

AGENDA

Meeting: Southern Area Planning Committee
Place: The Guildhall, Market Place, Salisbury, Wiltshire, SP1 1JH
Date: Thursday 1 May 2014
Time: 6.00 pm

Please direct any enquiries on this Agenda to David Parkes, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01225) 718220 or email david.parkes@wiltshire.gov.uk

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

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

Membership:

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

Substitutes:

Cllr Terry Chivers	Cllr Helena McKeown
Cllr Ernie Clark	Cllr Leo Randall
Cllr Tony Deane	Cllr John Smale
Cllr Dennis Drewett	Cllr John Walsh
Cllr Peter Edge	Cllr Bridget Wayman
Cllr Russell Hawker	Cllr Graham Wright

AGENDA

Part I

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

1 **Apologies for Absence**

2 **Minutes** (*Pages 1 - 12*)

To approve and sign as a correct record the minutes of the meeting held on 10 April 2014.

3 **Declarations of Interest**

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

4 **Chairman's Announcements**

5 **Public Participation and Councillors' Questions**

The Council welcomes contributions from members of the public.

Statements

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

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

Questions

To receive any questions from members of the public or members of the

Council received in accordance with the constitution which excludes, in particular, questions on non-determined planning applications. Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda no later than 5pm on 24th April 2014. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

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

6 **Planning Appeals** (*Pages 13 - 14*)

To receive details of completed and pending appeals.

7 **Planning Applications**

To consider and determine planning applications in the attached schedule.

7a **14/00549/FUL - Kings Arms, High Street, Downton, Salisbury, SP5 3PG** (*Pages 15 - 26*)

7b **14/0121/FUL - South Wilts Grammar School, Stratford Road, Salisbury, SP1 3JJ** (*Pages 27 - 36*)

8 **Urgent Items**

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

Part II

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

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 10 APRIL 2014 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Brian Dalton, Cllr Tony Deane (Substitute), Cllr Christopher Devine (Vice-Chair), Cllr Jose Green, Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr John Smale (Substitute), Cllr Ian Tomes, Cllr Fred Westmoreland (Chairman) and Cllr Ian West

Also Present

Cllr Bill Moss.

36 Apologies for Absence

Apologies were received from Cllr Richard Britton and Cllr Richard Clewer.

37 Minutes

The minutes of the meeting held on 20 March 2014 were presented.

Resolved:

To approve as a correct record and sign the minutes.

38 Declarations of Interest

There were no declarations of interest.

39 Chairman's Announcements

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

40 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

41 **Planning Appeals**

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

42 **Planning Applications**

43 **14/01088/FUL - Hersanmine, Scotts Hill, Donhead St Andrew, Shaftesbury, SP7 9EP**

Public Participation

Mr Barry Sullivan spoke in objection to the application.

Lisa Jackson, Mr Richard Lee and Mr Peter Lucas (applicant) spoke in support of the application.

Patricia Maxwell-Arnot spoke in objection to the application on behalf of Donhead St. Andrew Parish Council.

The planning officer presented his report to the Committee which recommended that planning permission be approved subject to conditions.

An additional correspondence was circulated at the meeting.

Members then had the opportunity to ask technical questions of the officer. These included questions on the current and proposed location of the access, the existing and proposed locations of windows and the location of neighbouring properties.

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

The Local Member, Cllr Tony Deane, spoke against the application on grounds including the scale of the development, its visual impact and its design.

A debate followed that discussed the location of the surrounding properties, the design of the proposed development and the proposed materials. Concern was raised at the potential for flooding in the area.

Debate continued to discuss potential privacy issues and the potential of conditions that could be enforced to prevent this. Members continued by discussing the future development of Wiltshire villages and if this design was suitable.

Resolved:

That Planning Permission be Granted subject to the following conditions:

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

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

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

**Drawing number 10 dated 11.03.14, as deposited with the local planning authority on 13.03.14, and
Drawing number 11 dated 11.03.14, as deposited with the local planning authority on 13.03.14, and
Drawing number 12 dated 11.03.14, as deposited with the local planning authority on 13.03.14.**

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

- 3. No construction or demolition 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. No burning of waste shall take place on the site during the construction phase of the development.**

REASON: In the interests of neighbouring amenities

- 4. Before the development hereby permitted is first occupied the first floor windows in the north facing (front) elevation shall be glazed with obscure glass only and the windows shall be permanently maintained with obscure glazing in perpetuity.**

REASON: In the interests of residential amenity and privacy.

- 5. The development hereby approved shall be carried out in strict accordance with the bat mitigation measures detailed within the submitted bat survey (Chalkhill environmental consultants, Sept 2012) and the submitted new bat roost provision details (Chalkhill environmental consultants, January 2014).**

Reason: To ensure that appropriate mitigation is provided in respect of potential impacts on protected species

- 6. The gradient of the access way shall not at any point be steeper than 1 in 15 for a distance of 5 metres from its junction with the public highway.**

REASON: In the interests of highway safety.

- 7. The development hereby permitted shall not be first occupied until the first five metres of the access, measured from the edge of carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.**

Reason: In the interests of highway safety.

- 8. The access shall remain ungated.**

Reason: in the interests of highway safety.

- 9. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, 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.

- 10. No development shall commence on site until a visibility splay has been provided at the vehicular access to the site between the edge of carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to a point on the edge of the carriageway 15 metres to the east, with nothing over 1.0 metre in height above the adjoining carriageway level being planted, erected or maintained in front (highway side) of the splay line. Nothing over 1 metre in height above the adjoining carriageway level shall be planted, erected or maintained within the area between the edge of the carriageway and the northern side of the new garage.**

Reason: In the interests of highway safety.

- 44 14/01417/FUL - Shrewton Steam Laundries Ltd, High Street, Shrewton, Salisbury, SP3 4BZ**

Public Participation

Mr Jackson spoke in objection to the application.

Mr Stephen Young (agent) spoke in support of the application.

Cllr Carol Slater spoke on behalf of Shrewton Parish Council in support of the application.

The planning officer presented his report to the Committee which recommended that planning permission be refused.

Members then had the opportunity to ask technical questions of the officer. Members asked about bin storage locations at the site, the number of car parking spaces available and the proposed surface material and also the proximity of surrounding properties.

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

An item of late correspondence was circulated at the meeting.

A debate followed that discussed the potential for flooding in the area in light of recent severe flooding in the county. Clarification was sought from the planning officer over the parking surface and the pathway. It was stated that a 'non-migratory surface' would be used to prevent excess gravel moving onto the highway.

Concern was raised over the number of properties within the development. Members discussed the size and shape of the roof on the proposed development and if it would be suitable in the area.

Discussion continued to potential financial contributions towards recreational space and affordable housing funds. Clarification was provided by the planning officer that this would not be required.

The Chairman stated that the long frontage was not ideal but would be suitable.

The Local Member, Cllr Ian West, raised concern over the size of the development but agreed with the Chairman that a development like this was required in the area.

Resolved:

That Planning Permission be GRANTED 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 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.

3 No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site.

Step (ii) If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment has been carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

Reason: To ensure that land contamination can be dealt with adequately.

4 No development shall commence (including demolition of existing buildings) within the proposed development site until:

A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

The approved programme of archaeological work has been carried out in accordance with the approved details.

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

5 No development shall commence (including demolition of existing buildings) until a detailed construction method statement has been submitted to and approved in writing by the local planning authority to demonstrate that the river will be protected from access, litter and liquid sources of pollution during the entire demolition and construction period. The development will be completed in accordance with the agreed construction method statement.

Reason: To ensure that the nature conservation interests of the River Avon System Site of Special Scientific Interest/Special Area of Conservation are safeguarded.

6 No development shall commence until details of the number, design and locations of features which will be incorporated into the development to

provide nesting opportunities for birds and roosting opportunities for bats have been submitted to an approved in writing by the local planning authority. Details will also be provided showing the extent of land that will be sown with a wildflower seed mix. The development will be completed in accordance with the approved measures.

Reason: To safeguard protected species and mitigate against the loss of existing biodiversity and nature habitats.

7 No development shall commence on site until a scheme for the provision of a paved footway along the site frontage as generally indicated on submitted Drawing 1063/P303 Rev C, including all associated highway works, has been submitted to and approved in writing by the local planning authority. The development shall not be first occupied until the paved footway has been constructed in accordance with the approved scheme.

Reason: To ensure that the development is served by an adequate means of access.

8 No development shall commence on site until details of the design, external appearance and decorative finish of the 1.8m high railings to parking spaces 2.1 and 1.1 on the Proposed Site Layout 1063/P303 Rev C, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied.

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

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

Reason: In the interests of sustainable development and prudent use of natural resources.

10 No development shall commence until a surface water drainage scheme for the site (including surface water from the site accesses/driveways), 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 submitted details shall clarify the intended future ownership and maintenance provision for all drainage works serving the site. The scheme shall subsequently be implemented in accordance with the approved details before the development is first occupied.

Reason: To ensure that the development can be adequately drained to prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system.

11 No part of the development hereby permitted shall be first occupied until each vehicular access to the site, turning areas and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall remain for those purposes only at all times thereafter.

Reason: In the interests of highway safety.

12 No development hereby permitted shall be first occupied until the first five metres of each vehicular access to the site has been consolidated and surfaced (not loose stone or gravel). The accesses shall be maintained as such thereafter.

Reason: In the interests of highway safety.

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

Reason: In the interests of amenity.

14 Finished Floor Levels shall be set no lower than 80.90mAOD.

Reason: To reduce flood risk to the proposed dwellings.

15 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 that Order with or without modification), no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.

Reason: To safeguard the character and appearance of the area and in the interests of flood prevention.

16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking and re-enacting that Order with or without modification, there shall be no raising of ground levels within the flood flow route provided across the site (shown to include parts of plots 5,6,7,8 &9 and the 'SUDS driveway' area and edged on the Proposed Site Layout Plan (1063/P302 Rev D) by the Flood Zone Contour above the design ground level of 80.30mAOD.

Reason: To ensure the long term maintenance of the scheme in the interests of flood prevention.

17 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 that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

Reason: To safeguard the character and appearance of the area and in the interests of flood prevention.

18 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 that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

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

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

Plan reference: 1063/P300 Rev A Site Location Plan, dated Nov 2013, received by this office 04/02/2014

Plan reference: 1063/P311 Proposed Site Sections/Street Scene Elevations, dated Nov 2013, received by this office 04/02/2014

Plan reference: 1063/P309 West Block Plots 5-9 North & South Elevations, dated Nov 2013, received by this office 04/02/2014

Plan reference: 1063/P308 West Block Plots 5-9 Roof Plan/East and West Elevations, dated Nov 2013, received by this office 04/02/2014

Plan reference: 1063/P307 West Block Plots 5-9 Ground & First floor Plans, dated Nov 2013, received by this office 04/02/2014

Plan reference: 1063/P306 East Block Plots 1-4 East & West Elevations, dated Nov 2013, received by this office 04/02/2014

Plan reference: 1063/P305 East Block Plots 1-4 Roof Plan/North & South Elevations, dated Nov 2013, received by this office 04/02/2014

Plan reference: 1063/P304 East Block Plots 1-4 Ground & First Floor Plans, dated Nov 2013, received by this office 04/02/2014

Plan reference: 1063/P303 Rev C Proposed Site Layout (Roof), dated Nov 2013, received by this office 04/02/2014

Plan reference: 1063/P302 Rev D Proposed Site Layout (Buildings), dated Nov 2013, received by this office 04/02/2014

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

INFORMATIVE: Environment Agency

Flood Risk - Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the Main River Till. The need for Flood Defence Consent is over and above the need for planning permission. To discuss the scope of our controls and to obtain an application form please contact Daniel Griffin on 01258 483 421.

Water Efficiency - The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered. An appropriate submitted scheme to discharge the water efficiency condition will include a water usage calculator showing how the development will not exceed a usage level of 105 litres per person per day.

Pollution Prevention During Construction - Safeguards should be implemented during the construction phase to minimise the risks of pollution from the

development. Such safeguards should cover the use of plant and machinery; oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds; the control and removal of spoil and wastes. The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at:
www.environment-agency.gov.uk/business/topics/pollution/39083.aspx

INFORMATIVE Public protection

No burning of waste should take place on the site during the demolition or construction phase of the development.

INFORMATIVE: Archaeology

The archaeological work would include building recording prior to demolition, as well as a watching brief during the groundworks and should be conducted by a professionally recognised archaeological contractor in accordance with a brief issued by the Council's archaeology department and there will be a financial implication for the applicant.

INFORMATIVE: Wessex Water

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 our website www.wessexwater.co.uk/developerservices

New regulations will require all sewer connections serving more than a single dwelling to be subject to a signed adoption agreement with Wessex Water before the connection can be made. These new regulations will be confirmed by DEFRA later this year.

Further information can be obtained from our New Connections Team by telephoning 01225 526 222 for Water Supply and 01225 526 333 for Waste Water.

Separate systems of drainage will be required to serve the proposed development. No surface water connections will be permitted to the foul sewer system.

On 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 our record plans. They will commonly be affected by development proposals and we 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 our website. It is important to undertake a full survey of the site and surrounding land to determine the local drainage arrangements and to contact our sewer protection team on 01225 526 333 at an early stage if you suspect that a section 105a sewer may be affected.

INFORMATIVE: Wiltshire Fire & Rescue

The applicant should be made aware of the letter received from Wiltshire Fire & Rescue Service regarding advice on fire safety measures. This letter can be found on the application file which can be viewed on the council's website against the relevant application record.

INFORMATIVE: Highways

It is anticipated that the proposed footway will be adopted by the council under a legal agreement.

INFORMATIVE: Permission not authorising work on land outside the applicant's control & Party Wall Act

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

INFORMATIVE: Protected species

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. There is a low risk that bats may be roosting in buildings at the application site. Bats and their roosts are protected at all times by the Conservation of Habitats and Species Regulations 2010. Planning permission for development does not provide a defence against prosecution under these pieces of legislation. If bats or nesting birds are found during the works, the applicant is advised to stop work and follow advice from their own Ecologist or to contact an Ecologist at Wiltshire Council (01225 71875) before proceeding further.

INFORMATIVE: Materials

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

Cllr Hewitt requested his vote against the motion of approve permission be recorded on the grounds of potential flooding.

45 Urgent Items

Members requested two site visits for future applications:

- Chalk House, Winterslow Road, Porton
- Old Blandford Road, Harnham, Salisbury.

(Duration of meeting: 6.00 - 7.45 pm)

The Officer who has produced these minutes is David Parkes, of Democratic Services, direct line (01225) 718220, e-mail david.parkes@wiltshire.gov.uk

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

APPEALS

Appeal Decisions

Application Number	Site	Appeal Type	Application Delegated/ Committee	Appeal Decision	Overturn	Costs
13/05892/FUL	18c Firs Road, Firsdawn	HH	Comm	ALLOWED	YES	
13/03367/FUL	88 Ridge, Chilmark	HH	Comm	ALLOWED	YES	Partial costs awarded
13/01691/ADV	Fabric Land, 45-49 Catherine Street, Salisbury	WR	DEL	DISMISSED		
13/03834/FUL	Dillions Farm, East Grimstead	WR	DEL	ALLOWED		Costs awarded

Outstanding Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee	Overturn
S/2012/1566	Penruddocke Arms, Dinton	WR	NON DET	
S/2012/1613/FUL	Ridge Side, The Ridge, Woodfalls, Salisbury	WR	DEL	
13/03164/FUL	9 Hilltop Close, Shrewton	WR	DEL	
13/01493/FUL	44 Fisherton Street, Salisbury	WR	DEL	

New Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee	Overturn
13/01391/FUL	Ridge Side, The Ridge, Woodfalls, Salisbury	WR	COMMITTEE	O/T

WR Written Representations
 HH Fastrack Householder Appeal
 H Hearing
 LI Local Inquiry
 ENF Enforcement Appeal

18 April 2014

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REPORT TO THE AREA PLANNING COMMITTEE

Report No. 1

Date of Meeting	01 May 2014
Application Number	14/00549/FUL
Site Address	Kings Arms 9 High Street Downton Salisbury SP5 3PG
Proposal	Change of Use of existing public house to 2x three bed dwellings, demolition of part of existing building and erection of single and two storey rear extensions and two garages
Applicant	Mrs Carolyn Sutcliffe
Town/Parish Council	DOWNTON
Ward	DOWNTON AND EBBLE VALLEY
Grid Ref	418092 121521
Type of application	Full Planning
Case Officer	Warren Simmonds

Reason for the application being considered by Committee

The Area Development Manager considers it prudent for the application to be considered by the Southern Area Committee, due to the level of interest shown in the application.

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission be **APPROVED subject to the applicant entering into an appropriate legal agreement with the Council to make financial provision towards recreational open space (in accordance with local plan policy R2),and subject to Conditions.**

2. Report Summary

The main issues for consideration are:

- The principle of the proposed development (including viability)
- Scale, design & materials
- Impact on the character, setting and historic fabric of the listed building
- Impact on the existing character of the surrounding conservation area
- Impact on the amenity of neighbouring residents and uses
- Highway safety

3. Site Description

The application relates to the former Kings Arms public house, being a relatively large two storey building with a series of attached two storey and single storey

outbuildings projecting to the north. To the rear (north) of the principle building is a hard surfaced parking area, leading (further to the north) to an area of walled garden.

The building is grade II listed and is situated within the designated conservation area and H16 Housing Policy boundary of Downton.

4. Planning History

S/2005/0262	INSTALLATION OF NEW GRILLE FOR KITCHEN
S/2011/0359	Internal alterations to letting bedrooms to form ensembles and associated works
S/1992/0731	REFURBISHMENT AND EXTENSION TO REAR
S/1992/0751	L/B APPLICATION - SMALL EXTENSION TO REAR AND INTERNAL ALTERATIONS TO FORM KITCHEN, RESTAURANT, ENLARGED LOUNGE AND PUBLIC BARS AND WC'S
S/1984/0796	COVERED REAR WALKWAY OPENING UP OF FORMER DRAYMAN'S ENTRANCE IN HIGH STREET AND INTERNAL BAR ALTERATIONS
S/2002/0999	ERECTION OF DRIVE GATES WOODEN PAIR PAINTED
S/2002/0998	ERECTION OF DOUBLE WOODEN GATES IN DRIVEWAY OF PREMISES AND ALTER EXISTING ACCESS
S/1984/1206	COVERED REAR WALKWAY ENLARGEMENT OF CELLAR VENTILATOR AND INTERNAL BAR ALTERATIONS
S/1987/1215	A/D APPLICATION - NON-ILLUMINATED SHOP SIGN
S/1987/1214	CHANGE OF USE FROM OFFICE TO RETAIL HABERDASHERY
S/1987/1368	L/B APPLICATION - ALTERATIONS TO FRONT DOOR
S/2002/1605	PRUNING OF VARIOUS TREES
S/2003/1671	NEW DOORS AND WINDOWS TO REAR INTERNAL ALTERATIONS AND REPAIRS
S/2005/1855	REPLACEMENT PORCH
S/2005/1860	REPLACEMENT PORCH
S/2003/2307	NEW SINGLE STOREY ENTRANCE EXTENSION AND INTERNAL ALTERATIONS
S/2003/2351	NEW SINGLE STOREY ENTRANCE EXTENSION AND INTERNAL ALTERATIONS
14/00621/LBC	Demolition of existing rear extensions and erection of single and two rear extensions and internal alterations to create 2x three bedroom dwellings

5. The Proposal

The application is accompanied by concurrent listed building application 14/00621/LBC (for the physical works to the listed building) and proposes the change of use of the building from its authorised public house use to form 2 x three bed dwellings. The proposal includes the demolition of some 19th century elements

at the rear of the existing building, the construction of 2 x extensions and the construction of 2 x detached garages to the rear, together with associated internal and external alterations.

6. Planning Policy

Adopted Local Plan Policies G2, H16, D2, D3, CN3, CN5, CN8, R2 (saved SDLP policies)

CP21 (SWCS)

CP49, CP58 (eWCS)

The aims and objectives of the NPPF and guidance contained within the NPPG

7. Consultations

Downton parish council – No objection

WC Highways – No Highway objection

District Ecologist – No objection, suggest informative for bats

Building Control – No response received

Conservation – No objection, subject to Conditions

Economic Development & Tourism – No response received

Environmental Health – No objection, subject to Conditions

Archaeology – Watching brief needed during construction

Housing officer – No affordable housing contribution will be required, R2 open space only

8. Publicity

The application was advertised by site notice, press notice and neighbour notification letters.

Sixty four representations were received from third parties, fifty were opposed to the proposed development, nine were in support, five made comments but were neither in support or opposed.

9. Planning Considerations

Principle of the proposed development

Housing policy - The application site lies within the designated conservation area and housing policy boundary (H16) of Downton. Policy H16 makes provision for residential development, subject to certain criteria, including that the proposal would not constitute tandem or inappropriate backland development, would not result in the loss of an open area that makes a positive contribution to the character of the settlement, and would not conflict with the Design Policies of the Plan.

The proposed development retains the existing principle building and the majority of the existing attached outbuildings. The proposed extensions and detached garages are considered to be of generally modest proportions and are not considered likely to detrimentally affect the character of the immediate vicinity. The proposed external alterations, extensions and garages are considered accordant with the design policies of the local plan.

Loss of community service/facility - The main consideration as to whether the proposed development is acceptable in principle is whether the criteria of SWCS Core Policy 21 have been met in demonstrating that the site/building is no longer viable as a community facility (i.e. a public house), or for an alternative community use, or mixed use which still retains a substantial portion of the community facility/service.

Core Policy 21 indicates that:

“Proposals involving the loss of a community service or facility will not be permitted unless it can be demonstrated that the site/ building is no longer viable for an alternative community use.

Preference will be given to retaining the existing use in the first instance, then for an alternative community use. Where this is not possible, a mixed use, which still retains a substantial portion of the community facility/service, will be favoured.

Redevelopment for non-community service/ facility use will only be permitted as a last resort and where all other options have been exhausted.

In order for such proposals to be permitted, a comprehensive marketing plan will need to be undertaken and the details submitted with any planning application. Only where it can be convincingly demonstrated that all preferable options have been exhausted will a change of use to a non -community use be considered.

This marketing plan will, at very minimum:

- Be undertaken for at least 6 months.*
- Be as open and as flexible as possible with respect of alternative community use.*
- Establish appropriate prices for the sale or lease of the site or building, which reflect the current or new community use, condition of the premises and the location of the site.*
- Demonstrate the marketing has taken into account the hierarchy of preferred uses stated above.*
- Clearly record all the marketing undertaken and details of respondents, in a manner capable of verification if requested.*
- Provide details of any advertisements including date of publication and periods of advertisement*
- Offer the lease of the site without restrictive rent review and tenancy conditions, or other restrictions which would prejudice the reuse as a community facility*
- Demonstrate contact with previously interested parties, whose interest may have been discouraged by onerous conditions previously set out.”*

In policy terms (SWCS Core Policy 21) in order for such a proposal to be acceptable, a comprehensive marketing plan must first be undertaken and the details submitted with the planning application. The applicant must convincingly demonstrate that all preferable options have been exhausted before a change of use to a non-community use can be considered.

The applicant has duly submitted a marketing and viability report (Stephen Gordon Culverhouse, 30.09.13) detailing how the property has been marketed for sale as a 'Character Public House' by Christie & Co (Winchester) (on file) which, it is considered, demonstrates that an adequate level and period of marketing of the former public house has been undertaken, and the requirements of CP21 are met.

To verify the findings of the applicant's submitted marketing and viability report, Wiltshire Council has commissioned an independent assessment (undertaken by Chesterton Humberts, dated 28.03.14). The Assessment of Marketing and Viability report (Chesterton Humberts) concludes that the relevant criteria (CP21) in respect of the marketing of the premises and attempts to find an operator to continue the authorised pub use, a mixed use and/or an alternative community use have been property undertaken and complied with. The report also concludes that the marketing undertaken demonstrates there to be no demand for the continued use of the premises as a public house, largely on account of the existing competition within the village.

The proposed change of use of the former public house to a single dwellinghouse is thereby considered acceptable in principle.

Scale, design, materials and amenity of neighbours

The proposed change of use includes physical alterations internally and externally as described in the application documentation. The principle physical alterations consist of:

- I. the removal (demolition) of a mid to late 19th century single storey attached outbuilding at the rear;
- II. the construction of two extensions to be built onto the existing building to provide an enclosed staircase and an oak framed kitchen extension/garden room
- III. removal of the existing tarmac car parking area and rear cold store
- IV. construction of 2 x two bay single storey garages
- V. construction of garden walls, patio, pathways and gates
- VI. internal and external physical alterations required to facilitate the conversion of the existing buildings into two separate dwellinghouses, as detailed in the submitted application documentation

The proposed garage buildings are of generally modest single storey form and are to be constructed of external materials that are considered appropriate to the character and setting of the adjacent listed buildings (and listed structures) and surrounding conservation area.

By reason of the sensitive and relatively modest nature of the proposed physical alterations to the building(s), and the existing proximity and general relationship between the application site and the nearest neighbouring residential properties to the north, south and west, the proposal is considered compatible in terms of the scale, design and character of the existing property and proposes the use of

complementary materials. The development would thereby integrate satisfactorily in relation to other properties and the overall landscape framework.

Impact on the character, setting and historic fabric of the listed building

The Kings Arms itself is a grade II listed building. The adjoining buildings to the east along High Street, and adjacent to the west along High Street are also listed, as are the lych-gate and attached walling of the church to the north of the site (including a number of structures within the churchyard and the Church of St Laurence, which is Grade I listed).

The application was accompanied by a Historic Buildings Study produced by the Wiltshire Buildings Record (August/Sept 2013).

The application has been assessed by the council's conservation officer who raises no objection to the proposed alterations, subject to certain Conditions in respect of materials and detailing.

Impact on the existing character of the surrounding conservation area

By reason of the modest scale, and appropriate design and materials of the proposed development, with the majority of the proposed physical alterations being located at the rear (north) of the existing building, it is considered the proposal would not be detrimental to the existing character of the surrounding conservation area.

Impact on the amenity of neighbouring residents and uses

The proposed residential use of the building(s) is considered to represent a significant reduction in the intensity of the use of the application site (relative to its current authorised use as a public house). It is considered that by reason of their appropriate scale and design, and by reason of the distance and general relationship between the application site and the closest neighbouring residential properties, the proposed extensions, alterations and garages and would not adversely affect the amenity of neighbours.

Highway Safety

The Council's Highways officer has assessed the proposal and raises no Highway objection.

10. Conclusion

Subject to the applicant entering into an appropriate legal agreement with the Council to make financial provision towards recreational open space (in accordance with local plan policy R2), it is considered the proposed development accords with the provisions of the Development Plan, and in particular Policies G2, D2, D3, CN3, CN5, CN8, H16 & R2 of the saved policies of the adopted Salisbury District Local Plan (constituting saved policies listed in Appendix C, of the adopted South Wiltshire

Core Strategy), the provisions of Core Policy 21 of the adopted South Wiltshire Core Strategy, and the aims and objectives of the National Planning Policy Framework and National Planning Practice Guidance, insofar as the proposed development is considered acceptable in principle and is compatible in terms of the scale, design, materials and character of the existing building, would not adversely affect the character or setting of listed buildings, and would not adversely affect the amenity of neighbours.

RECOMMENDATION

That subject to all parties entering into a S106 legal agreement which secures:

- **Financial contributions towards the provision of public open space**

to delegate to the Area Development Manager to Approve Planning Permission, subject to the following Conditions:

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

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

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

Drawing number 11A dated 11/2013 as deposited with the local planning authority on 22.01.14, and
Drawing number 07H dated 12/2013 as deposited with the local planning authority on 23.01.14, and
Drawing number 18 dated 12/2013 as deposited with the local planning authority on 23.01.14, and
Drawing number 08D dated 11/2013 as deposited with the local planning authority on 23.01.14, and
Drawing number 23 dated 01/2014 as deposited with the local planning authority on 28.01.14, and
Drawing number 22 dated 01/2014 as deposited with the local planning authority on 30.01.14, and
Drawing number 10C dated 10/2013 as deposited with the local planning authority on 30.01.14, and
Drawing number 09B dated 10/2013 as deposited with the local planning authority on 16.01.14, and
Drawing number 19 dated 12/2013 as deposited with the local planning authority on 16.01.14.

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

3 No construction or demolition 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. No burning of waste shall take place on the site during the construction phase of the development.

4 REASON: In the interests of neighbouring amenities
Before the development hereby permitted commences a scheme for the identification, safe removal, storage and disposal of asbestos materials from the site shall be submitted to and approved by the local planning authority. Development shall be carried out in accordance with the scheme for the removal of asbestos thereby approved.

REASON: In the interests of neighbouring amenities

5 No development shall commence on site until details of the proposed rooflight windows and the glazing for the proposed garden room extension 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.

6.No development shall commence on site until a sample wall panel of the proposed new brickwork (and capping detail), not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

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

7. No development shall commence until a scheme for an archaeological watching brief during construction shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the submission of a written scheme of investigation and the submission of a final report detailing the outcome of the watching brief, and include measure to record and mitigate any archaeological finds. The scheme shall be developed in accordance with the approved scheme.

REASON: In order to ensure that an archaeological watching brief is carried out during construction, and that any works or finds are properly recorded and protected.

INFORMATIVE FOR BATS

There is a low risk that bats may occur at the development site. Bats and their roosts are protected at all times by the Conservation of Habitats and Species Regulations 2010. Planning permission for development does not

provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact Natural England.

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REPORT TO THE AREA PLANNING COMMITTEE

Report No. 2

Date of Meeting	01 st May 2014
Application Number	14/01021/FUL
Site Address	South Wilts Grammar School Stratford Road Salisbury SP1 3JJ
Proposal	Alterations and extension of existing technology block. new two storey classroom block to replace single storey temporary class rooms
Applicant	Mrs Michele Chilcott
Town/Parish Council	SALISBURY CITY
Ward	ST FRANCIS AND STRATFORD
Grid Ref	414163 131173
Type of application	Full Planning
Case Officer	Ben Hatt

Reason for the application being considered by Committee

The application has been called to committee by Councillor Mary Douglas for the following reason(s):

- Over development
- Impact on amenity

1. Purpose of Report

To consider the recommendation of the Area Development Manager (South) that planning permission be granted subject to conditions

2. Report Summary

The issues in this case are:

- Policy and principle of school development
- Scale, Design and impact on amenity
- Highway safety;
- Impact on existing playing fields and open space

3. Site Description

South Wilts Grammar School is a collection of modern and older buildings, varying in height and design, but generally unified by the construction of materials; predominantly brick walls, tiled pitched roofs and white fascias and windows.

The school is set back from Stratford Road, with playing fields and an athletics track to the rear and is bordered by residential properties and gardens.

4. Planning History

PE/2013/0026	Extension to existing technology block, proposed new art department block
S/1997/0164	ERECTION OF ONE DWELLING AND CONSTRUCTION OF NEW ACCESS
S/2008/0321	THREE EXTENSIONS TO FORM 1 LIBRARY RESOURCE CENTRE 2 DINING ENTRANCE 3 MAIN ENTRANCE HALL
S/1991/0414	DEEMED APPLICATION - ALL WEATHER RUNNING TRACK & ASSOCIATED FACILITIES
S/1998/0496	CONSTRUCTION OF DWELLING WITH GARAGE INCLUDING DETACHED GARDEN SHED, AND ALTERATIONS TO PEDESTRIAN ACCESS
S/1995/0602	TREE SURGERY TO VARIOUS TREES
S/2009/0662	OVER CLADDING THE EXISTING COPPER ROOFS TO THE SCIENCE BLOCK (ROOF A) AND THE MAIN HALL (ROOF C) WITH NEW METAL COLOUR COATED PROFILED SHEET ROOFING
S/1992/0675	ERECTION OF 2.4 METRE HIGH PLASTIC COVERED CHAINLINK FENCE WITH CRANKED EXTENSION ARMS AND GATE (TO REPLACE LARCH LAP SWIMMING POOL FENCE) PLUS CRANKED EXTENSION
S/2010/0684	THE ERECTION OF AN EXTENSION TO THE DINING HALL
S/1997/0865	Extension to existing store building to provide toilet and utility area
S/1999/0958	EXTENSION FOR STAFFROOM
S/2011/1148	Erection of 44 solar panels on south roof of building adjacent to tennis courts
S/1997/1294	Erection of 2 modular buildings for classroom use
S/2005/1349	SINGLE STOREY MUSIC BLOCK (LINKED) WITH ASSOCIATED TEMPORARY ACCESS WORKS
S/2004/1422	SINGLE STOREY EXTENSIONS TO FORM COMPUTER AIDED MANUFACTURING ROOM AND NEW CAR PARK
S/1998/1471	CONSERVATORY AT REAR
S/1996/1680	Loft conversion to include a dormer window
S/2011/1827	Proposed two storey and single storey extension to the rear of the property
S/2007/1936	ERECT 1.2 M HIGH FENCE ALONG STRATFORD ROAD AND CREATE NEW ENTRANCE ENCLOSURE
S/2003/2248	CONSTRUCTION OF 2 NEW SINGLE STOREY TEACHING BLOCKS WITH ASSOCIATED FOOTPATHS AND PLANTING PLUS REMOVAL OF 6 MOBILE CLASSROOMS
S/2005/2297	SINGLE STOREY LINKED MUSIC BLOCK WITH ASSOCIATED TEMPORARY WORKS
S/2004/2285	ERECTION OF 18NO. 6 M HIGH STANDARD LIGHT COLUMNS ENVIRONMENTALLY CONSCIOUS FLOODLIGHTS TO RUNNING TRACK

S/2003/2574	DEMOLISH EXISTING GARAGE AND OUTBUILDING AND REPLACE WITH TWO STOREY EXTENSION
S/2004/2636	ERECTION of 18 No 6M HIGH STANDARD LIGHT COLUMNS ENVIRONMENTALLY CONSCIOUS FLOODLIGHTS TO RUNNING TRACK
13/02109/TCA	Various works to multiple trees on leisure centre land as per application
13/02201/FUL	Single storey side extension
13/02254/FUL	Proposed two storey main extension, including new build linking entrance reception / foyer space on northern side of existing building. New main extension to accommodate the principle community based spaces. Single storey changing room extension on western side of existing building. Single storey gym extension on southern side of existing building. Remodelling and refurbishment of spaces within existing building to accommodate the proposed extensions and rearrangement of existing uses
14/03096/UN	Two storey side extension

5. The Proposal

Permission is sought for a two storey classroom block to replace an existing temporary single storey classroom block. Permission is also sought for an extension to the technology block. The proposed replacement classroom block will be sited to the northern end of the school complex and directly adjacent to a running track, the technology block extension would be sited on the same footprint as the existing block.

6. Planning Policy

Salisbury District Local Plan: Policies G1, G2, R5, PS5 (as 'saved' within the adopted SWCS)
 NPPF
 NPPG

7. Consultations

Salisbury City Council

Objections over impact on neighbouring property and over the loss of onsite parking.

Wiltshire Council Environmental Health

No observations

Wiltshire Council Archaeology

No objections

Wiltshire Council Highways

I wish to raise no highway objection subject to the proposal not directly resulting in an increase in pupil / staff numbers (as this may require an updated Travel Plan).

8. Publicity

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

The publicity has generated 2 letters of objections objecting on the grounds of scale and design of the proposal, noise, and visual impact on the adjoining properties.

9. Planning Considerations

9.1 Policy and principle of school development

The applicants have submitted detailed information regards the need for developing the current school site including the replacement of a temporary building. In summary, it appears that the temporary classroom has reached the end of its natural life. Furthermore, the layout of the school, and how it operates, appears to no longer meet the needs of the current school operation. The proposed development has therefore resulted from a need to enhance the educational environment, as well and trying to improve the general amenities of the surrounding area.

“Policy Statement – Planning For Schools Development 2011” outlines in detail how central government wishes Local Authorities to deal with planning applications for school development (extract below):

“It is the Government’s view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, “yes”. The Government believes that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools, and that the following principles should apply with immediate effect:

- There should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework.
- Local authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions.
- Local authorities should make full use of their planning powers to support state-funded schools applications.
- Local authorities should only impose conditions absolutely necessary to making the development acceptable in planning terms.
- Local authorities should ensure that the process for submitting and

determining state-funded schools' applications is as streamlined as possible, and in particular be proportionate in the information sought from applicants

- A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.
- Where a local planning authority refuses planning permission for a state-funded school, the Secretary of State will consider carefully whether to recover for his own determination appeals against the refusal of planning permission.”

The National Planning Policy Framework indicates clearly at para 72 that:

“72. The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify and resolve key planning issues before applications are submitted.”

Saved policy PS5 of the Salisbury District Local Plan also generally supports the development of existing schools. Policy CP21 of the SWCS (and draft WCS policy CP49) also supports the enhancement and retention of local community facilities.

There is therefore a general presumption in favour of a positive approach to the provision and enhancement of school facilities in both national and local planning policies. The following paragraphs therefore assess whether or not there are other material consideration which would be significant enough to outweigh the provision of new school buildings.

9.2 Scale design and impact on amenity

The proposed extension to the technology block would be located in between existing school buildings resulting in an infill extension. The proposal would be sited adjacent to the eastern boundary with the neighbouring property however there is a distance of approximately 2m to the boundary and the proposal would be partially screened from view by existing boundary treatments consisting of close board fencing and a mature hedgerow which will ensure that the impact to the adjoining will not be to a detrimental degree. Furthermore the proposed replacement single storey extension would be of a similar scale to the existing block.

The proposed replacement art and design classrooms would see an existing single storey temporary building replacement with a 2 storey building with classrooms, office accommodation and toilet facilities along with storage. The proposal will be located directly adjacent to the proposed technology block extension and would be

sited adjacent to the boundary with No. 14 Stratford Road approximately 3.6m off the boundary. The two storey building would run across the rear boundary with No 14 Stratford Road however the proposed building would be partially screened by existing boundary treatments consisting of a mature hedgerow and 2 large conifer trees. An objection has been received from the occupiers of No 14 Stratford Road raising objections over the scale of the property and the impact on the amenity as a result of the development.

Whilst it is accepted that the proposal would result in a large two storey building to the rear of the garden area there is a significant distance to the rear elevation of the neighbouring property (approximately 60m) which when taken together with the significantly higher ground level of the neighbouring property would ensure that there would not be a loss of light to the property. Furthermore, the 2 large conifers to the rear of the garden area provide a large screen leaving only the middle section of the proposed building directly visible to from the property and surrounding garden area.

It is also accepted that the proposal would due to its heights and siting result in a limited degree of shading at certain times of the day to the western end of the garden area which currently serves as a vegetable patch and to a lesser degree to the swimming pool sited further north within the garden area. Whilst the shading would be an increase above what is currently experienced it is not considered that the degree of shading to the limited area of the large garden would be significant enough to warrant refusal of the application.

There are no windows at first floor level of the rear elevation of the proposed building with only roof lights visible from the rear garden area of the adjoining property. This would ensure that the proposal does not result in any overlooking. Amended plans have been received which continues the timber cladding at first floor level around the rear elevation softening the overall appearance and breaking up what otherwise would have been a blank brick façade.

An objection has been received from the occupiers of No. 16 Stratford Road raising concerns over the loss of a view, light and an increase in noise and overshadowing. It is not considered that the proposal would result in a loss of any direct sunlight or result in overshadowing to a detrimental degree to the rear garden of this property as the proposal is sited away from the boundary and over 60m from the rear of the property itself. Furthermore, there are adequate levels of screening which will soften the overall appearance of the proposal to a satisfactory degree. The objection regarding an increase in noise is also noted however it is not considered that the proposal would raise noise levels to a degree that would be significantly audible above any levels existing from a property this distance away.

An additional objection over the use of the land for a permanent building has also been raised. A condition was placed on the original permission for the temporary which when the building came to the end of its functional life would see the land

restored. This condition would have been placed to ensure that if the building was removed then land would have been restored to match the surrounding grassed areas as not as suggested within the objection because the land is unsuitable for a permanent building.

9.3 Highways

The Highways Officer has raised no objections to the on-site parking provisions for the development as it has been confirmed that there is to be no loss of on-site parking as a result of the proposal.

9.4 Impact on existing playing pitches and open space

The school development does not extend into or therefore affect the grassed playing pitches/areas which adjoin the school site to the immediate east. This area therefore will remain unaffected by the proposal.

The existing school site also contains a large area of hard surfaced play areas. These areas are not formally protected by policy R5. Some of this area will be lost with the provision of the new single storey building. However, smaller hardsurfaced play area will then be created within the redeveloped site to the east, adjacent to planned staff parking area.

10 Conclusion

The proposed alterations and extensions to the technology block, and new 2 storey classroom block would be of an acceptable scale and design due to the location of the proposals, would not have an adverse impact on the visual appearance and character of the surrounding area. Similarly, due to its acceptable scale and siting, it is considered that the proposal would be unlikely to have a significant impact on the amenities enjoyed by occupiers of adjacent dwellings, in particular No 14 Stratford Road and 16 Stratford Road.

The proposal would therefore accord with the aims and objectives of the development plan and other Government guidance, having particular regard to Local Plan policies G1, G2, R5, PS5 (as saved within the adopted South Wiltshire Core Strategy).

RECOMMENDATION

That planning permission be Approved 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.

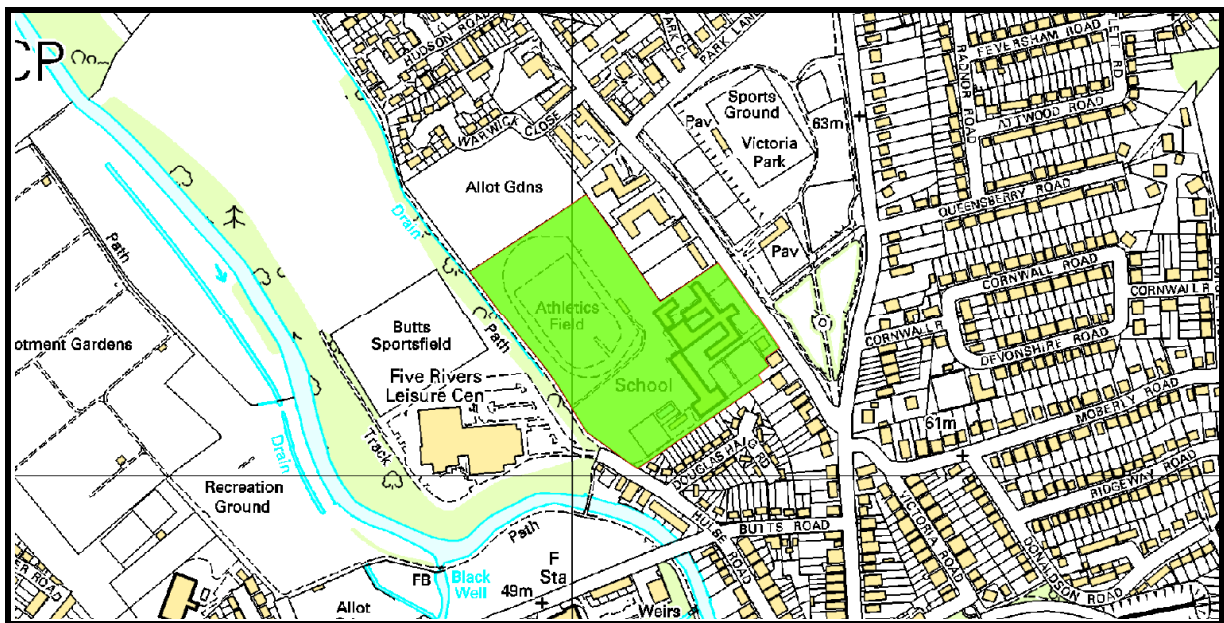
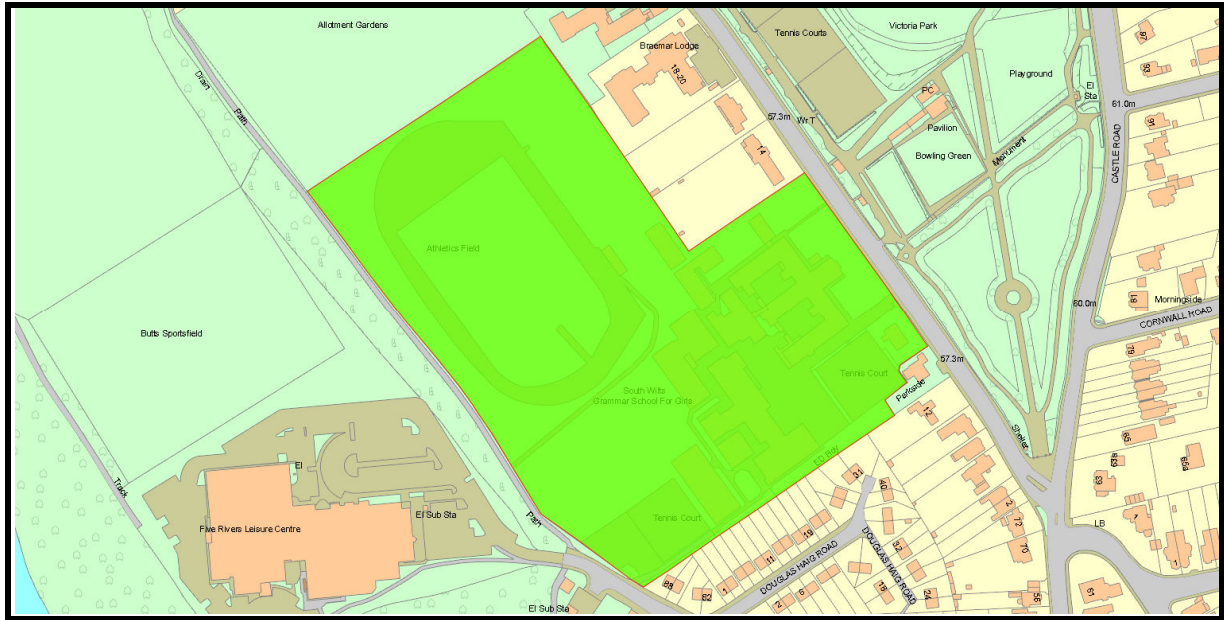
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the rear elevation or roofslope(s) of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: parking layout, site location plan, design and access statement, DRG No. design and access statement, 771-20-04, 771-20-02 received 29/1/14, 771-20-03A received on 27/3/14, 771-20-04A received on 4/4/14.

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

14/01021/FUL - South Wilts Grammar School, Stratford Road, Salisbury. SP1 3JJ



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