

## AGENDA

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**Meeting:** Southern Area Planning Committee  
**Place:** Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU  
**Date:** Thursday 22 May 2014  
**Time:** 6.00 pm

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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](mailto: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](http://www.wiltshire.gov.uk)

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### Membership:

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

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### Substitutes:

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

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# AGENDA

## Part I

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

1 **Membership Change**

To note any changes of membership to the Committee following the Full Council meeting on 13 May 2014.

2 **Apologies for Absence**

Apologies for absence will be received.

3 **Minutes** (*Pages 1 - 6*)

To approve and sign as a correct record the minutes of the meeting held on 1 May 2014.

4 **Declarations of Interest**

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

5 **Chairman's Announcements**

6 **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 Thursday 15 May 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.

### 7 **Planning Appeals** (*Pages 7 - 8*)

To receive details of completed and pending appeals.

### 8 **Planning Applications**

To consider and determine planning applications in the attached schedule.

8a **14/01021/FUL - South Wilts Grammar School, Stratford Road, Salisbury, SP1 3JJ** (*Pages 9 - 18*)

8b **14/02238/FUL - Land at Paddock View, The Street, Teffont, Salisbury, SP3 5QP** (*Pages 19 - 28*)

8c **14/01573/FUL - Ridgeside, The Ridge Woodfalls, Salisbury, Wiltshire, SP5 2LD** (*Pages 29 - 42*)

### 9 **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**

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## **SOUTHERN AREA PLANNING COMMITTEE**

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**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 1 MAY 2014 AT THE GUILDHALL, MARKET PLACE, SALISBURY, WILTSHIRE, SP1 1JH.**

**Present:**

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

**Also Present:**

Cllr Mary Douglas and Cllr Julian Johnson

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**46 Apologies for Absence**

Apologies for absence were received from Cllr Richard Britton and Cllr George Jeans.

Cllr Britton was substituted by Cllr John Smale.

**47 Minutes**

The minutes of the meeting held on 10 April 2014 were presented.

**Resolved:**

**To approve as a correct record and sign the minutes.**

**48 Declarations of Interest**

Cllr Brian Dalton declared a non-pecuniary interest in the Kings Arm, High Street, Downton application by virtue of being a member of CAMRA (Campaign for Real Ale), a member of which had independently objected to the application but would consider the application on its merits.

**49 Chairman's Announcements**

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

50 **Public Participation and Councillors' Questions**

The Committee noted the rules on public participation.

51 **Planning Appeals**

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

It was noted that '18c Firs Road, Firsdown' had been previously refused at appeal by the inspector and then was later approved; no changes had appeared to have been made to the application.

52 **Planning Applications**

53 **14/00549/FUL - Kings Arms, High Street, Downton, Salisbury, SP5 3PG**

Public Participation

Mr Paul Charity, Mr Peter Wicks and Mr Nick Sayer spoke in objection to the application.

Mr Steve Culverhouse (agent) and Mr Stevens spoke in support of the application.

Cllr Harrison of Downton Parish Council spoke in support of the application.

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

The officer raised issues including the impact on the character, setting and historic fabric of the listed building and the impact on amenity of neighbouring residents and uses. The application was recommended for approval 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.

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 viability of the development. Specific details were sought on the marketing of the property. The use of surrounding land within the boundary wall was raised. It was asked if the parish council had been engaged to discuss a potential community use; due to the condition of the building this was not found as viable.

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

The Local Member, Cllr Julian Johnson, spoke in favour of the application due to viability issues of the Kings Arms as a public house and the presence of three other pubs in Downton. Cllr Johnson stated that many of the representations against the application were from addresses outside of Downton and many others were duplicated from the same address.

A debate followed that included concern being raised by Members over the viability of the property as a public house. Members discussed the location of the property within the village and its appearance in Downton. The need to protect public houses in the county from closure was raised. The validity of the presented evidence and the proximity of the surrounding public houses were also discussed. The need to protect the appearance of this listed building was raised.

Debate continued and it was stated by some that having ten tenants in ten years showed a lack of viability and the national falling demand for public houses.

**Resolved:**

**That planning permission be GRANTED subject to the following conditions:**

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.

REASON: In the interests of neighbouring amenities

4 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.

*Cllr Ian McLennan wished his vote against the motion be recorded.*

#### 54 **14/0121/FUL - South Wilts Grammar School, Stratford Road, Salisbury, SP1 3JJ**

##### Public Participation

Dr Christopher Nettle and Mr Davidson spoke in objection to the application. Michelle Chilcott and Mr Lock (agent) spoke in support of the application.

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

Members then had the opportunity to ask technical questions of the officer. These included questions in regards to the windows in the proposed development and the proportionality of the proposed replacement building. The protection of playing fields in policy 'R5' was also raised and the potential for future developments on the site. Clarification of the 'R5' boundary was provided by the planning officer.

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

The Local Member, Cllr Mary Douglas, spoke in support of the application but raised concern at the loss of light that would be suffered by the neighbouring property. Cllr Douglas continued by stating that it was in the interest of the local community that the school be able to develop as it wishes due to oversubscription.

The application was then opened to debate, where it was  
**Resolved:**

**To defer to the next meeting for a site visit to be arranged.**

**55 Urgent Items**

There were no urgent items

(Duration of meeting: 6.00 - 7.30 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](mailto: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
S/2012/1566	Penruddocke Arms, Dinton	WR	NON DET	DISMISSED		
13/03164/FUL	9 Hilltop Close, Shrewton	WR	DEL	ALLOWED		

### Outstanding Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee	Overturn
S/2012/1613/FUL	Ridge Side, The Ridge, Woodfalls, Salisbury	WR	DEL	
13/01493/FUL	44 Fisherton Street, Salisbury	WR	DEL	
13/01391/FUL	Ridge Side, The Ridge, Woodfalls, Salisbury	WR	COMMITTEE	O/T

### New Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee	Overturn
13/02724/FUL	Woodford, Middle Woodford, Salisbury	WR	COMMITTEE	O/T
13/02243/FUL	Land at Rear of the Plaza, Durrington	WR	DEL	

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

12 May 2014

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## REPORT TO THE AREA PLANNING COMMITTEE

Report No. 1

<b>Date of Meeting</b>	22 <sup>nd</sup> May 2014
<b>Application Number</b>	14/01021/FUL
<b>Site Address</b>	South Wilts Grammar School Stratford Road Salisbury SP1 3JJ
<b>Proposal</b>	Alterations and extension of existing technology block. new two storey classroom block to replace single storey temporary class rooms
<b>Applicant</b>	Mrs Michele Chilcott
<b>Town/Parish Council</b>	SALISBURY CITY
<b>Ward</b>	ST FRANCIS AND STRATFORD
<b>Grid Ref</b>	414163 131173
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Ben Hatt

### Reason for the application being considered by Committee

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

- Over development
- Impact on amenity

### 1. Purpose of Report

Deferred from Committee 01<sup>st</sup> May 2014, so Councillor's can visit the site and 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.

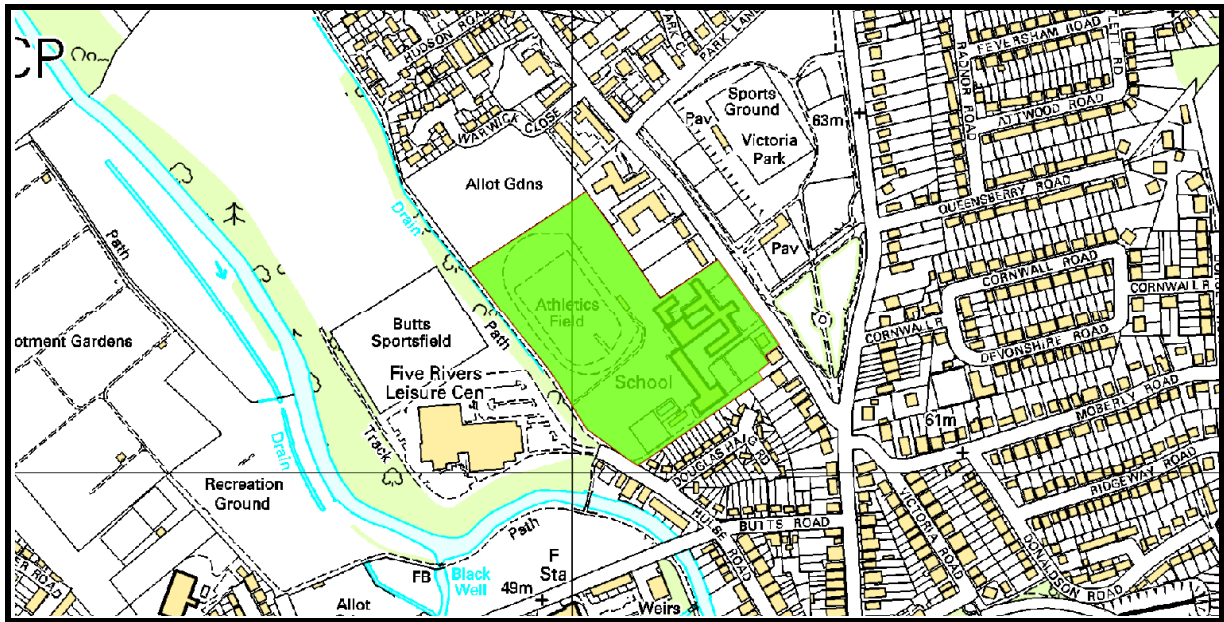
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without 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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## REPORT TO THE AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	22 <sup>nd</sup> May 2014
<b>Application Number</b>	14/02238/FUL
<b>Site Address</b>	Land at Paddock View The Street Teffont, Salisbury SP3 5QP
<b>Proposal</b>	Demolition of garage and stables and erection of a 4 bed dwelling, associated works and hard and soft landscaping and improved access to The Street
<b>Applicant</b>	Miss Julie Spence
<b>Town/Parish Council</b>	Teffont
<b>Ward</b>	Nadder & East Knoyle
<b>Grid Ref</b>	399041 131772
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Charlie Bruce-White

### Reason for the application being considered by Committee

Cllr Wayman has called in the application due to the scale of the development, visual impact upon the surrounding area, relationship to adjoining properties, design – bulk, height, general appearance, environmental/highway impact, car parking.

#### 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 main issues in the consideration of this application are as follows:

1. Principle of development;
2. Character and appearance of the area;
3. Highway considerations;
4. Impact upon residential amenities of neighbouring property;
5. Ecology;
6. Recreational open space contributions.

Objections were received from the Parish Council and 4 members of the public

#### 3. Site Description

The site relates predominantly to a paddock, including a stable block, and also to part of the adjoining residential curtilage to a dwelling known as Paddock View including its detached garage. The site is accessed via a private road serving three existing dwellings that are set back from the main road (The Street) running through Teffont Magna. The site is at the end of the private road, which rises away from The Street. To the north and east of the site is open countryside, comprising fields set aside to pasture. The site is within the Housing Restraint Area, Conservation Area and AONB.

#### **4. Relevant Planning History**

13/03417/FUL      Demolition of stables and erection of a 4 bed dwelling, 05.11.13 REF  
detached car port, associated works and hard & soft  
landscaping and improved access to 'The Street'

#### **5. Proposal**

It is proposed to demolish the existing stable and garage buildings and to erect a new one and a half storey detached dwelling. Also proposed are improvements to the site access where it adjoins The Street.

#### **6. Planning Policy**

Local Plan: policies G1, G2, D1, D2, H19, CN8, CN10, CN11, C4, C5, R2, TR11, TR14

Core Strategy: core policy 1

Central government planning policy: NPPF and NPPG

Teffont Village Design Statement (VDS)

#### **7. Consultations**

##### **Parish Council**

Object due to excessive scale, not in keeping with VDS, inappropriate access, loss of car parking to existing dwelling.

##### **Conservation Officer**

No objection

##### **Highways Officer**

No objection

##### **Ecologist**

No objection

#### **8. Publicity**

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

4 letters of representation were received, raising the following concerns:

- Increase in traffic;
- Loss of privacy;
- Inappropriate access;
- Overdevelopment of site and adverse impact upon rural character of the area;
- Loss of parking to existing dwelling;



## 9. Planning Considerations

### 9.1 Principle of development

Local Plan policy H19 states that within the Housing Restraint Areas the erection of a new dwelling will be acceptable only if the following criteria are met:

- (i) there will be no adverse impact on the character of the settlement or neighbourhood designated as a Housing Restraint Area;
- (ii) there is no loss of an important open space which contributes to the special character of the area;
- (iii) the loss of features such as trees, hedges and walls, which contribute to the character of the area, is kept to a minimum; and
- (iv) the development will be in keeping with the character of the neighbouring properties.

Local plan policy CN10 states that the loss of open spaces, gaps between buildings and gardens will not be permitted where this would detract from the special character of the Conservation Area.

### 9.2 Character & appearance of the area

A previous application made last year proposed a large two storey dwelling contained wholly within the paddock, and was refused for the following reasons:

*The area in the vicinity of the site derives much of its character from the generous spacing between buildings with open 'green' spaces and trees in between, and views of the rural landscape beyond. The site and wider settlement have been designated as a Housing Restraint Area in order to preserve this special character. The site is also within a Conservation Area where additional regard is to be given to preserving important open spaces. The site, which comprises an open paddock with trees to its site boundary, forms the termination of a private residential road, which creates a strong sense of being the settlement edge and the beginning of open countryside beyond. The site is particularly prominent due to its position at the end, and highest point, of this road. Furthermore the road also comprises a public footpath, which continues northwards directly past the site, onto higher ground still, where prominent views of the site exist most notably from the adjoining field to the north.*

*By virtue of its scale, siting and layout, the proposed dwelling and car port would harmfully erode the open and rural quality of the area, and would have the effect of visually encroaching into the surrounding countryside, to the detriment of the character of the area. In addition, it has not been demonstrated that adequate mitigation can be secured for the loss of the roadside hedge where the northerly visibility splay is to be improved.*

*As such the proposed development would be contrary to Local Plan policies G1(iii), G2(iv & v), D1, H19, CN8, CN10, CN11, C4 and C5 (as saved within the adopted South Wiltshire Core Strategy) and guidance contained within the Teffont Village Design Statement.*

The current proposal has incorporated significant changes with regards to siting and scale/height of the new dwelling. The footprint of the dwelling would not encroach into the open space of the paddock, being situated over the footprint of the existing stable block

and garage to Paddock View which would be demolished. The dwelling would be one and half stories in height, just over 5.5 metres to its ridge compared to the previous proposal which was 7 metres, and the design and scale would also be significantly more modest. In addition, no detached garage is proposed so that existing trees on the site would not be affected. The walls of the dwelling would be entirely of natural stone, which is the preferred material of choice as specified within the VDS, with a natural slate roof.

In the view of Officers this would satisfactorily preserve the open space of the paddock and as such the character of the Housing Restraint Area and AONB would not be harmed and the VDS objective of retaining important views of the countryside would be met. The Conservation Officer agrees that the design and siting sit more comfortably in their setting and encroach much less into the adjacent countryside, and that this would preserve the character of the conservation area.

The removal of permitted development rights, including for outbuildings, extensions and hardstandings, would ensure that adequate control can be imposed to ensure that the paddock retains its open character. It is also considered appropriate that a landscaping condition be imposed, requiring the retention of important existing trees and new planting.

### 9.3 Amenities of adjoining and nearby property

Concerns have been expressed by neighbours to the front and rear of the site regarding privacy. However, it is considered that there would be adequate distances of separation between the proposed dwelling and these neighbours so as not to result in unreasonable levels of overlooking. To the rear the distance from the proposed dwelling to the boundary with Gledhills would be approximately 20 metres, with this neighbouring dwelling at least the same distance away again. To the front, Orchard Cottage would be situated 20 metres away and with intervening landscaping in between.

### 9.4 Highway considerations

The Highways Officer comments that:

*The application site is situated at the end of a private access road (Public Footpath Teffont 4) serving four dwellings and lies within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, a Conservation Area and a Housing Restraint Area as set down in the Adopted Salisbury District local Plan. Visibility from and of vehicles leaving the private road at its junction with The Street is currently sub-standard, particularly in the northerly direction. The proposed development includes the improvement of the access junction by widening the access bellmouth area and by improving visibility at its junction with The Street (B3089).*

*It is considered that the proposed development will not have any significant impact on highway safety and that the highway improvements proposed as part of the development will be a benefit to all road users. I therefore recommend that no highway objection be raised to this application...*

The Highways Officer recommends conditions to secure improved visibility, a widened bellmouth, drainage and a construction method statement. The latter would include details of provisions to be made for construction traffic. Consequently Officers do not consider there to be any reasonable grounds to turn down the application on highway related grounds.

The applicant has recently undertaken some improvement to visibility at the site access by trimming back a hedgerow to the north of the access. This hedge may need to be trimmed back a little further and maintained as such regularly, but Officers are now

satisfied that it can be achieved without the need to remove the hedge and the hedge lined appearance to this part of The Street would be retained.

The development would not encroach onto or affect the adjacent public footpath.

### 9.5 Ecology

An ecological survey was submitted with the application which found no signs of protected species, although includes precautionary recommendations for the development.

### 9.6 Recreational open space contributions

Local Plan policy R2 requires financial contributions towards off-site recreational open space, and planning permission would therefore be subject to the applicant entering into an appropriate S106 agreement.

## 10. Conclusion

The development would be acceptable in principle and the proposed dwelling would be of an appropriate scale, siting and design, so as to preserve the character of the Conservation Area, Housing Restraint Area and AONB. There would be no significant adverse impacts upon the amenities of neighbours and appropriate access, parking and turning facilities would be provided so that the development would be acceptable in highway terms.

## 11. Recommendation

**That the matter be delegated to the Director of Development Services to grant permission subject to all parties entering into a S106 legal agreement which provides a financial contribution towards public open space and 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....2014/981/1...	Dated....11.03.14....
Plan Ref....2014/981/2...	Dated....11.03.14....
Plan Ref....2014/981/3...	Dated....11.03.14....
Plan Ref....2014/981/4...	Dated....11.03.14....
Plan Ref....AJB2...	Dated....11.03.14....

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 to face the external walls of the dwelling until a sample panel of stonework, not less than 1 metre square each, 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.

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

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 development shall commence on site until a visibility splay has been provided between the edge of the B3089 carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centreline of the access, to a point on the edge of the carriageway 43 metres to the north in accordance with the approved plans. Such splay shall be maintained free of obstruction to vision above a height of 1.0m above the level of the adjoining carriageway. Note. For the avoidance of doubt the 2.4 metre 'x' distance shall be measured back from the edge of carriageway, not from the white line carriageway edge marking.

Reason: In the interests of highway safety.

- 8) No development shall commence on site until details of the proposed widening of the site access bellmouth have been submitted to and approved in writing by the local planning authority. The development shall not be commenced on site until the widening of the access bellmouth has been constructed in accordance with the approved details.

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 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 Construction Method Statement has been submitted to and approved in writing by the local planning authority, detailing how construction traffic will be managed.

Reason: In the interests of highway safety.

- 11) Development shall be carried out in accordance with the recommendations of the extended phase 1 survey by Ahern Ecology dated 9<sup>th</sup> September 2013.

Reason: In the interests of protected species.

- 12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-F (i.e. extensions, outbuildings, hardsurfaces) shall take place on the dwellinghouse hereby permitted or within its curtilage.

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

- 13) No demolition or construction works shall take place outside the hours of 0730 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays or at any time on Sundays & Banks Holidays.

Reason: In the interests of neighbouring amenity.

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**14/02238/FUL - Land at Paddock View, The Street, Teffont, Salisbury, SP3 5QP**



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<b>Date of Meeting</b>	22nd May 2014
<b>Application Number</b>	14/01573/FUL
<b>Site Address</b>	Ridgeside, The Ridge Woodfalls, Salisbury, Wiltshire, SP5 2LD
<b>Proposal</b>	Erect 2 x 3 bed bungalows and garages to rear of existing dwelling. Alterations to existing dwelling including demolition of existing attached garage
<b>Applicant</b>	Willton Homes Limited
<b>Town/Parish Council</b>	Woodfalls
<b>Grid Ref</b>	419962      120950
<b>Ward</b>	Bourne and Woodford Valley
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Matthew Legge

**Reason for the application being considered by Members**

Cllr Randall considers that this matter needs to be considered by Committee, due to concerns over the principle of development of the site, it being back-land development , not in keeping with other properties on the road that generally have spacious gardens and the access has the same issues as the previous refused application.

**1. Purpose of Report**

To consider the above application and the recommendation of the Area Development Manager that planning permission be **GRANTED subject a suitably S106 legal agreement, and subject to suitable conditions**

**2. Report Summary**

- Design and impact on wider area
- Impact on residential amenity
- Impact on existing and proposed highway systems and parking and turning
- Ecology and impact on National Park
- S106 matters

Parish Council have raised concerns and objections

5 letters raising issues

**3. Site Description**

Ridgeside is located on The Ridge in Woodfalls which links the New Forest and the village of Downton. It is an early 20<sup>th</sup> century double fronted brick property with later

extensions and a large rear garden which includes land to the rear of the adjacent property, Sunmount. The garden is largely laid to lawn with the land falling from east to west.

The site is located within the Housing Policy Boundary of Woodfalls and the Special Landscape Area, and close to the New Forest National Park. The site is currently served by a vehicular access off the adjacent main road B3080.

#### **4. Proposal**

It is proposed to build two single storey bungalows in part of the rear garden area, including the creation of a new access driveway alongside the existing dwelling and utilising the existing vehicular access. Works would also be undertaken to the existing dwelling to make way for the planned access driveway. The existing dwelling would be retained with a smaller proportion of garden area. Garage buildings would be provided for the existing and proposed dwellings.

#### **5. Planning History**

*The following applications are subject of current ongoing Appeals*

**13/019391/FUL** – Demolish existing garage and associated alterations to existing dwelling. Erect 2 dwellings and garages to rear of existing dwelling. Refused for the following reasons:

*“1. The proposed development would be located on, and involve the severance of, an existing garden area serving a large dwelling in an area characterised by properties set within large gardens. The proposed dwellings would be located within close proximity to other existing dwellings and would result in the creation of a vehicular access between two existing dwellings.*

*The proposal, by reason of its design and layout, would result in a cramped development which would not be in-keeping with the spacious character of established surrounding development (in particular, the south-eastern proposed dwelling). Furthermore, by reason of the cramped layout, the proposal would not provide adequate amenity space for the occupiers of the dwellings commensurate with established surrounding development (in particular, the south-eastern dwelling). Additionally, the proposed vehicle parking and turning arrangements within the site would be cramped and contrived, and so be likely to lead to conflict and/or nuisance for occupiers of the proposed dwellings.*

*This is contrary to Policies G2 and H16 of the Salisbury District Local Plan (which are 'saved' policies in the South Wiltshire Core Strategy) and the NPPF, particularly paragraphs 17, 53 and 56.”*

*2. The proposed access to the site, by reason of its physical characteristics (specifically, its limited width and its gated design) and by reason of the inevitable intensity in its use (serving three dwellings), is considered to be hazardous for both its users and other users of the public highway. This is in view of the conflict which would result when vehicles either pause before the electric gate has opened or meet another vehicle head to head at the access, requiring the entering vehicle on the highway to either pause on the highway or reverse on to the highway. Such a*

*manoeuvre is considered to be hazardous to both the entering vehicle and other users of the highway, and as such would be detrimental to highway safety.*

*This is contrary to Policy G2 of the Salisbury District Local Plan (which is a 'saved' policy in the South Wiltshire Core Strategy).*

*3. The proposed residential development is considered to be contrary to Policy R2 of the Salisbury District Local Plan (which is a 'saved' policy in the South Wiltshire Core Strategy) and Policy CP3 of the South Wiltshire Core Strategy in that it does not make provision for contributions towards recreational open space/facilities and affordable housing which are essential infrastructure made necessary by the development.”*

**S/2012/1613** – Demolition existing garage and associated alterations to the existing dwelling. Erect 3 dwellings and garages to rear of existing dwelling. Refused for the following reasons:

*(1) The proposed development would be located on, and involve the severance of, an existing garden area, serving a large dwelling in an area characterised by properties set within large gardens. The proposed dwellings would be located within close proximity to other existing dwellings and would result in the creation of a vehicular access between two existing dwellings. Therefore, based on the information provided, it is considered that due to a combination of the orientation, overall design, and juxtaposition of the proposed dwellings in relation to surrounding existing properties, the proposal would have a detrimental impact on the level of residential amenity enjoyed by occupiers of both the planned properties and the existing surrounding properties (The Ridge, Sunmount, 11 Vicarage Park, Magpies and The Manse), due to the inter-relationships, overlooking loss of privacy, reduced amenity area and increased noise and disturbance that will result. As such the proposal is judged to be contrary to Salisbury District Local Plan policies G2, D2, H16 and C6 as ‘saved’ within the Adopted South Wiltshire Core Strategy and the NPPF, particularly paragraphs 17, 53 & 56.*

*(2) Insufficient information has been demonstrated that the proposal will not be detrimental to protected species contrary to Salisbury District Local Plan policy C12, as saved within Appendix C of the Adopted South Wiltshire Core Strategy and guidance contained within the NPPF specifically paragraphs 109, 113, 117 & 118.*

*(3) The proposed residential development is considered to be contrary to Salisbury District Local Plan Policy R2 as saved within Appendix C of the Adopted South Wiltshire Core Strategy and Core Policy 3 of the Adopted South Wiltshire Core Strategy as appropriate provision towards public recreational open space and affordable housing has not been made.*

## **6. Relevant Planning Policy**

National Planning Policy Framework, (NPPF) particularly paragraphs 17, 53, 56, 109, 113, 117 & 118

National Planning Policy Guidance (NPPG)

South Wiltshire Core Strategy

Core policies 1, 3, 15, 18, 19 & 22

Salisbury District Local Plan Saved Policies – G1, G2, D2, R2, TR11, H16, C6, C12

Adopted Supplementary Planning Guidance “Creating Places”

Draft Wiltshire Core Policies CP 24, 25, 41, 43, 50, 52, 57 and 61

## 7. Third Party Responses

Redlynch Parish Council

Object to the proposal - recommend Refusal, for the following reasons:

- *“The development represents tandem and therefore an inappropriate Backland development and contrary to Planning Policy H16. This policy is very specific when it comes to tandem developments and states that “the proposal will not constitute tandem or inappropriate backland development” and therefore the development fails to meet the policy.*
- *The Planning Committee still considered the proposal to be cramped and represents over development with inadequate on site vehicle parking/ turning. Also the scale and density will have an adverse impact on the character of housing in this section of Woodfalls and would set a precedent to the detriment of the parish and therefore contrary to Planning Policies D2 and G2*
- *The natural constraints of the entrance for vehicles and pedestrians represents a serious highway safety hazard for both the owners and visitors when entering and leaving the property. This will not be helped by the expected increase in street parking on “The Ridge”, the current density and flow of traffic on the B3080 and the closeness of Morgan’s Vale Village Hall.”*

Third party – 5 letters raising concerns:

- Dangerous access, including road
- Lack of turning area within the scheme
- Overdevelopment and backland development
- Increased surface water runoff
- Design is out of keeping
- Impact upon amenity and loss of daylight
- Impact on protected species
- Concern over connections to existing sewerage

## 8. Consultee responses

### **Wiltshire Council Environmental Health**

No objections subject to conditions

### **Wiltshire Fire and Rescue**

Generic comments

### **Wiltshire Council Housing**

*No Affordable Housing is being sought by the Council on sites with 4 or less proposed dwellings*

### **Wiltshire Council Highways**

No objections.

### **Wiltshire Council Ecology**

Conditions required securing ecological mitigation.

New Forest financial contribution not yet applicable to this application.

### **Wiltshire Council Archaeology**

No comment

### **Wessex Water**

General water/drainage issues. Public sewer crossing the site

### **New Forest National Park**

No comment

## **9. Planning Considerations**

### 9.1 Principle

The application site is located within the Housing Policy Boundary, where in principle, housing development is acceptable in principle. The previously refused scheme (S/2012/1613) would have resulted in 3, two storey dwellings across the site, which would have been visible from the surrounding dwellings and surrounding road system. Partly as a result, the previous scheme was refused.

Following that refusal, another scheme (13/019391/FUL) was submitted for two bungalows within the rear garden which offered small garden areas for the 2 proposed bungalow but a larger garden area of the application dwelling known as Ridgeside. This application was nevertheless refused due to concerns over the cramped nature of the development and the impact to highway safety.

Consequently, the current scheme needs to be considered against these reasons for refusal.

### 9.2 Design and impact on wider area

The existing rear garden of the existing property is large, and is located in a fairly secluded location, set back off the street scene, and partially screened by adjacent buildings and other planting.

The previous refusal comments that the *“proposal, by reason of its design and layout, would result in a cramped development which would not be in-keeping with the spacious character of established surrounding development (in particular, the south-eastern proposed dwelling). Furthermore, by reason of the cramped layout, the proposal would not provide adequate amenity space for the occupiers of the dwellings commensurate with established surrounding development”*. This revised scheme increase the size of the garden areas for the two proposed bungalows. The increased garden area is aimed to mitigate against this refusal argument.

The creation of the new access driveway would result in the removal of the garage associated with the existing property, and as a result, the rear garden area would

inevitably become more visible from the street scene. However, the planned bungalows would be of a relatively modest height of just over 5m which is lower than those bungalows which were refused as part of application 13/019391, and would be located in the eastern and southern portion of the garden, adjacent to, and partially screened from the street scene by the adjacent residential property known as Sunmount and the application dwelling at Ridgeside. Therefore, from the main road to the east, it is unlikely that the new dwellings would be readily visible, or play much part in the visual character of the area.

The site is more visible from the west, as the site and surrounding land is located on higher ground compared to land and properties to the west of the site, where there is a significant change in levels down to Morgans Vale Road. In Officers opinion, the planned bungalows are likely to allow some visible from some locations along Morgans Vale Road, given the elevated nature of the site.

However, whilst this would represent a change from the current open garden which exists, the character of this area has clearly developed over time, with numerous in-fill development clearly having taken place over the years, giving the area a rather fragmented character, (although this is most true of the Morgans Vale Road area, rather than the housing adjacent the Ridge). The area is however clearly characterised by a varied building forms, with no particular architectural character or building line readily apparent.

In Officers opinion, it would therefore be difficult to defend a reason for refusal based on the impact of the development on the character of the area.

### 9.3 Impact on residential amenities

A number of strong objections have been received, related to the impact of the proposal on adjacent dwellings and amenity. The previous reasons for the two recent refusals were based partly on this issue, as the previously proposed 3 dwellings would have been readily visible from surrounding garden areas, and would have significantly impacted on the level of privacy and enjoyment experienced by occupiers of those adjacent properties.

The revised scheme has attempted to address the previous reasons for refusal by proposing two single storey bungalows as opposed to 3, two storey dwellings. The recently refused scheme for 2 bungalows (13/01391/FUL) did not include a refusal reason which related to neighbouring amenity but did comment that "*the cramped layout, the proposal would not provide adequate amenity space for the occupiers of the dwellings commensurate with established surrounding development*". This revised scheme increase the size of the garden areas for the two proposed bungalows. The increased garden area is aimed to mitigate against this refusal argument.

It is clear that the bungalows would be have a degree of visibility from adjacent garden areas of these properties, as both existing dwellings are located near the boundary of the site and are two storey, so have a view over the application site. However, whilst being visible, the bungalows would be of restricted height, some 5-6m to the ridge, with no first floor windows, and therefore it is unlikely that the bungalows would result (as currently designed) in any loss of privacy/overlooking issues. Similarly, it is unlikely that the proposals would cause any overshadowing or

dominance issues with adjacent properties. As a result, it is likely that the most significant change will be the introduction of general noise and disturbance, particularly to Sunmount, which would have the planned access driveway located adjacent to its existing boundary.

However, given the reduction to two dwellings, and that the driveway would be only approximately one car wide, and given that two dwellings are proposed, the volume and speed of traffic would be likely to be quite limited, and hence have a relatively limited impact. Similarly, the number of vehicular manoeuvres and hence general noise and disturbance, is also likely to be quite limited. It may therefore be difficult to justify refusal of the scheme on the grounds of harm caused by noise and disturbance created by the dwellings.

A number of objections referred to the future ability of the dwellings to expand, using Permitted development rights, which allow development of dwellings without the need for further planning permission. However, such rights can be “withdrawn” by the LPA, and officers have suggested two such conditions, which would restrict the ability of future occupiers to enlarge their properties or to create first floor windows or accommodation.

#### 9.4 Highways, Parking & turning

The main B3080 road is very busy, and traffic speeds are very high, although officially limited. The existing access arrangements include a wide tarmac apron between the site access and the main road, and therefore this allows for above average visibility when exiting onto the main road, and will also allow vehicles turning into the access to leave the highway, whilst another car exits onto the main road. The narrow nature of the planned access driveway would also help reduce traffic speeds of vehicles exiting onto the highway and coming off it.

A number of third parties have raised concerns regards the impact of additional dwellings on highway safety. The recent refusal reason comments *“Additionally, the proposed vehicle parking and turning arrangements within the site would be cramped and contrived, and so be likely to lead to conflict and/or nuisance for occupiers of the proposed dwellings”*

The highways concerns have been explored with the Council’s Highways officer as part of this current application and the previous application for 3 and 2 dwellings. He remains of the opinion that the access, parking and turning arrangements are satisfactory, and offers no objection to the current scheme.

Consequently, whilst the third party concerns are understood and the speed of the road traffic is acknowledged, officers advise that a refusal of this scheme on highway safety terms would be difficult to justify without any objection from Wiltshire Council Highways.

#### 9.5 Ecology and impact on National Park

The area around the site is biodiverse, and there is a pond on the site believed to contain newts. A number of the third party concerns relate to the lack of an ecology survey. However, following the submission of a survey related to protected species, the Council’s Ecologist does not object to the scheme. The Council Ecologist has

also advised that at the current time, a contribution towards the ecological impact of the development on the Forest is not required at this time. She therefore raises no objections to the proposal.

Consequently, whilst the third party concerns are understood, officers advise that a refusal of this scheme on highway safety terms would be difficult to justify.

## **9.6 S106 matters**

### *Affordable Housing*

Policy CP3 of the adopted South Wiltshire Core Strategy requires a financial contribution to be made by applicant's towards the provision of off-site affordable housing where the proposal is for four units or less. The Wiltshire Core Strategy which will replace the South Wiltshire Core Strategy is currently in preparation and as originally drafted proposed a similar affordable housing policy to CP3. However, in his considerations the Strategy Inspector has expressed concern that such a policy may no longer be appropriate due to different circumstances now, and that the Council should therefore look at alternatives to fulfilling its affordable housing objectives. With this in mind the Council has gathered further evidence for the Inspector, and this demonstrates that on sites proposing four units or less consideration should now be given to requiring no affordable housing contributions.

On the back of this evidence a revised affordable housing policy has been prepared for the Wiltshire Core Strategy and presented to the Strategy Inspector. On sites of four units or less the revised policy requires no affordable housing contribution. Although this policy has not yet been adopted or, for that matter, has not been subjected to scrutiny through the Strategy process, it does define the Council's likely direction of travel on affordable housing based on up to date evidence. In view of this it is the Council's intention to now have regard to the revised policy in all relevant planning applications received after the date of publication of the strategy report (that is, 28 February 2014) and in relation to all other planning applications which remain outstanding after this date.

### *Contributions towards Recreation Open Space*

The residential development as proposed does require the provision of a financial contribution towards public open space. The Salisbury District Local Plan 2011 is and remains in force in the area. The relevant policy from the Salisbury District Local Plan 2011 relating to the provision of open space is R2 which states:

*'New residential development will be required to make provision for recreation open space (comprising facilities for communal outdoor sport and children's play), in accordance with a standard of 2.43 hectares per 1000 population. Additional amenity open space (including landscaped areas, public gardens and roadside verges) will be sought where appropriate'*

Where development schemes of 1 – 9 units are proposed, it is accepted that it would be unreasonable and often impracticable to provide even a small play area on site and so a commuted payment is taken instead. The Payment sought reflects the number and size of the dwelling being provided and the payment is sought for outdoor recreation purposes within the locality of the development.



In 2006 the Council carried out a study (The Open Spaces Study 2006), to ascertain the existing provision and to assess the actual demand for Open Space. This study is the most current and is used by the Council in assessing the need for provision of Open Space for proposed developments within the Salisbury District Area.

This application has agreed to and duly signed a legal agreement with the Council to secure the payment of such monies.

## **10 Conclusion**

The proposed two bungalows are considered to be of a more modest scale and height so as to reduce significantly the impact of the development on some of the adjacent dwellings in terms of overlooking, overshadowing and loss of privacy. Whilst there would be some impacts on surrounding dwellings due to the introduction of the two dwellings including parking and turning areas, it is considered that the impact would not be significant enough to warrant refusal of the application, given the residential character of the area. The third party concerns regards the proposed access arrangements are noted. However, the Council's Highways officer has raised no objection to the proposal, and consequently, it is considered that it would be difficult to substantiate a reason for refusal based on highway safety. There are no ecology concerns related to this application.

As a result, and subject to a suitable S106 agreement and conditions to mitigate the impacts of the development, the proposal is considered acceptable, and complies with the aims of saved policies G2, D2, & R2 of the Salisbury District Local Plan, as well as complying with the guidance provided in the NPPF in relation to the provision of housing.

**RECOMMENDATION: THAT THE MATTER BE DELEGATED TO THE DIRECTOR OF DEVELOPMENT SERVICES TO GRANT PERMISSION, SUBJECT TO ALL PARTIES ENTERING INTO A REVISED S106 LEGAL AGREEMENT WHICH:**

- a) Provides a financial contribution towards public open space**

**Then Planning Permission be GRANTED, subject to the following conditions:**

1. The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission

REASON: To comply with the provisions of Section 92 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-E (extensions and outbuildings) shall take place on the dwellinghouse(s) hereby permitted or within their curtilage.

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.

4. The dwellings shall be single storey only, with no windows or other rooflights inserted in the roof, and no habitable rooms created in the first floor roofspace.

REASON: In order to protect residential amenity in terms of loss of privacy.

5. The development shall be carried out in accordance with the following approved plans:

Proposed block plan – DRG No. ST452-23b	11/02/2014
Vehicle manoeuvring – DRG No. ST452-24b	11/02/2014
Proposed site layout – DRG No. ST452 -25	11/02/2014
Proposed Elevations – DRG No. ST452-26	11/02/2014
Proposed Elevations – DRG No. ST452-27	11/02/2014
Arboricultural plan – DRG No. 2864/2014	11/02/2014
Abbas Ecology survey and recommendations Feb 2014	14/02/2014

REASON: For the avoidance of doubt

6.No dwellings shall be occupied until all car parking and associated turning and access arrangements shown on the approved plans has been be provided and made available for use.

REASON: In order that sufficient parking is available for occupiers of the dwellings and visitors

7. No construction deliveries, demolition, or other building activity shall take place on Sundays or public holidays or outside the hours of 07:30 to 18:00 on weekdays and 08:00 and 13:00 on Saturdays.

REASON: In order to reduce the impact of construction works on surrounding residential amenity

8. Before development commences, full details of the treatment and protection of the boundary with “Sunmount” (adjacent the proposed access driveway) during construction works and once the scheme is built out, have been submitted to and approved in writing by the Local Planning Authority.

REASON: In order to reduce the impact of the development on adjacent residential amenity

9. 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), the garages hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

10. Before development commences all works in relation to great crested newts, including but not limited to removing the existing pond, providing a new pond and providing 2 newt hibernacula, will be undertaken in strict accordance with Habitat Creation as Ecological Mitigation for Reptiles and Potential Great Crested Newt Population (Abbas Ecology, amended February 2014) and a professional ecologist will be present on site during these works and will supervise all aspects of these works. A report will be submitted to and approved in writing by the Local Planning Authority to demonstrate that the above report has been fully implemented and to confirm whether great crested newts were found.

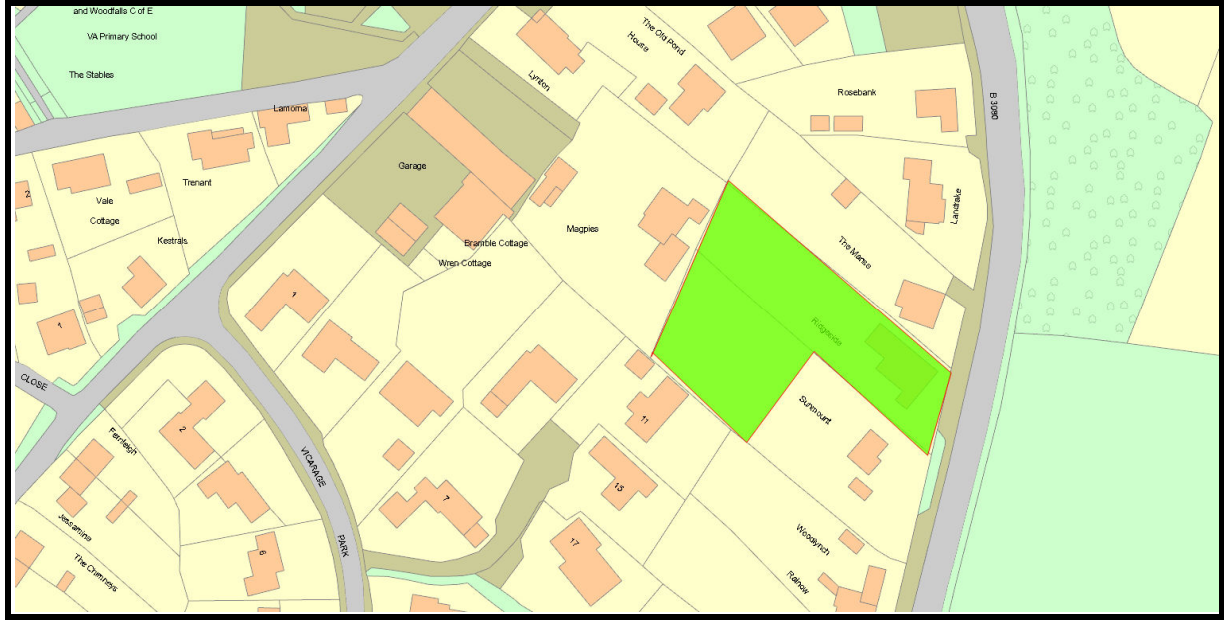
REASON: In the interest of Protected Species

#### **INFORMATIVE**

Wessex water has indicated that its records show a public sewer crossing the site. It is recommended that the applicant/developer contacts Wessex Water Sewer protection team for advice.

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**14/01573/FUL – Ridgeside, The Ridge, Woodfalls, Salisbury, Wiltshire. SP5 2LD**



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