed for its long-term impact on the designated heritage asset. Officers are also aware of the recent (15th August 2016) Appeal Decision (APP/Y3940/W/16/3148588) located at Titchbourne Farm, Redlynch, Salisbury in which the Inspector has supported this view:

5. The site of the proposed extension is not evident in public views. The small group of dwellings of which the appeal property forms part is served by a track leading from Moor Lane. From Moor Lane, the roof and gable of the former barn can be seen as well as The Granary, another converted building and the chimneys of Titchborne Farmhouse. As a group these buildings continue to provide evidence of the former farm complex. The significance of listed buildings is not determined by their visibility or public accessibility. Buildings are listed for their special architectural or historic interest. In addition to the barn being listed for its intrinsic interest, its significance is enhanced by it forming part of a group of buildings with a related purpose.

The Inspector also comments:

10. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent for any works special regard shall be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 66 of the same Act imposes a similar duty in respect of applications for planning permission. The proposed extension would harm the architectural and historic interest of the listed building and so would fail to preserve it.
12. Section 12 of the National Planning Policy Framework (Framework) addresses the historic environment and emphasises the importance of heritage assets. When assessed in the context of paragraphs 132 – 134 of the Framework, the appeal proposal would result in less than substantial harm to the listed building. In such cases the harm should be assessed against the public benefits of the proposal. I note the appellant’s contention that there would be a public benefit arising from the building meeting modern day living standards. I also saw during my site visit that the space outside the dwelling is constrained. However, I am not persuaded that the long term conservation of the building is at risk and I find that any public benefits are limited and would not outweigh the harm I have identified and to which I give considerable weight. The proposals therefore do not comply with the policies of the Framework.

It is considered that the proposed two storey rear extension will result in less than substantial harm’ to the designated heritage asset but harm (NPPF terms of Para 134) should only be accepted if there is a public benefit and there is none in this case (personal benefit does not equate with public). The Council is not aware of any known issues concerning the long term conservation of the building and consider that any public benefit resulting from the development is limited and does not outweigh the harm.

Notwithstanding the considered harm to the designated heritage asset the rear located development will not be readily visible within the Conservation Area and whilst there is harm to the heritage asset it is a balanced view that the rear development will not result in demonstrable harmful to the wider setting of the Conservation Area.

10. Conclusion

The proposed development would involve the unacceptable loss of the rear outshut and the enclosing the existing chimney stack which has significance to the character of the listed building. The creation of the two storey rear extension is judged to have an undue impact to the setting and significance of the designated Heritage Asset. The proposed development does not result in any public benefit where harm to the heritage asset is permissible.

RECOMMENDATION

Refusal

The application dwelling is a grade II listed building located within the Downton Conservation Area. The proposed development would involve the loss of a rear outshut and the enclosing the existing chimney stack as a result of the creation of a two storey rear extension. The fact that the development does not affect the public view is not a principal consideration, given that anything which affects the character of a listed building, whether visible by the public or not, has to be assessed for its long-term impact on the designated heritage asset. The development is judged to result in 'less than substantial harm' to the listed building but such harm should only be accepted where the development results in a public benefit. It is not considered there is a public benefit for this proposal. The development is considered to be contrary to Core Policy 58 of the Adopted Wiltshire Core Strategy and Paragraph 134 of the National Planning Policy Framework.

This page is intentionally left blank

This page is intentionally left blank