

## AGENDA

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**Meeting:** Southern Area Planning Committee  
**Place:** Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU  
**Date:** Thursday 9 December 2010  
**Time:** 6.00 pm

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Please direct any enquiries on this Agenda to Pam Denton, Senior Democratic Services Officer, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01225) 718371 or email [pam.denton@wiltshire.gov.uk](mailto:pam.denton@wiltshire.gov.uk)

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

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### Membership:

Cllr Richard Britton	Cllr George Jeans
Cllr Brian Dalton	Cllr Ian McLennan
Cllr Christopher Devine	Cllr Ian West
Cllr Mary Douglas	Cllr Fred Westmoreland
Cllr Jose Green	Cllr Graham Wright
Cllr Mike Hewitt	

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### Substitutes:

Cllr Ernie Clark	Cllr Stephen Petty
Cllr Peter Colmer	Cllr Leo Randall
Cllr Russell Hawker	Cllr Ricky Rogers
Cllr Bill Moss	Cllr Paul Sample
Cllr Christopher Newbury	Cllr John Smale

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# **AGENDA**

## **Part I**

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

1. **Apologies for Absence**

2. **Minutes** (*Pages 1 - 14*)

To approve and sign as a correct record the minutes of the meeting held on 18 November 2010 (copy herewith).

3. **Declarations of Interest**

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

4. **Chairman's Announcements**

5. **Public Participation**

Members of the public who wish to speak either in favour or against an application on this agenda are asked to register in person no later than 5:50pm on the day of the meeting.

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

6. **Planning Appeals** (*Pages 15 - 16*)

To receive details of completed and pending appeals (copy herewith).

7. **Planning Applications** (*Pages 17 - 18*)

To consider and determine planning applications in the attached schedule.

- 7a **S/2010/1388 - The Barkers, Barkers Hill, Semley** (*Pages 19 - 24*)
- 7b **S/2010/1319 - 19A The Close, Salisbury** (*Pages 25 - 36*)
- 7c **S/2010/1492 - Hayburn Wyke, 72 Castle Road, Salisbury** (*Pages 37 - 48*)

8. **Urgent Items**

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

9. **Exclusion of the Press and Public**

To consider passing the following resolution:

To agree that in accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public from the meeting for the business specified in Item Number 10 because it is likely that if members of the public were present there would be disclosure to them of exempt information as defined in paragraph 3 of Part I of Schedule 12A to the Act and the public interest in withholding the information outweighs the public interest in disclosing the information to the public.

**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**

10. **Land off Duck Street / Ladydown View, Tisbury** (*Pages 49 - 70*)

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## **SOUTHERN AREA PLANNING COMMITTEE**

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**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING  
HELD ON 18 NOVEMBER 2010 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE  
LANE, SALISBURY, SP2 7TU.**

**Present:**

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

**Also Present:**

Cllr Tony Deane, Cllr Ricky Rogers and Cllr Bridget Wayman

114. **Apologies for Absence**

Apologies for absence were received from Councillor Wright and Councillor Douglas

115. **Minutes**

Minutes of the meeting held on 28 October were presented.

**Resolved:**

**To approve as a correct record and sign the minutes of the Southern Area Planning meeting held on 28 October 2010.**

116. **Declarations of Interest**

**S/2010/1194** - Councillor Jeans explained that he had visited the site of the application twice, but that he did not have a close association with the applicant and therefore felt that there was no personal or prejudicial interest.

117. **Chairman's Announcements**

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

118. **Public Participation**

The committee noted the rules on public participation.

119. **Planning Appeals**

The committee received details of the following appeal decisions:

**S/2010/0112 - Adj Ebbleway, Bishopstone – Delegated - Dismissed**

**S/2009/0732 - 44 York Road – Delegated - Dismissed**

And forthcoming appeals as follows:

**S/2010/0884 - Land at Bishops Drive, East Harnham, Salisbury**

**S/2010/0784 - Land at Long Cross, Zeals**

**S/2010/1587 - Old Chalk Pit, Petersfinger**

120. **Planning Applications**

120a **S/2010/0173 - Former Pembroke Park School, Penruddock Close, Salisbury**

Public Participation:

Mr Christian Tinkler spoke in objection to the application  
Mr David Ezard spoke in objection to the application

Councillor Joe Rooney, on behalf of Salisbury City Council, spoke in objection to the application

Councillor Ricky Rogers, the local member spoke in objection to the application

The Planning Officer introduced the report which recommended approval. He also drew members' attention to the late list containing details of 3 additional letters from third party objectors, plus an additional late item changing and adding to the recommended conditions.

A debate ensued around the design of the housing, the concentration of the social housing component and the use of open land were all discussed. Additional conditions were suggested to take account of some local homeowner concerns about light pollution and damage to utilities during construction. The possibility of access to the woodland that forms part of the site was also debated.

**Resolved:**

**That the application be approved as per officer recommendation, with changes to the requirement under point (ii) a scheme for the opening**

***of the wooded area on a trial basis and point (vi) contribution towards the off-site traffic calming measures along Pembroke Road. An additional condition, no. 20 was added in respect of the fence surrounding the former caretaker's bungalow (Pembroke Park Bungalow) and the fence and works surrounding no. 54 Pembroke Road.***

**Therefore the decision of the planning committee is that the planning permission be granted subject to a legal agreement/legally binding obligation in respect of:**

- (i) The provision of 40 per cent affordable housing
- (ii) A minimum provision on site of 0.18 hectares of formal open space (excluding the wooded area on the Eastern boundary) and the provision of a commuted sum for the continued maintenance and upkeep of the open space and the wooded area. In addition a scheme for the opening of the wooded area to the public on a trial basis.
- (iii) A contribution towards off site open space (R2)
- (iv) Waste and recycling scheme provision
- (v) The achievement of an environmentally- friendly sustainable scheme, including at least a code three code for sustainable homes rating.
- (vi) A financial contribution towards the provision of off-site traffic calming measures and/or other sustainable highway measures along Pembroke Road.

**and that planning permission is granted for the following reasons:**

It is considered that this application makes maximum use of the available land, providing a substantive proportion of affordable housing on an otherwise vacant site. The proposal therefore complies with policy H1 of the Salisbury District local plan. The area of open space in the centre of the proposed development it is considered adequately compensates for the loss of the previous school playing fields.

The design and layout of the proposal is satisfactory and it is considered complies with policies G1 and G2 of the adopted local plan as well as design policies D1 and D7 as it makes maximum use of the site whilst considering the significant constraints imposed by levels and heights.

It is considered that residential amenity would not be significantly harmed by the proposal as houses facing Jubilee close are at a lower level and set back 20 M and behind existing trees and shrubs as such it is considered that residential amenity to Jubilee Close will be preserved in line with policy G1 and G2 of the adopted local plan.

The proposal is considered to improve highway safety standards in the

vicinity of the proposal by providing funding for off site highway improvements along Pembroke road and closing vehicular access to Penruddock Close as such the proposal complies with policy TR1 of the saved policies of the adopted local plan.

The site will make provision for 40% affordable housing on site of which a substantial proportion is proposed as council built housing. This will help meet the need for affordable housing within the Southern part of Wiltshire and as such complies with policy H25 of the adopted local plan.

In addition it makes provision for the retention and future management of the woodland area to the east of the site.

It is considered that the proposal accords with policies G1, G2, H1, H22 and H25 of the saved policies of the adopted local plan.

**and subject to the following conditions:**

1. The development hereby approved 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 Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. Details and samples of all external facing and roofing materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the dwellings and where so required by the Local Planning Authority sample panels of the external finishes shall be constructed on the site and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

REASON: To secure a harmonious form of development.

POLICY G2

3. Prior to first occupation of the development details/a plan indicating the positions, design, height, materials and type of boundary treatments to be erected shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details and the boundary treatments shall be erected prior to the first occupation of the dwellings hereby approved and shall thereafter be maintained for a period of five years and thereafter retained.

REASON: In the interests of neighbouring residential amenity and the environment of the development.

POLICY G2



4. Prior to the commencement of development an ecological management plan shall be submitted to and approved in writing by the local planning authority such a plan shall include an evaluation of ecological site features; a summary of ecological objectives proposals to protect ecological features, management and maintenance prescriptions, implementation and funding and a 5 year schedule of works including the monitoring and review of the plan. The approved details of the plan shall be implemented in accordance with the timescale set out in the approved plan.

REASON : In the interests of protecting wildlife on the site

POLICY G2

5. Prior to commencement of development a badger protection method statement shall be submitted to and approved in writing by the local planning authority. Such a protection method statement shall demonstrate the measures that will be taken to ensure badgers are not affected by the construction works. The development shall be carried out in accordance with the details approved.

REASON: In the interests of protecting wildlife on the site.

POLICY G2

6. Prior to the commencement of development a reptile protection method statement shall be submitted to and approved in writing by the local planning authority. Such a protection method statement shall demonstrate the measures that will be taken to ensure reptiles are not affected by the construction works. The development shall be carried out in accordance with the details approved.

REASON: In the interests of protecting wildlife on the site.

POLICY G2

7. Prior to the first felling of any trees on site a report shall be submitted identifying those trees that are to be felled and any mitigation measures that are required to protect bats within those trees. Such a report shall be submitted and approved in writing prior to commencement of development any development shall then be carried out in accordance with the details in the report.

REASON: In the interests of protecting wildlife on the site.

POLICY G2

8. The proposals for the landscaping of the site, as shown on the approved plans (including provision for landscape planting, the

retention and protection of existing trees and other site features, walls, fencing and other means of enclosure and any changes in levels) shall be carried out as follows:

- a) the approved scheme shall be fully implemented with new planting carried out in the planting season October to March inclusive following occupation of the building(s) or the completion of the development whichever is the sooner, or in accordance with a timetable to be agreed in writing with the Local Planning Authority;
- b) all planting shall be carried out in accordance with British Standards, including regard for plant storage and ground conditions at the time of planting;
- c) the scheme shall be properly maintained for a period of 5 years and any plants (including those retained as part of the scheme) which die, are removed or become damaged or diseased within this period shall be replaced in the next planting season with others of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation; and
- d) the whole scheme shall be subsequently retained.

REASON: In the interests of visual amenity and the environment of the development and to ensure that the approved landscaping scheme is carried out at the proper times.

#### POLICY G2

9. Prior to commencement details for the hard landscaping of the site, including full details of the surfacing materials and colours of all hard surfaces and kerbing, have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

REASON: In the interests of the amenities of the site and to secure a well planned development.

#### POLICY G2

10. Prior to the commencement of development, full details of the road layout and construction shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include longitudinal sections, typical cross sections including surface materials, street lighting and road drainage. The development shall thereafter be carried out in accordance with the approved details and no dwelling shall be occupied until that part of the access road which serves it has been constructed up to and including bindercourse (basecourse) surfacing in accordance with the approved details.

REASON: In the interests of highway safety and to ensure that an adequate means of access is available when the dwellings are occupied.

## POLICY G2

11. Prior to the first occupation of any of the dwellings, hereby approved, the garaging/parking, cycle parking and turning space indicated on the approved plan shall be constructed, laid out and made available for use and shall thereafter be retained and kept available for those purposes at all times.

REASON: In the interests of highway safety and to ensure an adequate level of parking provision to serve the development.

## POLICY G2

12. No development shall commence until a scheme of water efficiency measures to reduce the water consumption of the dwellings, hereby approved, shall be submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall subsequently be implemented and brought into operation prior to the first occupation of the dwellings and shall thereafter be retained, unless otherwise first agreed in writing by the Local Planning Authority.

REASON: In the interests of the conservation of water resources and to protect the Hampshire Avon River and its habitats.

## POLICY G3

13. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme is to be maintained and managed after completion.

REASON: To prevent the increased risk of flooding to improve and protect water quality and to ensure the future maintenance of the surface water drainage system.

## POLICY G5

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, no further development permitted by Classes A, B, D and E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, shall be carried out without express planning permission first being obtained from the Local Planning Authority.

REASON: To enable the Local Planning Authority to retain control over the development in the interests of the visual amenity.

POLICY G1

15. The development hereby approved shall be undertaken in full accordance with the following approved plans:

Planning Layout dwg no 0064-2-201\_Rev D  
Location Plan dwg no 0064 -0\_101  
Topographical survey plan 011-D1 –A  
Topographical survey plan 011-D2 – A  
Topographical survey plan 011-D3 – A  
Affordable housing plan 0064 -2-203  
Slab levels and drainage plan 0064-2-206  
Street lighting plan 0064 – 5-531  
Site sections 0064-2-208-A  
Materials Plan 0064-2-300  
Street scene elevations 0064-2-301-B  
House type A – rev A  
House Type B – rev A  
House Type C – rev A  
House Type D – rev A  
House Type E – rev B  
House Type F – rev B  
House Type F1 – rev A  
House Type G  
House Type H –rev A  
House Type H1 – rev A  
House Type H2  
House Type J – rev B  
House Type J1  
House Type K – rev A  
Landscape Proposals dwg no 0064-3001 –rev A

REASON: For the avoidance of doubt

16. Construction works shall not take place except between the hours of 07.30hrs to 1800hrs on Mondays to Friday and 08:00 to 13:00hrs on Saturday  
No work on Sundays and Public Holidays.  
This condition does not apply to the internal fitting out of the buildings

REASON: In order to limit the noise and disruption to adjacent neighbours during antisocial hours

17. Before development commences, further details of the emergency link to Penruddock Close shall be submitted and approved in writing by the Local Planning Authority. Such details shall show a 3m

width of maintainable public highway for use for pedestrians and cyclists, with suitable measures to prevent access by vehicular traffic other than emergency vehicles: and the emergency link shall be provided before the 50th occupation of the dwellings the subject of this permission.

REASON: In order to limit the use of the northern access by non emergency vehicles in order to reduce the level of traffic using the access to an acceptable level in the interests of amenity.

#### POLICY G2

18. Prior to the commencement of development, full engineering details of the road layout and construction including longitudinal sections, typical cross sections, road drainage and street lighting shall be submitted for the written approval of the Local Planning Authority; and the road constructed in accordance with these details between each dwelling and the main access junction with Pembroke Road prior to occupation of each dwelling.

REASON: In the interests of highway safety

#### POLICY G2

19 No part of the development other than the council affordable housing shall be commenced until the local planning authority has approved in writing a scheme to secure the provision of affordable housing, the provision and management of open space, the woodland on the Eastern boundary of the site, waste and recycling provision, sustainability measures and highway improvements.

REASON: In the interests of securing affordable housing

20 Details and a scheme for the implementation, in respect of the fence surrounding the former caretaker's bungalow (Pembroke Park Bungalow) and the fence and works surrounding no. 54 Pembroke Road shall be agreed in writing with the local planning authority prior to the commencement of development. The fencing and works shall then be implemented in accordance with the details and the submitted scheme and the fencing retained in perpetuity.

REASON: In order to protect the amenities of the occupiers of Pembroke Park Bungalow, and no. 54 Pembroke Road.

**Informative:**

The details of the planning benefits referred to in condition 19 will be approved by the local planning authority. A scheme to secure the provision of these approved benefits needs to be submitted and approved by the local planning authority

**Informative Notes:**

1. The applicant's attention is drawn to the comments of Wessex Water, a copy of which is attached to this decision notice. In this respect, Wessex Water has advised that there is a public foul sewer crossing the site. Wessex Water normally requires a minimum 3.0 metre easement width on either side of its apparatus for the purposes of maintenance and repair and therefore diversion or protection works may need to be agreed.

2. In conjunction with Condition No's 13 and 14 above, the applicant's attention is drawn to the comments of the Environment Agency, a copy of which is attached to this decision notice. For any further advice regarding any of the issues covered by these conditions the applicant is advised to contact the Environment Agency, Rivers House, Sunrise Business Park, Higher Shaftesbury Road, Blandford Forum, Dorset, DT11 8ST. Tel: 01258 483390 / Fax: 01258 455998.

**120b S/2010/1194 - Old Post Office, Semley, Shaftesbury**

Public Participation:

Mr Colin Stallwood spoke in objection to the application

Ms Clare Rooney, Architectural Liaison Officer for Wiltshire Police, spoke in objection to the application

Mr Joseph Duffy, the applicant, spoke in support of the application

Councillor A R Drake, representing Sedgewick and Semley Parish Council, spoke in objection to the application.

Councillor Bridget Wayman, the local member, spoke in objection to the application

The Planning Officer introduced the report which recommended refusal.

A discussion ensued where the implications of antisocial hours of operation, noise and highways problems were discussed.

**Resolved:**

**That the application be refused for the following reasons:**

The property is located in a quiet and secluded settlement within the open countryside, and is located within close proximity to a number of residential properties, the local school, and church. The proposal is considered to introduce intrusive noise and general disturbance into this part of the settlement, to the detriment of existing amenities. Similarly, due to inadequate parking facilities and restricted visibility from the existing access arrangements, the proposal is considered to be detrimental to highway safety. The proposal is therefore contrary to the aims and objectives of saved policy G2 of the adopted Salisbury District Local Plan.

**120c**     **S/2010/1388 - The Barkers, Barkers Hill, Semley, Shaftesbury**

Public Participation:

Mr John Dixon spoke in objection to the application

Councillor A R Drake representing Sedgemoor & Semley Parish Council spoke in objection to the application

Councillor Bridget Wayman spoke as the local member in objection to the application

The Planning Officer introduced the report which recommended approval.

Following a debate it was:

**Resolved:**

**To defer consideration of the application to the next meeting, in order for a site visit to take place to ascertain the impact on the neighbouring property .**

**120d**     **S/2010/1252 - 106 Malthouse Cottage, Tisbury**

Public Participation:

Councillor George Flower, West Tisbury Parish Council, spoke in objection to the application

Councillor Tony Deane, the local member, spoke in objection to the application

The Planning Officer introduced the report which recommended approval.

A debate ensued, focused on issues of overdevelopment of the site and the quality of the vehicular access to/from the proposed building and it was

**Resolved:**

**That the application be refused for the following reason:**

**The proposed dwelling, due to a combination of its overall design & scale, the restricted nature of the site, and the restricted nature of its parking/turning area would be out of keeping with the more spacious character of the surrounding rural area, and would result in a cramped development with limited level of amenity space to the occupiers.**

**The proposal would therefore be contrary to the aims and objectives of saved polices G2, D2 of the adopted Salisbury District Local Plan.**

120e **S/2010/0451 - Plot Opposite 7 School Hill, School Hill/Folly Lane, Alderbury**

Mr Henry Wilkinson spoke in objection to the application

Mr Martin Smith, the agent spoke in support of the application

Mr Paul Barnfield, representing Alderbury Parish Council spoke in objection to the application

With the Chairman's agreement, this application was considered together with the associated application for demolition of an existing nursery building on the site referred to at minute number 104f below.

The Planning Officer introduced the report which recommended approval

Following a debate about the design, scale and mass of the proposed building, its relationship with the surrounding listed buildings, and the nature of the access to the site, it was:

**Resolved:**

**To refuse the application for the following reasons:**

1. The site is located in open countryside within a Special Landscape Area and outside of the Housing Policy Boundary of Alderbury, as defined in the adopted Salisbury District Local Plan. It is also in a sensitive location by virtue of being located in the Alderbury Conservation Area close to and within the setting of a number of residential Grade II Listed Buildings. The single-storey building on the site was formerly occupied by the Alderbury Nursery School which has now transferred to a site adjacent to Alderbury Primary School

The site may be considered to be previously developed land as defined by PPS3 and consideration had been given to any benefit from the removal of the current use and buildings on the site. Notwithstanding, this is outweighed by the harm caused by a combination of the size,



bulk and design of the proposed new development, which would have a detrimental impact on the setting of the surrounding listed buildings, would fail to preserve or enhance the character of the Alderbury Conservation Area and would have an adverse effect on the quality of local landscape. As such the proposal is considered to be contrary to policies C6, D2, CN5 and CN8 of the Salisbury District Local Plan and national guidance as expressed in PPS1, PPS3 and PPS5.

2. The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the Adopted Replacement Salisbury District Local Plan as appropriate provision towards public recreational open space has not been made.

### **Informative**

It should be noted that the reason given above relating to Policy R2 of the Adopted Replacement Salisbury District Local Plan could be overcome if all the relevant parties agree to enter into a Section 106 legal agreement or if appropriate by condition, in accordance with the standard requirement for recreational public open space.

120f **S/2010/0452 - Plot Opposite 7 School Hill, School Hill/Folly Lane, Alderbury**

The Committee discussed the current status of the land, and upon being put to the vote it was:

### **Resolved:**

**That Conservation Area Consent be granted for the following reason:**

The proposal will allow the enhancement of the Conservation Area in accordance with policy CN9

**And 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. This decision relates to documents/plans listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application.

1090-LOC-02 received on 18 March 2010  
L.0118-28-1 received on 26 March 2010  
Elevations received on 18 March 2010  
Protected Species Assessment prepared by Chalkhill environmental consultants received on 18 March 2010

REASON For the avoidance of doubt

3 Prior to the commencement of development (which includes the demolition of the existing building) hereby approved, the recommendations in part 6 of the Protected Species Assessment prepared by Chalkhill environmental consultants received on 18 March 2010 shall be implemented.

REASON In the interests of protected species

Policy: CN12 (Protected species) and the Wildlife and Countryside Act 1981 (as amended)

4 Within three months of the demolition of the existing buildings on the site, all debris, (including the foundation slabs) and materials arising from the demolition shall be permanently removed from the site, unless otherwise agreed in writing by the Local Planning Authority.

REASON In the interests of the amenity of the Conservation Area

Policy: G2 General criteria and CN8 Conservation Area

121. **Urgent Items**

None.

(Duration of meeting: 6.00 - 9.20 pm)

The Officer who has produced these minutes is Liam Paul, Democratic Services Officer, of Democratic Services, direct line 01225 718376, e-mail [liam.paul@wiltshire.gov.uk](mailto:liam.paul@wiltshire.gov.uk)

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

## APPEALS

### Appeal Decisions

Application Number	Site	Appeal Type	Delegated/ Committee	Decision	Overturn	Costs
S/2010/0112	Adj Ebbleway, Croucheston Drove, Bishopstone	WR	Delegated	Dismissed	No	No
S/2010/0967	10 Woodside Road, Salisbury	HH	Delegated	Dismissed	No	No
S/2009/0307	Cross Keys, Fovant	WR	Allowed	Cttee	No	No
S/2009/0732	44 York Road	Hearing	Delegated	Dismissed	No	No

\* Copy of Appeal Decision are available on the Council's website

### New Appeals

Application Number	Site	Appeal Type	Delegated/ Committee	Decision	Overturn	Costs Applied for?
S/2010/0884	Land at Bishops Drive, East Harnham, Salisbury	AMENDED TO HEARING	Delegated			
S/2010/1062	45 Castle Road, Salisbury	Householder	Delegated			
S/2010/1016	Old School, High Street, Maiden Bradley	Householder	Delegated			

<b>S/2010/0784</b>	<b>Land at Long Cross, Zeals</b>	<b>WR</b>	<b>Delegated</b>			
<b>S/2010/1661 S/2010/1738</b>	<b>Stonehenge Campsite, Berwick St. James</b>	<b>LI</b>	<b>Enforcement Appeal</b>			
<b>S/2010/1587</b>	<b>Old Chalk Pit, Petersfinger</b>	<b>WR</b>	<b>Delegated</b>			

**WR** Written Representations  
**HH** Fastrack Householder Appeal  
**H** Hearing Local Inquiry

# Agenda Item 7

## INDEX OF APPLICATIONS ON 9<sup>th</sup> December 2010

	<b>APPLICATION NO.</b>	<b>SITE LOCATION</b>	<b>DEVELOPMENT</b>	<b>RECOMMENDATION</b>	<b>DIVISION MEMBER</b>
1	S/2010/1388 <i>Site Visit 2:30pm</i>	THE BARKERS, BARKERS HILL, SEMLEY, SHAFTESBURY, SP7 9BQ	SINGLE STOREY FRONT EXTENSION AND REAR STAIRWELL EXTENSION		CLLR WAYMAN
2	S/2010/1319 <i>Site Visit 3:30pm</i>	19A THE CLOSE, SALISBURY, SP1 2EE	SINGLE STOREY EXTENSIONS TO THE REAR OF THE EXISTING PRINCIPAL'S HOUSE TO ACCOMMODATE ST. BENEDICT'S PRIORY		CLLR BRADY
3	S/2010/1492	HAYBURN WYKE, 72 CASTLE ROAD, SALISBURY, SP1 3RL	CHANGE OF USE FROM A GUEST HOUSE (USE CLASS C1) TO A RESOURCE CENTRE FOR CHILDREN AND FAMILIES (SUI GENERIS)		CLLR CLEWER

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<b>Deadline</b>	<b>19<sup>th</sup> November 2010</b>		
<b>Application Number:</b>	<b>S/2010/1388</b>		
<b>Site Address:</b>	<b>THE BARKERS BARKERS HILL SEMLEY SHAFTESBURY SP7 9BQ</b>		
<b>Proposal:</b>	<b>SINGLE STOREY FRONT EXTENSION AND REAR STAIRWELL EXTENSION</b>		
<b>Applicant/ Agent:</b>	<b>MR AMIL GULAMALI</b>		
<b>Parish:</b>	<b>SEDGEHILL &amp; SEMLEY - NADDER/EASTKNOYLE</b>		
<b>Grid Reference:</b>	<b>390791.5</b>	<b>125579</b>	
<b>Type of Application:</b>	<b>FULL</b>		
<b>Conservation Area:</b>		<b>LB Grade:</b>	
<b>Case Officer:</b>	<b>CHARLIE BRUCE- WHITE</b>	<b>Contact Number:</b>	<b>01722 434682</b>

**Reason for the application being considered by Committee:**

Cllr Wayman (Nadder & East Knoyle) has called in the application due to issues of scale, relationship to adjoining properties and design.

The application was deferred from the 18<sup>th</sup> November Committee meeting in order for a site visit to be undertaken.

**1. Purpose of Report**

To consider the above application and the recommendation of the Case Officer that planning permission be APPROVED subject to conditions.

***Neighbourhood Responses***

8 letters of objection/concern were received.

***Parish Council Response***

Have commented that the Parish must leave all considerations with the Planning Officer.

**2. Main Issues**

- Character & appearance of the area
- Amenities of the occupiers of nearby property

**3. Site Description**

The site relates to a chalet bungalow within the settlement of Barkers Hill. The chalet bungalow is in the process of being extended and altered, as granted through previous planning consents. Notably the extensions involve the formation of a two storey side extension, which has now been substantially completed, and the increase in the ridge height

of the original dwelling which is still to be undertaken. The side extension has been constructed of natural stone and the original dwelling has now also been clad in this material. Upon raising the roof of the new dwelling, the existing concrete tiles would be removed and replaced with clay tiles as per the roof of the recently constructed side extension.

The site is within the AONB and Housing Restraint Area.

#### 4. Planning History

<i>App. No.</i>	<i>Proposal</i>	<i>Decision</i>	<i>Date</i>
S/2005/0222	Alterations & 2 storey side extension	AC	12.12.05
S/2006/1098	Alterations & 2 storey side extension	AC	07.08.06
S/2007/0921	Alterations & 2 storey side extension	REF	28.06.07
		Appeal allowed	21.04.08
S/2007/2121	Alterations & 2 storey side extension	REF	12.12.07
S/2007/2547	Alterations & 2 storey side extension	AC	01.02.08
S/2009/1370	Erect rear extension to provide internal stairwell	AC	21.10.09

#### 5. The Proposal

Consent is sought to erect a single storey front extension onto the recently constructed two storey side extension, which would be similar in appearance and design to a bay window. It is also proposed to modify the design of a previously approved, but yet to be implemented, stairwell extension to the rear of the dwelling.

#### 6. Planning Policy

The following development plan policies and national planning guidance are considered relevant to this proposal:

- Local Plan policies G2, H19, D3, C4, C5

#### 7. Consultations

##### ***Parish Council***

The Parish Council have not changed their views on this development, but in light of the past planning history and the applicants continual breaches of Planning Regulations on this site we feel that we must leave all considerations with the Planning Officer. However we would ask that pressure is brought on the applicant to complete the works and rid the neighbours of the continued sight of a very untidy building site.



## 8. Publicity

The application was advertised by neighbour notification and site notice.

8 letters of objection/concern were received, raising the following:

- Front extension is obtrusive and too close to the neighbouring boundary;
- The proposals are overdevelopment bearing in mind the extent of previous permitted additions;
- Works have been ongoing for some time and the uncompleted state of the building is an eyesore.

## 9. Planning Considerations

### 9.1 Character and Appearance of the Area

The front extension would be constructed onto the gable end of the recently constructed two storey side extension. It would be of a subsidiary scale, similar in design and appearance to a bay window, with pitched roof and finished in matching natural stone and clay tiles to compliment the appearance of the dwelling. Due to the extension's relatively modest scale, low height and siting towards the side of the plot, partially contained within an embankment and screened by vegetation, it would not have a significant impact within the streetscene or surrounding landscape.

The stairwell extension would be situated on the rear of the dwelling where there would be no views from the streetscene, and steeply rising wooded ground to the rear would prevent any significant views from other directions. The overall scale of the stairwell extension would be larger than that permitted within a previous scheme (S/2009/1370), although it is considered that the simplified design now proposed would result in a better integration with the existing dwelling, and the effect of the increased scale would not be readily apparent from public vantage points. A new window and pitched roof dormer would also be formed between the gable of the proposed and existing rear extensions, which would also be well screened and would reflect the design and proportions of other permitted openings.

It is noted that concern has been expressed by several residents over the incremental effect of successive increases in size to the dwelling. However, in terms of the appearance of the dwelling from the streetscene, due to the siting and scale of the extensions as proposed, the current application would not result in a significant change beyond proposals that have previously been granted, which are themselves considered to represent an enhancement over the design and appearance of the original chalet bungalow.

Concern has also been expressed over the ongoing nature of the works to the property, specifically the time it has taken to finish approved works to the property, and the effects of the unfinished state of the building on its surroundings. However, this is not a matter for consideration within the current planning application, and would potentially be a separate matter. Notwithstanding this, provided that the site is kept reasonably tidy, and the works to implement previous permissions have not been abandoned, it is unlikely that any action could be pursued in order to overcome such concerns.

## 9.2 Amenities of the Occupiers of Nearby Property

The side corner of the front extension would be constructed close to the neighbouring boundary with Honeysuckle Cottage, which is situated to the south of the site. However, the extension would be of a small scale and modest height so that it would not have any adverse overbearing or overshadowing effects. Furthermore, it would be situated behind existing vegetation on the boundary which is of a greater height than the proposed front extension, and there would be no loss of privacy due to the extension's single storey nature.

The proposed rear extension would extend no further back than the recently constructed two storey side extension, and would therefore be entirely contained by this existing structure so that it would have no impact upon the neighbouring dwelling. There would be no overlooking from the rear extension or new windows given their orientation and distance from the well screened boundary.

## 10. Conclusion

The proposed extensions, by virtue of their appropriate scale, siting, design and materials, would have no significant impact upon the character and appearance of the area or the amenity of neighbours.

## RECOMMENDATION

**It is recommended that planning permission is GRANTED for the following reasons:**

The proposed extensions, by virtue of their appropriate scale, siting, design and materials, would have no significant impact upon the character and appearance of the area or the amenity of neighbours. The proposal would therefore accord with the aims and objectives of the development plan, having particular regard to Local Plan policies G2, H19, D3, C4 and C5.

### And 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 Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2) This decision relates to documents/plans submitted with the application, listed below:

Plan Ref....Proposed floor plan....	Date Received....24.09.10....
Plan Ref....Proposed first floor plan....	Date Received....24.09.10....
Plan Ref....Proposed front east elevation....	Date Received....24.09.10....
Plan Ref....Proposed rear west elevation....	Date Received....24.09.10....
Plan Ref....Proposed north and south elevations....	Date Received....24.09.10....
Plan Ref....Proposed block plan....	Date Received....24.09.10....

Reason: For the avoidance of doubt.

- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

Reason: To secure a harmonious form of development.

Policy: H19, D3, C5

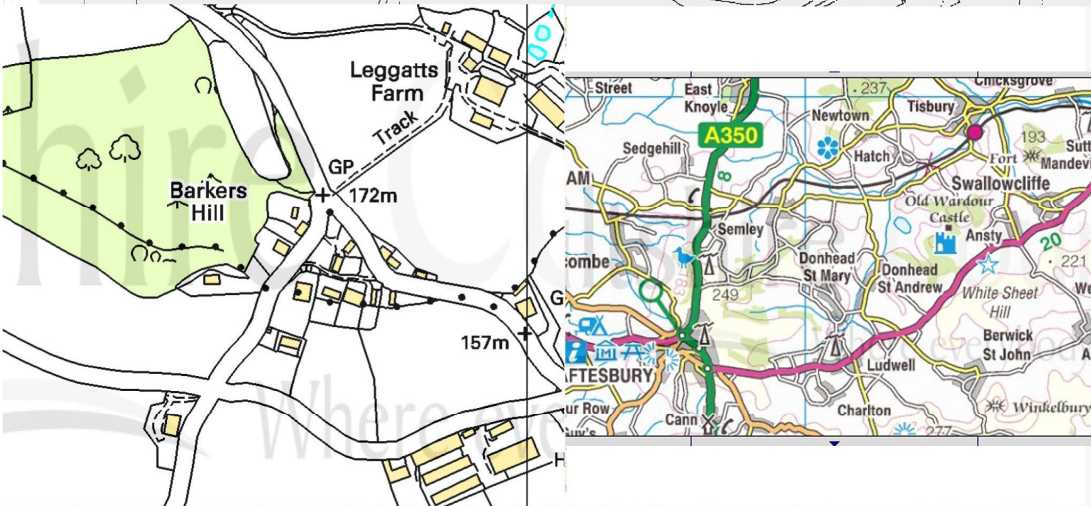
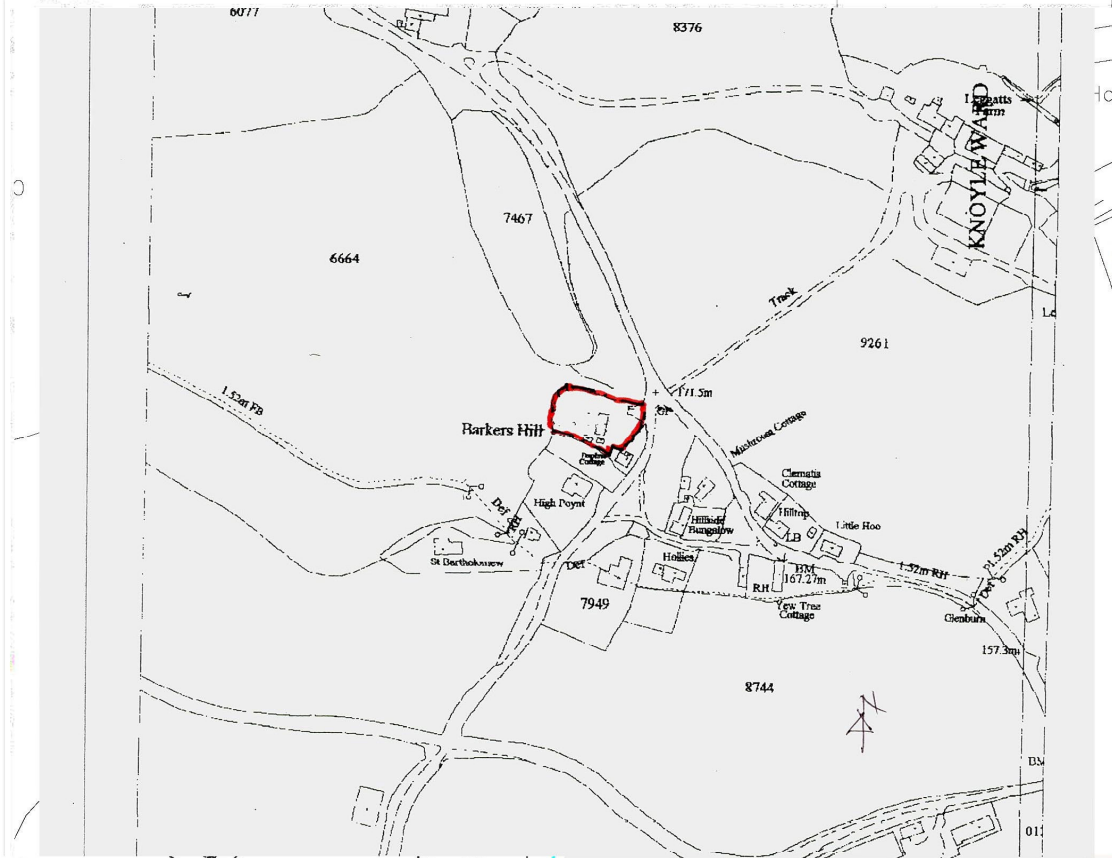
**Appendices:**

None

**Background documents used in the preparation of this report:**

The Barkers, Barkers Hill, Semley, Shaftesbury. SP7 9BQ

S/2010/1388



**Wiltshire Council**  
Where everybody matters

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<b>Deadline</b>	<b>9<sup>th</sup> November 2010</b>		
<b>Application Number:</b>	<b>S/2010/1319</b>		
<b>Site Address:</b>	<b>19A THE CLOSE SALISBURY SP1 2EE</b>		
<b>Proposal:</b>	<b>SINGLE STOREY EXTENSIONS TO THE REAR OF THE EXISTING PRINCIPAL'S HOUSE TO ACCOMMODATE ST. BENEDICT'S PRIORY</b>		
<b>Applicant/ Agent:</b>	<b>MR KEITH HARNDEN</b>		
<b>Parish:</b>	<b>SALISBURY CITY COUNCIL - ST MAR/CATHEDRAL</b>		
<b>Grid Reference:</b>	<b>414458.989049375</b>	<b>129664.041686237</b>	
<b>Type of Application:</b>	<b>FULL</b>		
<b>Conservation Area:</b>	<b>SALISBURY</b>	<b>LB Grade:</b>	
<b>Case Officer:</b>	<b>MR M LEGGE</b>	<b>Contact Number:</b>	<b>01722 434398</b>

**Reason for the application being considered by Committee:**

Councillor Brady has requested that this item be determined by Committee due to:

*“Considerable Local Interest as this is in The Cathedral Close and should be decided by Committee regardless of Officer’s recommendation”*

**1. Purpose of Report**

To consider the above application and to recommend that planning permission be GRANTED subject to conditions

***Neighbourhood Responses***

18 letters received objecting to the proposal

18 Letters of support received

***City Council Response***

Object

**2. Main Issues**

The main issues to consider are:

- 9.1 Design/Impact on CA and listed buildings
- 9.2 Neighbour amenity
- 9.3 Archaeology
- 9.4 Loss of existing trees

### 3. Site Description

The application site is located within the historic core of Salisbury. The site is within the area known as the Close and is surrounded by listed buildings that are of local and national importance, including Salisbury Cathedral. Principles House to which the application relates is a modern building which is currently used as part of Sarum College.

### 4. Planning History

There is a long planning history, the following being considered to be most relevant to this application:

83/0419LB	Erection of doors and frame to form draught screen at the Theological College, 19 The Close	AC
97/0169LB	Restore original entrance hall at Sarum College	AC
97/1508	Alterations & improvements to existing buildings and extension to form new chapel at Sarum College	AC
97/1509LB	Alterations & improvements and extension to form new chapel at Sarum College	AC
99/1133	Demolition of extension and alterations & addition of new extension to form library and lecture theatre at Sarum College	AC
99/1134LB	Demolition of extension and alterations & addition of new extension to form library and lecture theatre at Sarum College	AC
04/1936	Demolition of extension and alterations and addition of new extension to form library and lecture theatre (renewal of S/99/1133)	AC
09/1823	Various tree works as described on schedule	NOBJ

### 5. The Proposal

This application proposes to erect a contemporary single storey extension from the rear of the existing house in and amongst mature trees by means of a clear glazed timber frame walkway leading to an oratory and adjacent sacristy and a pair of small en-suite bedrooms.

### 6. Planning Policy

The following adopted Local Plan Policies are applicable to this application:

G1, G2, D3, CN3, CN5, CN8, CN23 and H19

The following National Policy Guidance is applicable to this application:

PPS5: Planning and the Historic Environment

## **7. Consultations**

### ***Salisbury City Council***

Object on the grounds that although the proposed extension is of a tasteful design it was felt to be in too close a proximity to the boundary of the neighbouring property.

### ***Wiltshire Council Archaeology***

The proposed design for the foundations has very little impact on any below ground remains. If this application receives permission and is taken forward with the same foundation design, then I would not recommend any archaeological works. If the design is changed, then it is recommended that a watching brief is conditioned.

### ***Conservation***

Whilst it is a shame that the existing Principles House is being retained. The proposed extension is modest and of a pleasing design that will be subservient to the house and the college. The choice of materials will reinforce the idea of a garden building. The impact of the extension on No.18 is mitigated by the contemporary design and choice of materials. If one looks at an aerial view of The Close or indeed any of the city chequers, there is a bricolage of tight-knit development arising from plots that have been subdivided and buildings hard up to one another or more latterly, outbuildings converted into residential units.

### ***English Heritage***

The LPA would have to consider the application in relation to PPS5 policy HE10. *"We are of the view that this proposal would not have an adverse impact on the significance of the setting of the heritage assets."*

### ***Urban Design***

None Received

### ***Arboricultural Officer***

The applicant appears to have made a reasonable effort to retain and protect them; as a result, I have no objections.

### ***Salisbury Civic Society***

None Received

## **8. Publicity**

The application was advertised by site notice and neighbour notification  
Expiry date - 10/11/2010

18 letters of support have been received which comment on the following:

- The design of the proposed extension and garden is very attractive and in keeping with the surroundings with minimum increase if any to traffic in the Close.
- This is a modest building that is in keeping with the ethos of the College, the Cathedral

and The Close.

- The proposed building in its current form and detail will sit quietly and elegantly amongst the trees on the east side of the quadrangle.
- The rear extensions will enhance the current 1960's building and the occupation of the building by Benedictines should be encouraged within The Close. The use would be fully in keeping with the character of The Close and positively add to its overall ethos.
- The extension would hardly be visible from the rest of The Close and will enhance the area of Sarum College.
- The development will do much to improve the looks of the back yard and car park.
- The proposed design is very much in sympathy with the buildings of the adjacent Sarum College.

18 letters of objection have been received which comment on the following:

- The scheme is an over-development of a small site and makes the spatial relationship with No. 18 The Close too cramped.
- There will be a loss of trees that form an important, natural area in the Close and within the College grounds and the development eats wastefully into rear garden area.
- The development will result in more traffic being generated in The Close.
- The large cooper roof will make rain storm very noisy for the occupants of No. 18.
- The choices of materials for the building are out of keeping with this environment.
- The distance allowed between the proposed development and the neighbouring dwelling at No.18 is too narrow to allow for maintenance and fire access.
- The design of the proposal is inappropriate with the surrounding listed buildings.
- The development of a rear extension will compound the already "ghastly" appearance of the 1960's dwelling at 19a The Close.
- The proposed extension is unsightly and unnecessary.
- Issues affecting No.18 are drainage, potential dampness, structural considerations, fire risk, and legal issues.
- The proposed permanent structure is inappropriate given the perceived short term use by the proposed occupants.

Salisbury Design Forum comments:

- Concept of the scheme was considered to be appropriate.
- The forum queried whether the pile foundation system would be appropriate given the potential archaeological sensitivity of the site.
- The architect was also urged to address any issues of fire protection of any openings that would be in close proximity to the house next door.
- Overall the forum felt that the design was well-considered, and that the materials could work well in this location.

## **9. Planning Considerations**

### ***9.1 Design/Impact on Conservation Area and Listed Buildings***

This application site is situated amongst a number of historic listed buildings, and is situated directly opposite Salisbury Cathedral. The neighbouring property at No.18 is a grade II\* property and the adjacent theological College is of a grade I listing. The site and surrounding lie within the Conservation Area, which also covers the city centre.

This application proposes to develop single storey extensions to the Principles House. The Principles House was developed during the post war period and is considered to be a rather



incongruous architectural feature within the historic Close.

The proposal involves the retention of the existing modern building, and the erection of a contemporary single storey extension, which would be attached to the rear façade of the main building and project northwards into the site. Several trees would need to be removed as part of the proposal. The visual appearance of the extension would be in stark contrast to that of the main building, and also that of the adjacent listed buildings within The Close.

The proposed scheme is for a rear linear pattern of single storey square shaped extensions (that vary in mass and height) that are accessed off a glazed link. The scheme consists of a number of shallow pitched roofs which are copper finished and are supported by a light framework structure. The western elevation of the scheme (facing towards Sarum College) is predominantly glazed with Douglas fir mullions and serves as the access foyer and corridor to the principle rooms. The eastern elevation of the scheme which faces towards the neighbouring property of No.18 consist of the 1 guest bedroom, a central larger square shaped oratory and a small square sacristy to the south of the central oratory. There is 1 additional bedroom to the north of the central oratory. The northern and eastern elevations of the scheme contain a mixture of arrow slit windows and small and large square windows and are sited within brick faced walls.

There have been a number of objection letters that have commented on the existing Principles House and these representations have expressed dismay at the approval of such an incongruous dwelling given the importance of the historic environment in and around The Close. This application regrettably does not propose to significantly alter the form or character of the existing Principles House but does propose to add a linear pattern of single storey extensions to the rear of the dwelling to include an oratory, sacristy and two bedrooms with glazed entrance hall and foyer.

There have been many discussions within representation letters concerning the appropriateness of what is considered to be a modern design approach amongst what is a historic group of buildings within The Close of which the majority are listed and are of National importance. Given the significant location of the proposed works within The Close this application was presented by the Agent for the application to the Salisbury Design Forum which consisted of a panel of persons from the following backgrounds: Architecture, Planning, Archaeology and Police. The forum considered the design of the scheme in context of the proposal and commented that it was the opinion of the Forum that the scheme was well considered. The forum was generally supportive of the design. Wiltshire Council's Conservation team have a specific interest in preserving and enhancing the historic fabric of in this instance The Close have commented that the development is of a "*pleasing design*". English Heritage has not raised any objections to the design of the scheme and has commented that the proposal would not have an impact on the setting of the heritage assets. Although Salisbury City Council have objected to the design and have called it "*tasteless*". It is clear from representation letters and also consultation responses that there is a division of opinion over the appropriateness of this design within the historic Close setting. Although Local opinions appear to be divided this Officer recognises that those Consultees such as Conservation and English Heritage who are primarily charged with the protection of the special historic environment in and around the city of Salisbury are united in their general support for the scheme.

The scheme consists of a number of shallow mono pitched copper clad roofs that are supported by brick facing walls and a framework of Douglas fir with clear glazing. Conservation has commented that the uses of the materials are appropriate to the setting within what is currently a garden or green area. It is recognised that similar materials have been used within the Close on the some works at Leaden Hall School and have therefore in the past have been

considered to be appropriate to be used within the Close. Although the works at Leaden Hall School was to the rear of the site and away from the main pedestrian/tourist thoroughfare through the Close. The location of the works proposed within this application is to the rear of the Principles House which of its self is principally viewable from North Walk and Bishops Walk. Fronting onto North Walk is a brick and flint wall which has a height of approximate 2.3m. It is considered that given the rear location of the proposed extensions behind the Principles House and given the degree of views permitted from North Walk between the Principles House and Sarum College's chapel, that there would not be a significant view permitted of the proposed extensions. It is considered that the proposed works are subordinate to the Principles House and of a design which adds a degree of character to the Principles House.

Conservation as well as English Heritage has not raised any objections to the proposed scheme. English Heritage has commented that "*this proposal would not have an adverse impact on the significance of the setting of the heritage assets*". Therefore given the general support of this application from Conservation and English Heritage it is not considered that there would be any harm to the settings of the nearby heritage assets. Given the rear sited location of the single storey extensions it is considered that there would not be any significant direct views from North Walk and such the character of the wider conservation area is considered to be preserved. The design of the extensions is considered to be an acceptable design with materials that will not detract from the character of the neighbouring buildings and resultant conservation area.

It is therefore considered that the aims of policy HE10 as contained within PPS5 are met.

## **9.2 Neighbour Amenity**

Principles House is located between No.18 and Sarum College. No.18 is a grade II\* listed building which has a number of windows facing directly towards Sarum College. There are three windows on the 1<sup>st</sup> floor which are understood to serve two bedrooms. On the ground floor there are two windows, one of which serves a hall/kitchen and the other a store room. Presently the outlook of these windows are onto a hard standing area used for vehicular parking and toward the garden area which incorporates a mixture of trees and lower shrubbery. The position of the proposed rear extensions brings the development within close proximity to the side western elevation of No.18 which the above mentioned windows are located. The current screenings provided by the trees in the rear garden of No.19a would proportionally be lost. Although it is recognised that application 09/1823 approved the removal of a number of these trees which now could be removed notwithstanding the outcome of this application and as such the loss of some of the trees is not of primary concern within this application. The layout of the scheme results in the 1<sup>st</sup> floor bedroom windows have a direct outlook down into the garden area (to be created) and into the glazed linking hall/foyer and into the ground to ceiling arrow slit windows of the sacristy. There is an existing close relationship between the rear amenity space of No.19a and the side windows of No.18 and that this current relationship permits direct views by persons towards these windows. Given this current relationship it is considered that on balance the creation of the rear extensions with garden area would not significantly increase detrimental harm to the amenity of No.18. The arrow slit windows could be conditioned with a high level of obscure glazing to further reduce chances of proximity overlooking.

There has been some concern expressed from No.18 regarding the perceived issues of rainwater runoff and the potential for damp and flooding to the dwelling which is at a lower ground level than that at No.19a. The application states that rainwater of the room expanse will be directed down a protected down pipe into a channel which connects with the existing College drainage system. It is therefore considered that there is not going to be any rainwater being directed into the ground which could subsequently percolate through to the neighbouring

dwelling at No. 18.

The neighbouring dwelling at No.18 has expressed concerns that the rainwater falling on the copper roofs will result in levels of noise that will be detrimental to their amenity. The architect/agent for this application has commented that the construction of the roof will be of a good design and should not be compared to a corrugated tin roof which would produce high levels of noise. It is considered that given the modern levels of insulation required by building regulations that the construction of the roof with the external skin of copper would not result in high levels of noise.

Matters concerning legal clauses requiring No.18 to have access to the drainage system across the application site is not a planning consideration. The structural considerations for No.18 and access required for fire and maintenance are matters that could be dealt with through the Building Control route and as such these issues are not considered to be material planning considerations.

### **9.3 Archaeology**

Archaeology has commented that *“the site has a high potential for significant archaeological remains associated with the development of the area in the medieval and post-medieval period. However, the proposed design for the foundations has very little impact on any below ground remains. In addition, there are only very short new service runs at a depth which will probably have been disturbed by the large trees present on the site.”* This application proposes to use (80mm diameter) helical screws piles which have been commented on by Archaeology as being acceptable so not to require any archaeological works. Although should there be any variation to the construction method presented within this application for the foundations then a watching brief condition would have been recommended. Given the comments received by Archaeology it is not considered that the proposed rear extensions would have any detrimental impacts on the known archaeological remains.

### **9.4 Loss of Existing Trees**

There are presently a number of trees and lower shrubbery located within the rear garden area to No.19a onto which this application proposes to construct the rear extensions. Within a previous application 09/1823 a number of the trees in this rear garden area have been agreed to be removed and Wiltshire Council's Tree Officer has raised no objection to this application. The use of the piles mitigates against harm to the trees that are proposed to remain and WC Tree Officer comments that the application has made reasonable effort to retain and protect the remaining trees.

## **10. Conclusion**

The creation of single storey extensions to the rear of The Principles House within the setting of the historic Close would include 2 bedrooms, an oratory and sacristy with glazed link and an external garden area. It is considered that the contemporary design and single storey scale of the proposal would not have any detrimental impact to the character of The Principles House and no demonstrable impacts to nearby heritage assets. It is considered that the proposal would not have any detrimental impacts archaeology or on the setting of the Conservation Area. The materials to be used in the proposal are on balance considered to be acceptable with no adverse impact on the neighbouring listed buildings. This application is therefore compliant with Local Plan policies D3, CN3, CN5, CN8, CN23 and H19 as well as National guidance policy PPS5.

The location of the rear extensions are within close proximity to the neighbouring dwelling at No.18. Nevertheless it is a balanced opinion that given the existing proximity of these neighbouring windows to the rear amenity area/car parking spaces situation to the rear of The Principles House that the proposed rear single storey extensions will not lead to an increase in significant harm to the amenity of No.18 and as such it is considered that Local Plan policy G2 is adhered to.

## **Recommendation**

**It is recommended that planning permission is GRANTED for the following reasons:**

The creation of single storey extensions to the rear of The Principles House within the setting of the historic Close would include 2 bedrooms, an oratory and sacristy with glazed link and an external garden area. It is considered that the design and scale of the proposal would not have any detrimental impact to the character of The Principles House and no demonstrable impacts to nearby heritage assets. It is considered that the proposal would not have any detrimental impacts archaeology or on the setting of the Conservation Area. The materials to be used in the proposal are on balance considered to be acceptable with no adverse impact on the neighbouring listed buildings. This application is therefore compliant with Local Plan policies D3, CN3, CN5, CN8, CN23 and H19 as well as National guidance policy PPS5.

The location of the rear extensions are within close proximity to the neighbouring dwelling at No.18. Nevertheless it is a balanced opinion that given the existing proximity of these neighbouring windows to the rear amenity area/car parking spaces situation to the rear of The Principles House that the proposed rear single storey extensions will not lead to an increase in significant harm to the amenity of No.18 and as such it is considered that Local Plan policy G2 is adhered to.

**And 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) No development shall commence on site until samples of the materials to be used for the external surfaces of the development hereby approved have been made available on site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

POLICY- D3, CN3, CN8

(3) The arrow slit window in the eastern elevation of the sacristy as labelled within drg no. 167/2 shall be glazed with obscure glass only and permanently fixed shut prior to the first occupation of the development hereby permitted and shall be permanently maintained as such at all times thereafter.

REASON: In the interests of residential amenity and privacy.

POLICY- G2

(4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-H shall take place on the development hereby approved or within the rear curtilage.

REASON: In the interests in preserving the character of the neighbouring listed buildings and 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.

POLICY- G2, CN3,

Officer note: Use of this condition referring to all Classes requires special justification as its effect is very restrictive.

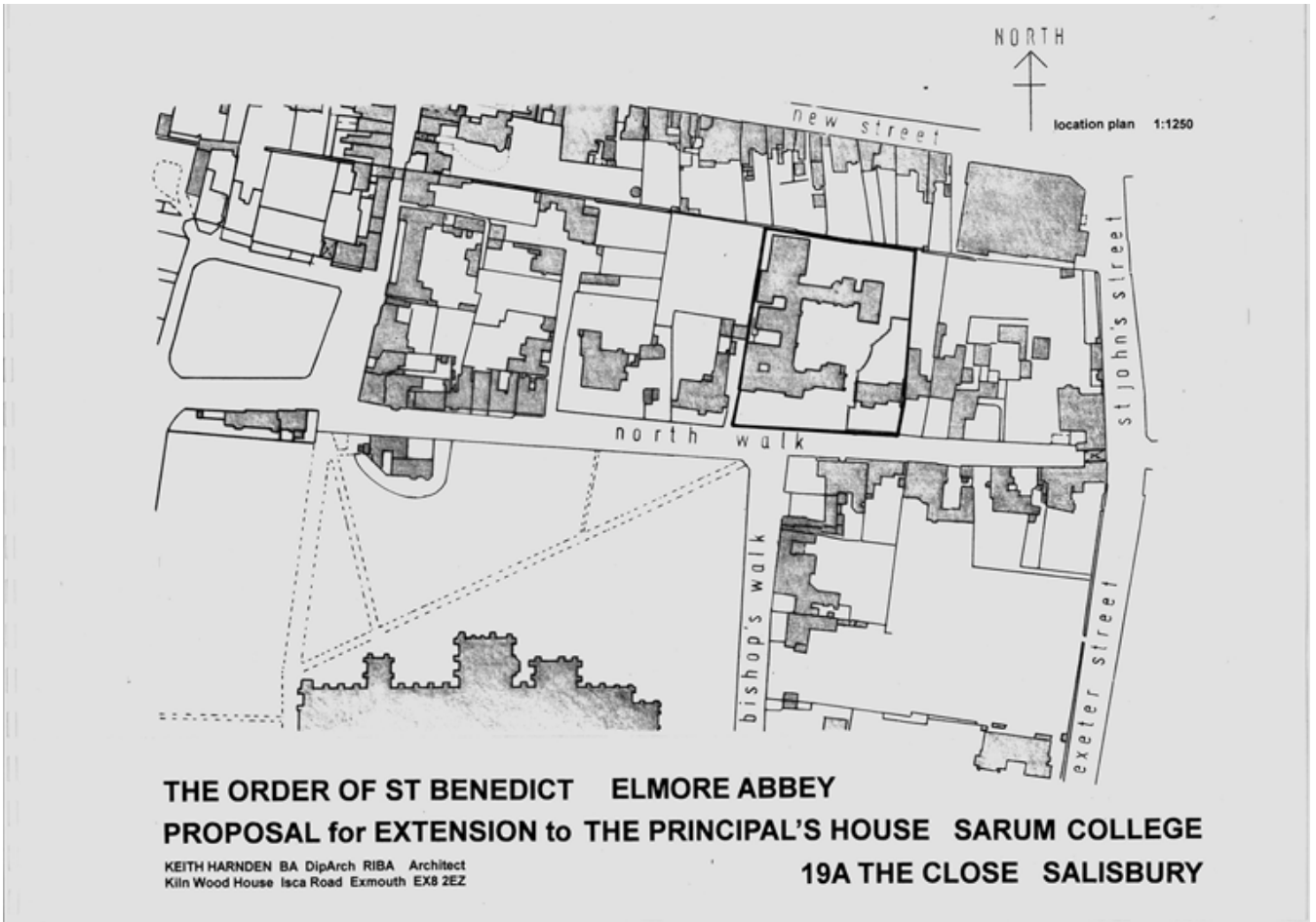
(5) The development shall be carried out in complete accordance with the following drawings:

Location Plan	03/09/2010
Block Plan	03/09/2010
DRG No. 167/2	03/09/2010
Roof Plan	03/09/2010
West Elevation	03/09/2010
North Elevation	03/09/2010
East Elevation	03/09/2010
South Elevation	03/09/2010
Sections 167/8	03/09/2010

REASON: For the avoidance of doubt.

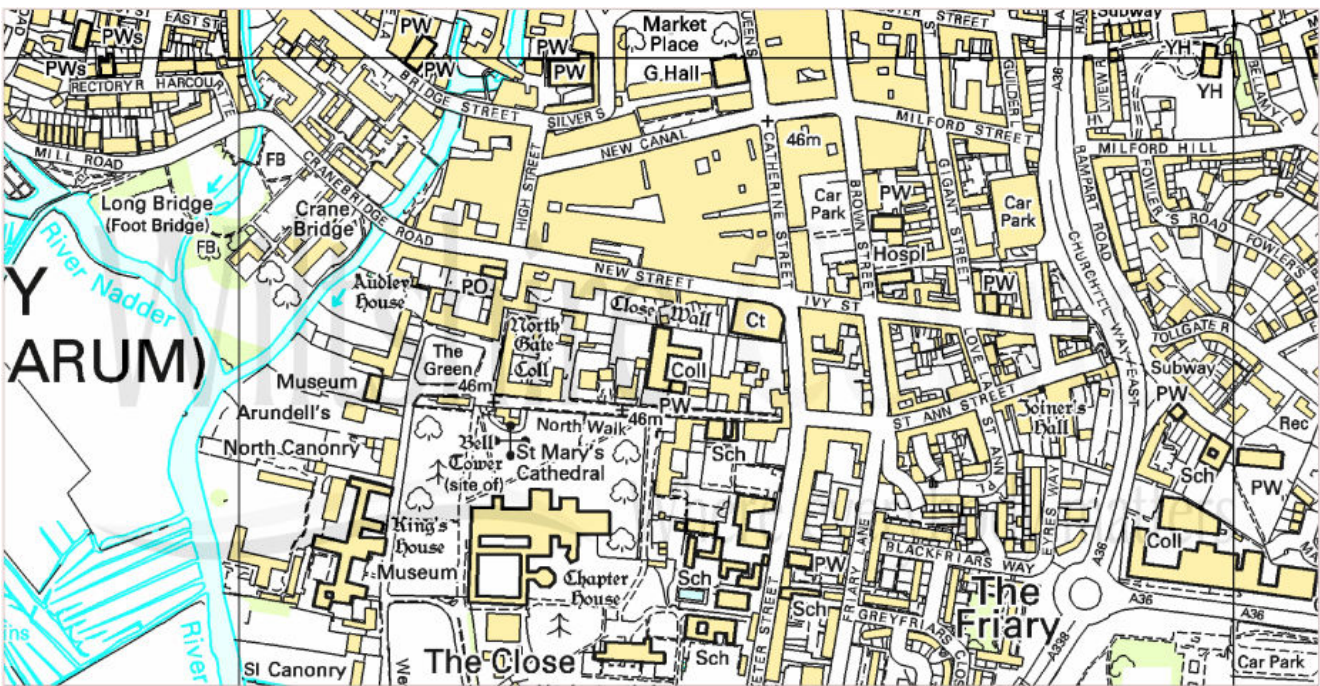
<b>Appendices:</b>	None
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<b>Background documents used in the preparation of this report:</b>	<ul style="list-style-type: none"> <li>• Location Plan 03/09/2010</li> <li>• Block Plan 03/09/2010</li> <li>• DRG No. 167/2 03/09/2010</li> <li>• Roof Plan 03/09/2010</li> <li>• West Elevation 03/09/2010</li> <li>• North Elevation 03/09/2010</li> <li>• East Elevation 03/09/2010</li> <li>• South Elevation 03/09/2010</li> <li>• Sections 167/8 03/09/2010</li> </ul>
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<b>Deadline</b>	<b>06<sup>th</sup> December 2010</b>		
<b>Application Number:</b>	<b>S/2010/1492</b>		
<b>Site Address:</b>	<b>HAYBURN WYKE 72 CASTLE ROAD SALISBURY SP1 3RL</b>		
<b>Proposal:</b>	<b>CHANGE OF USE FROM A GUEST HOUSE (USE CLASS C1) TO A RESOURCE CENTRE FOR CHILDREN AND FAMILIES (SUI GENERIS)</b>		
<b>Applicant/ Agent:</b>	<b>MISS RHIANON BOULTON</b>		
<b>Parish:</b>	<b>SALISBURY CITY COUNCIL - ST PAULS</b>		
<b>Grid Reference:</b>	<b>414277.1</b>	<b>131036.7</b>	
<b>Type of Application:</b>	<b>CU</b>		
<b>Conservation Area:</b>		<b>LB Grade:</b>	
<b>Case Officer:</b>	<b>MR A MADGE</b>	<b>Contact Number:</b>	<b>01722 434380</b>

**Reason for application being considered by committee:**  
  
Wiltshire Council application to which an objection has been received

**1. Purpose of Report**  
  
To consider the above application and to recommend that planning permission be GRANTED subject to conditions

***Neighbourhood Responses***  
  
0 letters received objecting to the proposal  
  
0 letters of support received  
  
0 letters commenting on the application received

***City Council response***  
  
Object

**2. Main Issues**  
  
The main issues to consider are:

- 9.1 Principle of Change of Use (policy background)
- 9.2 Noise and Disturbance
- 9.3 Parking / Highways
- 9.4 City Council's comments

### 3. Site Description

The site is a large detached interwar property situated at the junction of Castle road and Victoria road in Salisbury. At present the property is operated as a bed and breakfast use with seven bedrooms (excluding the owners accommodation) The property is known as Hayburn Wyke. The property is two storey in height with rooms on the second floor in the roof.

There is parking to the front of the property which is not laid out at present but could potentially accommodate anything up to five vehicles parked in tandem. There is a garden to the rear of the house and a garage to the North.  
A long extension has been added to the rear of the property in the past which entails the owner's accommodation.

### 4. Planning History

Application number	Proposal	Decision
1995/0720	Additional owners accommodation to include bedroom, bathroom, lounge and conservatory	Approved with conditions 21/6/95
1999/0230	Dormer to side/north/elevation	Approved with conditions 30/3/99

### 5. The Proposal

The proposal is for the change of use of the existing seven room Bed and breakfast use to that of a children and families centre. This centre will provide the following three services.

Family support team: This manages contact between children and their parents when children have been accommodated by the local authority. So the resource centre could provide a place for children and their parents to meet.

Crisis intervention service: This service propose to use the resource centre as an office during normal working hours. They will use the site for overnight accommodation when the need arises.

The looked after children aftercare team will have a hot desk facility within the building where staff who need to have contact with young people can come and speak to them when the need arises.

The building is likely to be used by up to seven people roughly between the hours of 08:45 - 17:30 and after that time 17:30 - 22:00 by 1 or 2 people. There will be occasional need to use the facility overnight.

In terms of how the building will be used the ground floor will be used primarily for meeting facilities with three rooms laid out as such whilst the first floor and rooms in the roof will be used for offices for staff. The staff accommodation to the rear will be converted to be used potentially for up to two sets of overnight accommodation for children.

## 6. Planning Policy

The following policies of the Salisbury District Local Plan are considered relevant to this proposal, including PPGs

T6	Change of use to hotels and B and B
E16	Employment uses
E17	Employment Uses
TR11	Car parking spaces
G1	General principles
G2	General principles
Core Policy 24	Change of use of tourism accommodation.
PS1	Change of use to health, social services, places of worship.

## 7. Consultations

### ***City Council Response***

Object on the grounds that although this application does not meet the functional requirements, concerns were raised over child safety due to a busy junction and that the property only has 3 existing car park spaces.

### ***Highways***

Satisfied with the transport report provided on parking and traffic generation issues as only four cars will be allowed to use the site at any one time and visitors and staff will have the choice of public transport, walking or cycling from the city centre with some limited on street parking available. Provided amended plans are produced moving the disabled bay and clearly marking out the turning area no objections subject to conditions.

Confirm that amended plan is acceptable.

### ***Tourism***

No comments received

### ***Environmental Health***

No objections

### ***Economic Development***

No comments received

### ***Police Architectural Liaison Officer***

We have no comments regarding this application, as long as the proposed use is enforced i.e. part time use, and it doesn't change into a full time residential home etc.

## 8. Publicity

The application was advertised by site notice/neighbour notification  
Expiry date 11/11/2010  
No letters of objection have been received.

## **9. Planning Considerations**

### **9.1 Principle of Change of Use (policy background)**

The principle of the loss of the bed and breakfast use has to be considered in the light of policy in the saved policies of the Salisbury District local plan. The saved policies do not have criteria for the retention of existing guest houses, B and B's and hotels but rather has a positive policy to encourage the introduction of new tourism accommodation where that is appropriate.

#### Policy T6

Proposals for the change of use of buildings to hotel, guest house, bed and breakfast or self-catering accommodation will be permitted, subject to there being no adverse effect on the amenities of dwellings in the area.

Extensions should be subordinate to the existing buildings and not detract from their appearance or the quality of their surroundings.

This policy has encouraged in recent years a number of new hotel operators to the South Wiltshire area and this has meant an expansion to the number of hotel bed spaces in the area. Such facilities include the opening of the Holiday Inn at Solstice Park in Amesbury which now provides accommodation for those visiting Larkhill and Bulford Camps who may have stayed in Salisbury previously.

Similarly the refurbishment of the Cathedral hotel in the centre of Salisbury and the re-letting of rooms in the hotel. In recent years the City Lodge hotel has opened on Milford Street and the Milford Hall hotel have built significant extensions. All of this has increased the volume and number of rooms available within the City most of which competes with smaller guest houses such as Hayburn Wyke.

The current owners of Hayburn Wyke have marketed the property since July 2008 as both a guest house, family house and/or dependants and relatives accommodation. The property has been marketed on a number of well known websites and there have been nine viewings. None of the viewings have been interested in the accommodation for its current bed and breakfast use. The agents state that they are marketing a smaller bed and breakfast use in which they are also receiving very little interest as a Band B. At present it would therefore appear that the market for B and B uses is limited.

The current B and B would benefit from some refurbishment and updating and this would be an added cost on top of the asking price which makes the viability of the business questionable.

Core Policy 24 of the draft South Wiltshire Core strategy states:

Proposals for the change of use of existing bed spaces provided in hotels or public houses or conference facilities to alternative uses will be resisted, unless it can be clearly demonstrated there is no longer a need for such a facility in either its current use, or in any

other form of tourism, leisure, arts, entertainment or cultural use.

The south Wiltshire core strategy is currently in abeyance and in light of this limited emphasis can be given to this policy. In any case given the marketing that has taken place and the lack of interest shown in the property it could be said that the proposal meets the policy.

In view of all of this and because current planning policies in the Salisbury area positively encourage new or enhanced tourist accommodation should the demand arise. It is considered that the loss of the existing bed and breakfast use would be acceptable in planning terms.

Policy PS1 states

*The development of health, social services, places of worship and community facilities will be permitted within or adjoining the settlements. Proposals to redevelop or enlarge existing facilities which are located outside settlements will be permitted where the proposed development would take place within the existing boundaries of the site.*

As this is the development of a social services facility within the settlement of Salisbury this policy states that such facilities will be allowed and permitted. This is a significant planning policy to which the development adheres.

## **9.2 Noise and Disturbance**

Policy G2 of the saved policies of the Salisbury district local plan states that:

New development will be considered against the following criteria: (amongst other criteria)

(vi) avoidance of unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers;

(viii) avoidance of detriment to public health or pollution to the environment by the emission of excessive noise, light intrusion, smoke, fumes, effluent or vibration; and incorporation of energy efficient design through building design, layout and orientation.

The existing seven room bed and breakfast use could be said to have the potential to be noisier than a single residential property. The fact that there could be up to seven different parties staying in the property (as well as the owners) means that potentially at the beginning and end of the day there could be significant comings and goings from the property.

The new use is likely to be quieter at weekends than the present B and B use as the offices are likely to be primarily used during the week and the applicants have indicated that the main use will be Monday to Friday 08:45 to 17:30. There will be a skeleton staff working outside these hours and up to 22.00 in the evening and on the odd occasion there will be the need for out of hours usage and if a child needed to be accommodated overnight a staff member would also need to be there. However anyone visiting the premises would do so by appointment and it would not be possible for anyone to 'drop in' to the centre for advice or help. The numbers of visitors to the premises will therefore be strictly controlled.

Potentially therefore noise and disturbance could be less than that experienced with the buildings current use as a B and B (particularly at weekends) and the decrease in parking levels at the site (see section below on parking/highways) will also help. It is considered that the levels of noise and disturbance are likely to be minimal.

The environmental health officer has raised no objections to the proposal and in view of this and the above it is considered that the proposal complies with the relevant criteria of policy G2 in that it will not be detrimental in terms of noise and disturbance to neighbouring properties.

### **9.3 Parking / Highways**

Parking and highways are issues to be considered at this site. Policy G2 states as above that:

New development will be considered against the following criteria: (amongst other criteria)

- (i) a satisfactory means of access and turning space within the site, where appropriate, together with parking in accordance with the guidance at Appendices V and VI of the Local Plan;

In terms of parking there is presently a tarmaced area to the front of the property. This can accommodate a limited number of vehicles although more can park in tandem. There is also a garage space which can be used as an informal turn around.

It is intended as part of the application to formalise the car parking arrangement and provide for two car parking spaces to the front of the property in addition to one disabled space. It is also proposed to have one parking space in the existing garage. It is intended that these four spaces will only be available to members of staff and that there will be bollards or a chain placed across the driveway to ensure that no one other than staff can gain access to the parking spaces.

It is intended to install two cycle racks to the rear of the property and the applicants have provided a travel statement which says that staff will wherever possible be encouraged to walk cycle use the bus/park and ride and work from home to reduce the need to travel. All of this will reduce the demand for car parking at the site.

The access to the site is from one direction only along Stratford road and egress can only be made to the north meaning that anyone wishing to go south would have to turn around at a convenient and safe place in Stratford road and come back to the junction with castle road.

It is not considered given the limited numbers of parking spaces and consequently vehicles visiting the site that this will give rise to any particular traffic implications. In view of this and subject to suitable highway conditions it is considered that the parking on site is adequate and that there will be no significant highway safety issues associated with the proposed use as such the proposal would comply with policy G2 of the saved policies of the adopted Salisbury district local plan.

### **9.4 City Council's Comments**

The city council has objected to the application on the grounds of child safety. Children visiting the site would be accompanied by an adult at all times. Whilst the road is busy with traffic. Child safety would not be compromised given that there are pedestrian crossings at this junction and it is not intended for any child to be unaccompanied.

The City Council have objected on the grounds that there will be only three parking spaces. There will be four parking spaces and these are considered acceptable see above.

## **10. Conclusion**

It is considered that the viability of the existing bed and Breakfast use is marginal. Marketing of the property has taken place over a significant period of time with no offers being received for the property. A number of new or enhanced hotel and other accommodation facilities have opened up in the past couple of years with the Salisbury and surrounding area which has affected trade. Given this it is not considered that the loss of the B and B would be to the detriment of tourist trade in the city. In addition, Policy PS1 permits in principle social service type facilities within the settlement.

It is not considered that significantly more noise and disturbance will occur with the use of this facility than with the current bed and breakfast use. Out of hours operations as proposed will be minimal and it is likely that at weekends there may well be a decrease in numbers of people visiting the site and subsequently noise and disturbance. It is considered that there will be no significant effects from noise and disturbance in compliance with saved Policy G2 (viii) and (vi) of the adopted Salisbury District Local Plan. Parking is to be provided at the site for four vehicles to park. Three in the front of the property (including one disabled space, and one in the adjoining garage. Visitors will not be able to park at the property and will be discouraged from doing so. It is considered that the parking as shown on the submitted plans and as is intended to be provided is satisfactory and will meet the needs of the new use and comply with saved Policy G2 (i) and parking standards contained within the saved policies of the adopted Salisbury District Local Plan.

### **Recommendation**

**It is recommended that planning permission is GRANTED for the following reasons:**

It is considered that the viability of the existing bed and Breakfast use is marginal. Marketing of the property has taken place over a significant period of time with no offers being received for the property. A number of new or enhanced hotel and other accommodation facilities have opened up in the past couple of years with the Salisbury and surrounding area which has affected trade. Given this it is not considered that the loss of the B and B would be to the detriment of tourist trade in the city. In addition, saved Policy PS1 of the adopted Salisbury District Local Plan permits in principle social service type facilities within the settlement.

It is not considered that significantly more noise and disturbance will occur with the use of this facility than with the current bed and breakfast use. Out of hours operations as proposed will be minimal and it is likely that at weekends there may well be a decrease in numbers of people visiting the site and subsequently noise and disturbance. It is considered that there will be no significant effects from noise and disturbance in compliance with saved Policy G2 (viii) of the adopted Salisbury District Local Plan

Parking is to be provided at the site for four vehicles to park. Three in the front of the property (including one disabled space, and one in the adjoining garage. Visitors will not be able to park at the property and will be discouraged from doing so. It is considered that the parking as shown on the submitted plans and as is intended to be provided is satisfactory and will meet the needs of the new use and comply with saved Policy G2 (i) and parking standards contained within the saved policies of the adopted Salisbury District Local plan.

**And 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 approved shall be undertaken in full accordance with the following approved plans:

Site location and block plan received 11<sup>th</sup> October 2010  
Proposed first and second floor plan received 11<sup>th</sup> October 2010  
Proposed ground floor plan received 11<sup>th</sup> October 2010  
Existing first and second floor plan received 11<sup>th</sup> October 2010  
Existing ground floor plan received 11<sup>th</sup> October 2010  
IMA transport assessment and statement dated October 2010  
Turley associates design and access statement dated September 2010  
REASON: for the avoidance of doubt

(3) Prior to the first occupation of the use hereby approved the parking spaces shown on the plan no IMA-10-064-002 shall be laid out and retained in perpetuity.

REASON: In the interests of highway safety

(4) The measures outlined in part seven of the IMA transport assessment in the section entitled transport statement shall be carried out and implemented within three months of the first occupation of the premises hereby approved such measures shall enure for as long as the property is used for its proposed use.

REASON: In the interests of sustainable development.

(5) The resource centre for children and families shall be used solely for the purposes outlined in section four of the planning design and access statement submitted by Turley associates and dated September 2010.

REASON: For the avoidance of doubt.

(6) The turning area shown on the submitted drawing no shall be marked out and remain available for this purpose at all times.

REASON: In the interests of highway safety

(7) Prior to the first use of the premises as a centre for children's and families a sign located within the forecourt of the development, indicating to users that the car turning area must be available at all times for turning purposes only, details of which including the size and location of the sign, shall be submitted for the further written approval of the LPA. The sign shall thereafter be provided in accordance with the approved details prior to the first use of the development.

REASON: In the interests of highway safety

(8) Prior to the first use of the premises as a centre for children's and families details of a means to prevent additional vehicular access to the forecourt by means of barrier or chain shall be submitted for the written approval of the LPA; and the barrier or chain shall be installed in accordance with the approved details before the first use of the development.

REASON: In the interests of highway safety

INFORMATIVE:

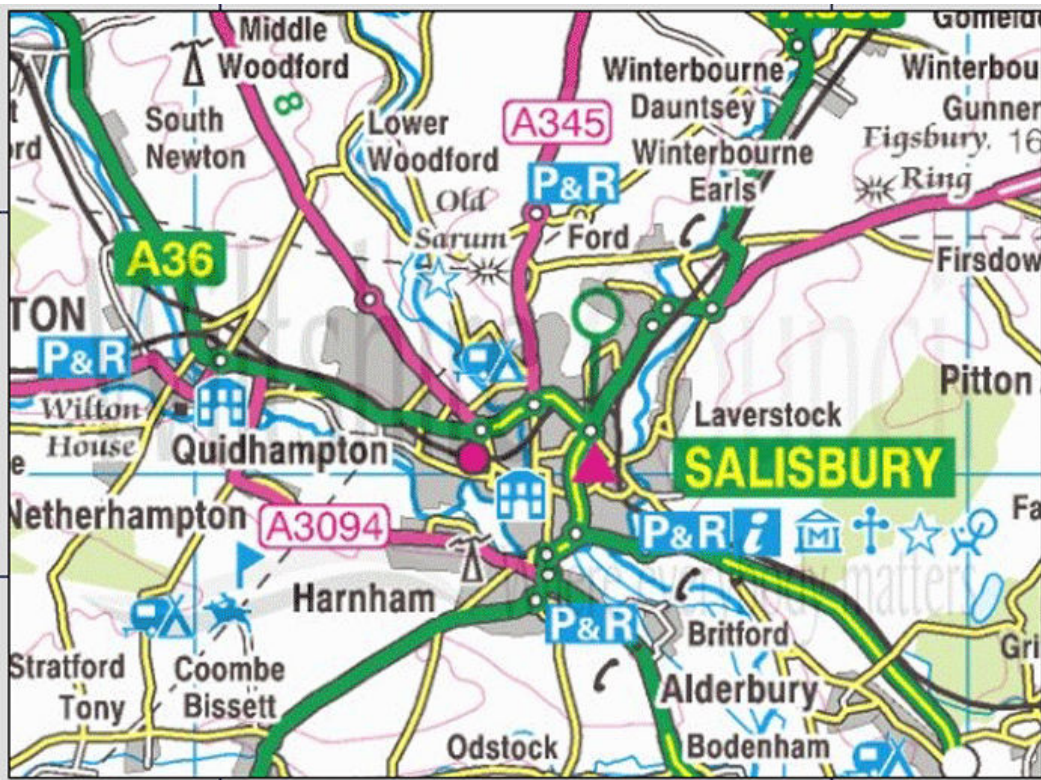
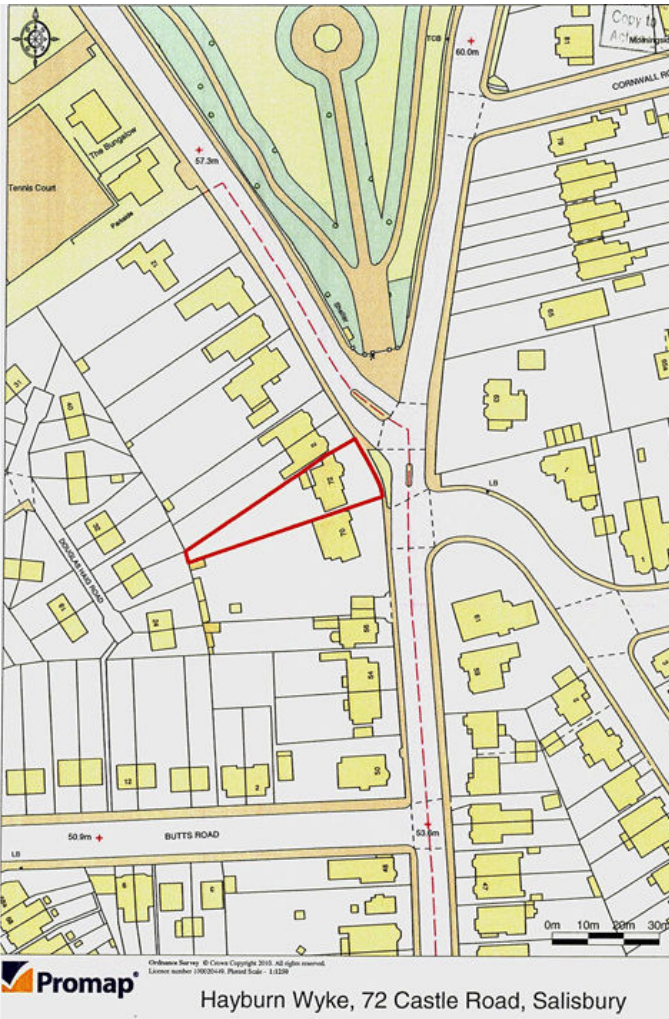


1. The applicant is advised that in accordance with Regulation 9 of the Town and Country Planning Regulations 1992 (S I No 1492) this planning permission enures solely for the benefit of Wiltshire Council as the applicant interested planning authority.

**Appendices:** None

**Background documents used in the preparation of this report:**

- Site location and block plan received 11<sup>th</sup> October 2010
- Proposed first and second floor plan received 11<sup>th</sup> October 2010
- Proposed ground floor plan received 11<sup>th</sup> October 2010
- Existing first and second floor plan received 11<sup>th</sup> October 2010
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- IMA transport assessment and statement dated October 2010
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