

## SOUTHERN AREA PLANNING COMMITTEE

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**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING  
HELD ON 23 MAY 2013 AT ALAMEIN SUITE - CITY HALL, MALHOUSE LANE,  
SALISBURY, SP2 7TU.**

**Present:**

Cllr Richard Britton, Cllr Richard Clewer, Cllr Brian Dalton, Cllr Christopher Devine (Vice-Chair), Cllr Jose Green, Cllr George Jeans, Cllr Ian McLennan, Cllr John Noeken, Cllr Ian Tomes, Cllr Fred Westmoreland (Chairman) and Cllr Ian West

**Also Present:**

Cllr M Hewitt and Cllr J Smale

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**40 Apologies for Absence and Membership**

There were no apologies for absence. The membership of the committee was noted.

**41 Minutes**

The minutes of the meeting held on 18 April 2013 were presented. Two amendments were requested:

Minute 36b – To add ‘Members expressed dissatisfaction with the quality of the presentation which was felt to be inadequate for the subject’.

Minute 39 to insert the word ‘future’ prior to ‘enforcement on the site’.

**Resolved:**

**To approve as a correct record and sign the minutes subject to the following alterations.**

**42 Declarations of Interest**

There were no declarations of interest.

#### 43 **Chairman's Announcements**

The Chairman welcomed everyone to the first meeting of the new Council and explained the meeting procedure to the members of the public.

Site visits were requested should the following applications come to committee:

13/00202/FUL – Land at Wet Lane, Mere.

The Old Laundry at Shrewton

The Grange at Winterbourne Earls

#### 44 **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

#### 45 **Appeals Report**

The committee received details of the appeal decisions as detailed in the agenda.

#### 46 **Planning Applications**

##### 46a **S/2013/0294/Full - Land opposite Woodford Mill, Middle Woodford, Salisbury, SP4 6NW**

Mr J Humphrey spoke in objection to the application

Mrs E Soar spoke in objection to the application

Mr R Soar spoke in objection to the application

Mr G Jones spoke in support of the application

Mr G Rasch spoke in support of the application

Cllr Mike Hewitt, local member, expressed concerns about highway safety and drainage issues.

The Planning Officer introduced the report which was recommended for approval. It was explained that the application was to create a new access on to the road directly off the site and that Highways had no objections subject to two conditions being added.

Members debated the issue and raised concerns over highway safety and drainage, and whether the development was essential due to there being an existing access.

It was

## **RESOLVED**

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

The development proposes a new vehicular access to serve an existing pheasant rearing shed and associated yard. The access would be sited on the outside of a bend where views of emerging vehicles would be partially obscured to users of the highway, and the applicant has not satisfactorily demonstrated that surface water could be adequately dealt with so as to prevent its discharge onto the highway. Furthermore, it is not considered that the proposed access is essential or necessary development within the countryside, on the basis that the site has historically been accessed by alternative means which is still available for use by the applicant. Consequently the proposed access would be detrimental to highways safety and would not comprise essential development within the countryside, contrary to Local Plan policies G2(i) and C20 (as saved within the South Wiltshire Core Strategy).

#### **46b S/2013/0071/Full - Land Adjacent To Parish Church, Salisbury Road, Steeple Langford, Salisbury, SP3 4NQ**

##### Public participation

Ms K Henderson spoke in objection to the application

Mr D Brady spoke in objection to the application

Ms W Barrett spoke in objection to the application

Mr P Stevens spoke in support of the application

Cllr D Watson of Steeple Langford Parish Council spoke in objection to the application.

Cllr Ian West, local member, expressed concerns about impact on the conservation area and the setting of the listed church.

The Planning officer introduced the report which was recommended for approval. The application was for the erection of a two storey dwelling.

During the debate concerns were raised regarding the bulk of the development, the effect it would have on the listed church and the general design of the building.

It was

## **RESOLVED**

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

- 1) The proposed development site comprises an important open space within the Steeple Langford Conservation Area and Housing Restraint Area, which also contributes to the setting of a grade I listed parish church. The proposed development would significantly erode this open space, reducing the open character to this part of the streetscene and obscuring important views of the parish church, to the detriment of the character of the area and setting of the listed building. The development would therefore be contrary to Local Plan policies CN5, CN8, CN10, CN11, and H19 (as saved within the adopted South Wiltshire Core Strategy).
- 2) The development has not made adequate provision towards affordable housing or public open space, and would therefore be contrary to Core Policy 3 of the adopted South Wiltshire Core Strategy and Local Plan policy R2 (as saved within the adopted South Wiltshire Core Strategy).

46c **S/2013/0276/Full - Hollygate, Castle Lane, Whaddon, Salisbury, Wiltshire, SP5 3EQ**

Public participation

Mr John Dale spoke in support of the application

Cllr E Hartford, on behalf of Alderbury Parish Council, spoke in objection to the application.

Cllr Richard Britton, local member, spoke in objection to the application.

The Planning Officer introduced the report which was recommended for approval. The application was for alterations and extension to the existing dwelling and a replacement garage.

During the debate concerns were raised regarding the size of the development in relation to the plot.

It was

**RESOLVED**

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

The application site comprises a relatively small and awkward parcel of 'backland' positioned within a close-knit group of established residential properties. The site is presently occupied by a modest single storey dwelling and single storey garage. The proposal is to substantially enlarge the

existing dwelling at both ground and first floor and to replace the existing garage with a significantly larger two storey building. In view of the limitations of the site in terms of its size, shape and relationship with neighbouring properties, these proposed extensions and alterations, by reason of their scale, design and layout, would appear cramped and contrived and so incompatible with the surroundings. In particular, the raised eaves and extended ridgeline of the proposed enlarged dwelling would result in an uncharacteristically dominant structure, contrary to the otherwise spacious character of the area; and the new garage, by reason of its size, close proximity to the dwelling and boundaries, and awkward roof design, would sit uncomfortably on the plot. The overall design of the proposed development has not been appropriately integrated into the surroundings, to the detriment of the area in general.

This is contrary to Policies D1(iv), D3, G2 and H16 of the Salisbury District Local Plan (which are 'saved' policies set out in the adopted South Wiltshire Core Strategy).

46d **S/2013/0266/Full - Land adjacent to Springvale, Tidworth Road, Allington, Salisbury, SP4 0BN**

Public participation

Mrs V Gallop spoke in support of the application

Mr M Hewitt spoke in support of the application

Cllr M Brunton, Chair of Allington Parish Council, spoke in support of the application.

The local member, Cllr John Smale, spoke in support of the application.

The Planning Officer introduced the report which was recommended for refusal.

During the debate the issue of the proposed dwelling being outside the housing policy boundary was discussed in detail.

It was

**RESOLVED**

**That subject to the applicant entering into a S106 agreement to secure financial contributions towards recreational open space and affordable housing**

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

The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to saved policies G1, D2, G2, C6, TR11, R2 and H23 of the Salisbury District Local Plan (which are 'saved' policies of the adopted South Wiltshire Core Strategy), Core Policy 1 and Core Policy 3 of the South Wiltshire Core Strategy and paragraphs 49, 56, 64 and 47 of the National Planning Policy Framework.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

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

Policies: Saved policies G1 (Principles of sustainable development), G2 (General Criteria for Development), C6 (Development in the countryside which falls within the Special Landscape Area) and D2 (Infill development) of The Salisbury District Local Plan (which are 'saved' policies of the adopted South Wiltshire Core Strategy).

3.No delivery of plant, equipment, materials, demolition or construction work or other building activity shall take place on Sundays or public holidays or outside the hours of 0800 & 1800 Monday to Friday and 0800 & 1300 on Saturdays.

Reason: In the interests of residential amenity.

Policy: Saved policy G2 (General Criteria for Development) of The Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy).

4.No development shall commence until details of a consolidated and surfaced access, vehicle turning space and parking area have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be first occupied until the turning space and parking area have been completed in accordance with the approved details. Such turning space shall thereafter be retained and kept clear of obstruction at all times.

Reason: In the interests of highway safety.

Policy: Saved policy G2 (General Criteria for Development) of The Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy).

5.No development shall commence on site until a scheme for the discharge of surface water from the site incorporating sustainable drainage details, to prevent surface water discharge onto the highway, 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.

Policy: Saved policy G2 (General Criteria for Development) of The Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy).

6.No development shall commence on site until details of the proposed ground floor slab level have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved level details.

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

Policies: Saved policies G1 (Principles of sustainable development), G2 (General Criteria for Development), D2 (Infill development) and C6 (Development in the countryside which falls within the Special Landscape Area).

7.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;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. refuse and other storage units);

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

Policies: Saved policies G1 (Principles of sustainable development), G2 (General Criteria for Development) and C6 (Development in the countryside which falls within the Special Landscape Area).

8.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.

Policies: Saved policies G1 (Principles of sustainable development), G2 (General Criteria for Development) and C6 (Development in the countryside which falls within the Special Landscape Area).

9.No development shall commence on site until details of any screen walls and/or fences have been submitted to and approved in writing by the Local Planning Authority. The screen walls and/or fences shall be erected in accordance with the approved details prior to the occupation of the dwelling hereby permitted and shall be retained and maintained as such at all times thereafter.



Reason: To prevent overlooking & loss of privacy to neighbouring property.

Policy: Saved policy G2 (General Criteria for Development) of The Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy).

10. The development shall be carried out in complete accordance with the following drawings:

Drawing number: Date drawn: Date received by Wiltshire Council:

Reason: For the avoidance of doubt.

Informatives:

#### 1. Water supply and waste connections

New water supply and waste water connections will be required from Wessex water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at [www.wessexwater.co.uk](http://www.wessexwater.co.uk).

Please note that DEFRA intend to implement new regulations that will require the adoption of all new private sewers. All connections subject to these new regulations will require a signed adoption agreement with Wessex Water before any drainage works commence.

Further information can be obtained from Wessex Water's New Connections Team by telephoning 01225 526222 for Water Supply and 01225 526333 for Waste Water.

#### 2.S105a Public Sewers

On the 1st October 2011, in accordance with the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011, Wessex Water became responsible for the ownership and maintenance of thousands of kilometres of formerly private sewers and lateral drains (section 105a sewers).

At the date of transfer many of these sewers are unrecorded on public sewer maps. These sewers can be located within property boundaries at the rear or side of any premises in addition to the existing public sewers shown on Wessex Water's record plans. They will commonly be affected by development proposals and Wessex Water normally advise applicants to survey and plot these sewers on plans submitted for Planning or Building Regulations purposes.

More information relating to this transfer can be found on Wessex Water's

website. It is important to undertake a full survey of the site and surrounding land to determine the local drainage arrangements and to contact Wessex Water's sewer protection team on 01225 526333 at an early stage if you suspect that a section 105a sewer may be affected.

46e **S/2013/0251/Full - Adj. Greenways, Tidworth Road, Allington, Salisbury, SP4 0BN**

Public participation

Mr J Hill spoke in support of the application

Mr M Hewitt spoke in support of the application

Cllr M Brunton, Chair of Allington Parish Council, spoke in support of the application

Cllr John Smale, local member, spoke in support of the application.

The Planning Officer introduced the report which was recommended for refusal and explained it was similar to the previous application, being outside the housing policy boundary.

During the debate issues regarding site access and the housing policy boundary were discussed.

It was

**RESOLVED**

**That subject to the applicant entering into a S106 agreement to secure financial contributions towards recreational open space and affordable housing**

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

The site is situated just outside of the Housing Policy Boundary, but it is visually well related to the settlement limits and would fulfil a local need for modest housing growth within Allington, without harming the character of the settlement or surrounding countryside. The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely saved Local Plan policies G1, G2, G5, D2, C6, TR11, TR14, R2 and Core Policies 1 and 3.

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

Plan Ref....1:500 Site Layout Plan...	Dated....25.09.12....
Plan Ref....H/02/12...	Dated....Nov. 2012....

Reason: For the avoidance of doubt.

- 3) Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

- 4) No development shall commence on site until details of the proposed ground floor slab levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

Reason: In the interests of visual amenity.

- 5) 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:

- (a) details of any trees and hedgerows to be retained, together with measures for their protection in the course of development;
- (b) details of new trees and planting, including species;
- (c) means of enclosure to the site boundaries;
- (d) finished levels and contours;
- (e) car park layouts;
- (f) hard surfacing materials;
- (g) minor artefacts and structures (e.g. refuse and other storage units);

Reason: To ensure a satisfactory landscaped setting for the development.

- 6) 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. 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.

- 7) No construction work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays.

Reason: In the interests of the amenities of nearby residential property.

#### 47 **Urgent Items**

There were no urgent items

(Duration of meeting: 6.00 - 9.05 pm)

The Officer who has produced these minutes is Pam Denton, of Democratic Services, direct line 01225 718371, e-mail [pam.denton@wiltshire.gov.uk](mailto:pam.denton@wiltshire.gov.uk)

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

**SOUTHERN AREA PLANNING COMMITTEE 23<sup>rd</sup> MAY 2013  
SCHEDULE OF ADDITIONAL CORRESPONDENCE**

**Agenda Item 7a**

Plan List Item 1      **S/2013/0294/Full – Creation of new access and farm track  
At Land opposite Woodford Mill, Middle Woodford, Salisbury,  
SP4 6NW**

Supplementary Comment & Response to Planning Report for 23rd May Planning Committee Meeting from Richard & Elisabeth Soar

*(RS/ES responses in underlined bold italics)*

**9. Planning Considerations**

**9.1 Principle of development**

Local Plan policy C20 states that development which is essential to meet the needs of agriculture, forestry and horticulture will be permitted in the countryside provided that it can be demonstrated that;

- (i) the development would be inappropriate in an urban area;
- (ii) the proposed development is directly related to a nearby holding or group of holdings;
- (iii) measures are included to prevent the pollution, overabstraction and degradation of water courses and groundwater sources.

***The proposed development is NOT essential – there is an existing access which can be maintained (see 9.2 below). There is also an alternative existing and little used agricultural access only 100metres from the site in the ownership of a relative of the Applicant. We are not aware that this alternative has been fully explored.***

**9.2 Justification**

The applicant details that the new access is necessary to serve the site as the existing access on Church Bottom will be taken over by a prospective purchaser of the adjacent agricultural land.

***This is simply not correct, the proposed new access is NOT 'necessary' – there is an existing access which the purchaser of the house on the corner of Church Bottom has agreed can be maintained if planning is not granted. We believe the second house adjacent has not yet been sold and so the Applicant has the opportunity to retain the existing access through this property in the same way.***

The local planning authority has no control over whether this land is sold or not, and the principle of an alternative access is considered reasonable, subject to meeting other essential planning criteria such as not detrimentally affecting the character and appearance of the countryside, and being acceptable in

highway safety terms.

*We believe it is not acceptable in highway safety terms.*

Regardless of whether the adjacent land is sold or not, it is noted that the proposed access would provide a far more efficient and less onerous route to the pheasant shed than the existing arrangement.

*The existing access is tried and tested and has been maintained satisfactorily with no incidents for decades. The application site use is for game bird rearing only which has a short season and the existing access is used perhaps twice a day during this season. It takes two or three minutes to cross the existing route which is therefore used in total for about 10 minutes per day. This can hardly be regarded as an onerous route even if an additional gate were introduced. In contrast ANY movements at the proposed access site, however infrequent can only pose additional risk.*

### 9.3 Character & appearance of the area

The proposed access would be formed within an existing earth bank off the highway, and would project through an existing roadside hedge, albeit at a point where the hedge is particularly thin and possibly dead.

*The hedge is actually very much alive and healthy not 'thin and possibly dead' having been replanted following an accident at the site some years ago. There is not as described in the Design and Access statement a 'natural break in the hedge'. We do not understand this attempt to persuade us that the hedge is inconsequential.*

It would be a relatively modest access, typical of many field accesses found within the area and wider countryside, and would not require significant engineering works or significant removal of the hedge for the purposes of creating visibility splays, since the road at the access point would be naturally splayed in either direction.

*We do not agree. Approximately 12 metres of the existing hedge will need to be removed. Also as the splay height shown on the section plan is not correct we calculate that approximately 60 tonnes of soil would need to be excavated to reconfigure the entrance profile and support walls may be required to the sides.*

There would be a need, however, to trim back the hedge to the south of the access to ensure adequate visibility in this direction, although this would be relatively limited and new hedge planting could be undertaken behind the existing hedge to reinforce it where necessary, in order to maintain the hedge-lined character of the road. New hedge planting would also be undertaken to either side of the access, protruding back into the site. As a result it is not considered that the proposal would have an unacceptable visual impact within the countryside.

*We agree there would be little such unacceptable impact with the existing proposal but this is dependant on whether side walls to the splay will be required.*

### 9.4 Highways safety

The Highways Officer has visited the site and undertaken preapplication discussions with the applicant to ensure its optimum position. The access meets the required visibility standards, as set out within national guidance, for the type of road and speed of traffic expected on it.

We hesitate to disagree with Highways, but we have read the Department for Transport guidelines in the Manual for Streets. The 'x' distance used in this splay is barely 2 metres which in para. 7.7.7 of the Manual for Streets is the minimum figure which may be considered 'in some very lightly trafficked and slow speed situations' which this clearly is not. If the 'x' distance was increased this would of course require an alteration to the design of the splay. (This point is expanded in our letter of 18th March 2013, pages 5&6)

In considering the objections raised by the Parish Council and third parties the Highways Officer comments as follows:

The proposed access is on the outside of the bend which gives good visibility in each direction. I am satisfied that the required visibility can be achieved with some alterations to the hedge, which is under the control of the applicant. I accept that the bend is fairly blind for users of the road. This is caused by the wall to Woodford Mill on the inside of the bend. As the access is on the outside of the bend there will be good visibility of and from the access.

Clearly Highway Safety is the most important issue. Highways have acknowledged that the corner is 'fairly blind' for users of the road because of the high cob wall. This creates a particular danger of slow moving vehicles leaving the site which would be hidden by the cob wall from approaching vehicles in either direction. Visibility from and to the splay may be acceptable, but visibility of road users by other road users at this corner is very limited.

If there is a problem of traffic ignoring the speed limit this is a matter for the police to address.

We really feel that this comment is disappointing, we do not believe that permission should be granted for an access on a corner that Highways accept is blind and where traffic is known to exceed the speed limit – this cannot be ignored just because the police do not have resources to control excessive speeds.

The application includes a cut off drain at the edge of the carriageway discharging to a soakaway. However, if the water table is as high as claimed by the objectors the soakaway will not work and water will be discharged on to the highway. I have checked with our area maintenance team and there are existing problems with water discharge in the area. In view of this I consider that the applicant should be required to demonstrate that the soakaway will be adequate to handle the expected discharge. This will involve undertaking permeability tests in a trial pit and an engineering design for the soakaway.

In conclusion, no highway objection is raised subject to conditions requiring the formation/maintenance of the required visibility splays and further details of the proposed drainage measures, the latter of which will require agreement prior to any works commencing. Notwithstanding any agreed drainage scheme, it is an offence to discharge water onto the highway, and the local highway authority can take action to resolve such offences if this occurs.

Major water table problems exist at this site, causing wet roads, the danger of ice in winter and mud being brought onto the highway. Highways propose that if permission is granted tests should be required to prove that drainage will be effective. It would be essential that these tests are carried out in the winter months when the water table is high otherwise they would be meaningless (if permission were granted this should be conditioned). The water table problems are described in detail in Mike Penny's letter of 3rd April 2013. Highways are aware of damage already being caused to Woodford Mill cob walls by water on the roadway.

## 9.5 Other matters

Several third parties have raised concerns that the proposal could be a precursor to further development. However, any further development would be considered on a case by case basis, and judged on its own merits, and notwithstanding this speculation it is noted that the site is outside of the Housing Policy Boundary and residential development would therefore be contrary to the provisions of the development plan.

*This is understood and agreed.*

## 10. Conclusion

The proposed access is considered to be justified development in the countryside that would not have an unacceptable impact upon the rural character of the area and, subject to conditions, would be acceptable in highway safety terms.

*We believe this Application should be refused as a new access point is unnecessary and while the design of the splay may be considered by Highways to give satisfactory vision from and to the splay itself, visibility of road users by other road users is very restricted. The corner is blind and dangerous, traffic regularly travels faster than the speed limit at this point and it has not been shown that the high water table can be dealt with satisfactorily.*

*Granting an Access cannot improve Highway safety on this corner and we strongly feel that if Councillors have any concerns that this access might increase the dangers to road users on this bend in any way then permission should not be granted.*



**Agenda Item 7b**

**Plan List Item 2     S/2013/0071/Full – Erection of detached two bedroom dwelling  
At Land Adjacent To Parish Church, Salisbury Road, Steeple Langford,  
Salisbury, SP3 4NQ**

The Mill House  
Salisbury Road  
Steeple Langford  
Salisbury SP3 4NQ

Mr Andrew Guest  
Wiltshire Council  
Development Services  
PO Box 2281  
Salisbury SP2 2HX

21 May 2013

*Dear Mr Guest,*



Application No: S/2013/0071 Full

Thank you for your letter concerning the Southern Area Planning Committee meeting on 23 May 2013; unfortunately I will be away and unable to attend.

I have explained in my previous letters that I am opposed to the construction of this house because it would destroy the conservation area and the setting of the Grade I listed church.

I attach a copy of my last letter on this matter dated 12 February 2013 for ease of reference.

*Yours faithfully,*



The Mill House  
Salisbury Road  
Steeple Langford  
Salisbury SP3 4NQ

Mr Bruce White  
Wiltshire Council  
Development Services  
PO Box 2281  
Salisbury SP2 2HX

Copy

12 February 2013

Application No: S/2013/0071 Full

I agree with the comment of Robin Jacques, the Planning Inspector, in para b) of the Planning Statement, that in its present condition it is "in an unkept state, this particular site cannot be said to make a positive contribution to the character and appearance of the conservation area and the setting of the Grade I listed church." Indeed the site has been allowed to get worse since the last planning application failed, perhaps with the intention that anything would be better than the eyesore that now exists. It appears now that we are falling into this trap.

However, I would urge you to note Robin Jacques' additional comments in that paragraph that "any development of the site to be of a significant importance to the conservation area and the setting of the Grade I listed church". Any building on this site will be detrimental to the "setting" of this beautiful old church.

Many of us in the village feel passionately about this site and are prepared to buy the plot of land from Ms Fox to make it into a "garden of remembrance". This would open up the view of the church from the road and be a place of peace and tranquillity for people who live in the village and visitors to the church.

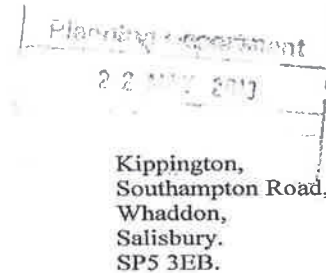
I consider it totally inappropriate and unacceptable to build anything, however well designed and "in keeping" with the adjacent houses on the tiny piece of land between the road and the Grade I listed church. Steeple Langford is not one of the prettiest villages in the Wylde Valley and the 16<sup>th</sup> century church is the most significant and beautiful building. To hide the view of this behind a pseudo period house would destroy the setting of the church and be a form of sacrilege.

A large black rectangular redaction box covers the signature area. Above the box, there are faint handwritten initials 'L M A'. Below the box, there is a handwritten flourish or signature.

## Agenda Item 7c

### Plan List Item 3     **S/2013/0276/Full - Extensions and alterations to dwelling and replacement garage At Hollygate, Castle Lane, Whaddon, Salisbury, Wiltshire, SP5 3EQ**

Andrew Guest,  
Development Services,  
Wiltshire Council,  
PO Box 2281,  
Salisbury.  
SP2 2HX.



20 May 2013.

#### **Re: Planning Application: S/2013/276/FULL**

Hollygate, Castle Lane, Whaddon, Salisbury, SP5 3EQ  
Extensions and alterations to dwelling and replacement garage.

Dear Mr Guest,

As we are unable to attend the Southern Area Planning Committee Meeting on 23 May we would like to make the following written representation on the above planning application.

In response to the Amended Plan for Hollygate with design improvements to the garage, it appears that the issues with the bungalow conversion have not been fully addressed.

Our objections remain on the following grounds:

1. Our privacy being invaded by the two inset Velux windows set at eye-level alongside the dormer window. As stated in our previous objections this is further exacerbated by the considerably higher elevation of Hollygate than the properties on the North East boundary of which our property [bungalow ridge height 5.327M] is one.

The Design Statement refers to the earlier scheme Ref: S/07/1925.  
This stated "4. There shall be no additional windows, other than those hereby permitted, on the first floor elevations of the extensions hereby permitted.  
(D12A )

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

We would very much expect that the same reasoning still holds.

2. The house, even with the reduced ridge height, has the identical footprint as the rejected S/2012/1004 application. With the ridge line extended to a length of 15.10M this still constitutes a massive building at a considerably higher elevation than our property.  
The reality is that this conversion still has an increased footprint of c50% on the existing bungalow.

In Conclusion the Design Statement refers to the 'rural connection', as we have pointed out above, the application is in conflict with this, furthermore we should remain mindful that this is predominately a Low Rise area.

Yours sincerely,

E.S.F. & P.J. Coombes



MR. ANDREW GUEST,  
DEVELOPMENT SERVICES,  
WILTSHIRE COUNCIL,  
P. O. BOX 2281,  
SALISBURY.  
SP2 2HX.



"SUNNYSIDE",  
CASTLE LANE,  
WHADDON,  
SALISBURY,  
WILTSHIRE.  
SP5 3EQ.

MAY 20 2013.

REF : APPLICATION No ; S/2013/276/FULL. "HOLLYGATE", CASTLE LANE, WHADDON,  
SALISBURY, WILTSHIRE. SP5 3EQ.

Dear Mr. Guest,

with reference to the above stated application, I wish to register the following statement relating specifically to the determination of this application by the Southern Area Committee.

I have been advised that the committee members will only carry out a site visit in cases which are deemed to be 'exceptional' in nature. While I can appreciate some of the reasons behind this policy, I would suggest that in this particular case a visit is not only justified, but essential for the following reasons.

The site in question is directly bordered by no less than eight residences, but it (and it's boundaries) are not visible from the pavement of Southampton Road, and barely visible from Castle Lane. These points would seem to make it very unlikely indeed that any of the committee members (with one possible exception) will have any direct visual knowledge of the site itself, or the view of the site actually presented to the occupants of the adjoining properties.

1.

Continued overleaf.....

2.

While I accept that the Case Officer has taken some photographs (less in number than the previous application Case Officer took from my own property), these two-dimensional images along with the site location maps/plans will not adequately convey the true topographical nature (in this case rising ground), which is essential to fully appreciate the visual impact of the bulk imposed on the horizon by the combined length and height of the roof of the proposed house.

I note that revision 'D' of drawing No. JT. PE01 now states a roof ridge height of 6.30 metres, but still with a continuous ridge length of around 11.75 metres, which is approximately 4.7 times that of the existing.

The full implications of this can only be adequately envisaged by viewing the site (and the existing short ridge line) from the foot of the rising ground, (i.e. from the rear of the properties on Southampton Road), and the sense of overbearing presented to my own property to the south, eroding what the previous Case Officer described as the "spacious character" of the existing environment.

In conclusion, a visit to the site and immediate surroundings would seem in this particular case to be a prerequisite to reaching an informed determination, with respect to this publicly concealed, but privately very visible site.

Yours sincerely,



END.

## **Agenda Item 7d**

**Plan List Item 4     S/2013/0266/Full - The erection of a two storey three bedroom dwelling  
At Land adjacent to Springvale, Tidworth Road, Allington, Salisbury,  
SP4 0BN**

### **Late correspondence**

#### **Update to Officer Reports for applications S/2013/0266 (Adj. Springvale, Allington) & S/2013/0251 (Adj. Greenways, Allington)**

The above reports refer to South Wiltshire having a 17 year land supply. This figure derives from the Strategic Housing Land Availability Assessment (SHLAA), and takes into account sites that could be delivered in the future, but which do not yet have planning permission. Officers from Spatial Planning have since confirmed that, for the purposes of the NPPF, land supply data should be calculated from a document called the Housing Land Supply Statement (HLSS), which bases land supply upon sites that are deliverable in the short term, i.e. which have planning permission. The HLSS shows that South Wiltshire has a 5.5 year land supply. Whilst much less than the 17 years suggested within the reports, this supply still meets the NPPF requirement for local authorities to provide 5 years worth of housing with an additional buffer of 5%.

4 Wyndham Farm Cottages  
Allington  
Salisbury  
Wiltshire, SP4 0DB

Development Services  
Planning Department  
Wiltshire Council  
PO Box 2281  
Salisbury  
SP2 2HX

20 May 2013

Application no: S/2013/0266 – Land Adjacent to Springvale

Dear Sir/Madam

I have received notification of the planning meeting on 23 May 2013, to discuss the above application, unfortunately I am unable to attend in person but would like to reiterate our objection to this application. My husband has already put in an objection via e-mail before the original planning meeting for this application.

I do not know what the local development plan and planning laws are but the building of a house on this plot would invade our privacy in that the upstairs windows would overlook our garden and into our bedroom windows. Also it would mean extra traffic entering/exiting an already busy road.

Traffic issues aside, all the other properties on this side of the road, from the pub to the Allington Track are bungalows, and we would have no objection to this. I understand that there were originally other bungalows on this plot.

Yours sincerely



Linda Conrad





SPRINGVALE, TIDWORTH ROAD, ALLINGTON, SALISBURY, WILTS. SP4 OBN

TELEPHONE 01980 610746

E-MAIL: [V.GALLOP@BTINTERNET.COM](mailto:V.GALLOP@BTINTERNET.COM)

fao Mr Steven Banks  
Planning Services  
Wiltshire Council  
PO Box 2281  
Salisbury  
SP2 2HX



Dear Mr Banks

**Reference: S/2013/0266/Full**

With reference to the above Planning Application, which is item 7d on the agenda for the Southern Area Planning Committee Meeting, due to take place on Thursday, 23<sup>rd</sup> May, we enclose the following additional information which is relevant to our application:

- Although on the Application Form the location of the piece of land is recorded as 'Land adjacent to Springvale' and on the report to the Southern Area Planning Committee that it 'serves as amenity space for the occupiers of the dwelling known as Springvale' it should be noted that the land forms part of our large garden and has done so for over 70 years.
- The report also states under Section 7. Consultations: **Allington Parish Council**: *The period for Allington Parish Council to respond to their consultation on the proposal expired on 12/03/2013 and a response has not been received.* Allington Parish Clerk did did reply and a copy of the response is attached to this letter.
- A financial contribution towards recreational open space and affordable housing in compliance with saved policy R2 of the Salisbury District Local Plan, and Core Policy 3 of the South Wiltshire Core Strategy, will be paid at the appropriate time.

We hope this additional information will help to support our application for planning permission.

Yours sincerely

David Paul Gallop

Valerie Joan Gallop

ALLINGTON.....PARISH COUNCIL/TOWN COUNCIL

APPLICATION NUMBER S/2012/266/FULL	
Proposal: FULL PLANNING Erection of a detached 2 storey 3 bed dwelling	Address: Land adjacent Springvale Tidworth Road Allington Salisbury
Case Officer: Mr S Banks	

At a meeting held on 26/2/13 the Parish Council considered the above application/amended plans and has the following response to make.

<input type="checkbox"/>	No comment
<input type="checkbox"/>	Support
<input type="checkbox"/>	Support subject to conditions (please set out in box below)
<input type="checkbox"/>	Object (for reasons set out in box below)
<input checked="" type="checkbox"/>	No Objections

Suggested special conditions/reasons for refusal based on local knowledge

The Parish Council have no objections to this application. This application has previously been turned down by W.C., but the Parish Council reiterate their approval and ask Planning to take into consideration that this application is within the current property boundary.

Signed  Dated 26/2/13  
 Please return the completed form to [developmentmanagement@south.wiltshire.gov.uk](mailto:developmentmanagement@south.wiltshire.gov.uk)

