

AGENDA

Meeting: Southern Area Planning Committee
Place: Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Thursday 26 November 2015
Time: 6.00 pm

Please direct any enquiries on this Agenda to Lisa Moore, of Democratic Services, Bourne Hill, Salisbury, direct line (01722) 434560 or email lisa.moore@wiltshire.gov.uk

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

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

Membership:

Cllr Fred Westmoreland
(Chairman)
Cllr Christopher Devine
(Vice Chairman)
Cllr Richard Britton
Cllr Richard Clewer
Cllr Brian Dalton
Cllr Jose Green

Cllr Mike Hewitt
Cllr George Jeans
Cllr Ian McLennan
Cllr Ian Tomes
Cllr Ian West

Substitutes:

Cllr Trevor Carbin
Cllr Terry Chivers
Cllr Ernie Clark
Cllr Tony Deane
Cllr Dennis Drewett
Cllr Peter Edge
Cllr Magnus Macdonald

Cllr Leo Randall
Cllr Ricky Rogers
Cllr John Smale
Cllr John Walsh
Cllr Bridget Wayman
Cllr Graham Wright

RECORDING AND BROADCASTING NOTIFICATION

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

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

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

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

Details of the Council's Guidance on the Recording and Webcasting of Meetings is available on the Council's website along with this agenda and available on request.

If you have any queries please contact Democratic Services using the contact details above.

AGENDA

Part I

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

1 **Apologies for Absence**

To receive any apologies or substitutions for the meeting.

2 **Minutes (Pages 5 - 10)**

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

3 **Declarations of Interest**

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

4 **Chairman's Announcements**

To receive any announcements through the Chair.

5 **Public Participation 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 (acting on behalf of the Corporate Director) no later than 5pm on **(4 clear working days, e.g. Wednesday of**

week before for a Wednesday meeting). 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 11 - 12*)

To receive details of completed and pending appeals.

7 **Planning Applications**

To consider and determine planning applications in the attached schedule.

7a **15/05844/OUT: Land East of Pennard, Lower Road, Quidhampton**

New 2 bed detached dwelling (Outline application to determine access, layout and scale).

7b **15/08539/FUL: 19 & 20 Woodstock Road, Salisbury, Wiltshire, SP1 3TJ**

Change of use from residential (C3) to residential care home (C2) for adults of working age with mental health conditions.

7c **15/09243/FULL: Heale Farm, Middle Woodford, Salisbury, SP4 6NU**

Erection of four dwellings (Use Class C3), with garaging, retention and restoration of existing granary, access, landscaping and associated works.

8 **Urgent Items**

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

SOUTHERN AREA PLANNING COMMITTEE

**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING
HELD ON 15 OCTOBER 2015 AT SARUM ACADEMY, WESTWOOD RD,
SALISBURY SP2 9HS.**

Present:

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

106 Apologies for Absence

Apologies were received from:

Cllr Mike Hewitt who was substituted by Cllr John Smale.

107 Minutes

Resolved:

**The minutes of the meetings held on 11 June 2015 and 24 September 2015
were approved as a correct record and signed by the Chairman.**

108 Declarations of Interest

There were no declarations of interest.

109 Chairman's Announcements

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

110 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

111 **Planning Appeals**

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

112 **Planning Applications**

113 **15/06930/FUL - From Salisbury Road, Bulford (north of junction with High Street) to Salisbury Road, Amesbury at Folly Bottom (north of junction with A303), Wiltshire, SP4 9DT**

Public Participation

Mrs Beverly Devlin spoke in objection to the application.

Mr Eugene Maidment spoke in objection to the application.

The Senior Planning Officer presented a report which recommended approval of the application for the construction of a shared user path on agricultural land, including a ramp and stairs, to improve accessibility and inclusion.

Late correspondence from Bulford Parish Council stating strong support for the application had been circulated to Committee Members.

Members of the Committee had the opportunity to ask technical questions of the Officers. In response it was stated that only one section of the path, where the land did not adjoin the highway required planning permission. Concerns had been received from residents of number 54 High Street, and that a fence would be erected between that property and the path. The implementation of a crossing would reduce the parking spaces for vehicles on the highway, however there was no right to park on public highway.

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

The Local Unitary Member, was not in attendance, Councillor Fred Westmoreland spoke in support of the application as Unitary Member for West Amesbury. He noted that a path connecting Bulford to Amesbury had been wanted for more than 10 years. He suggested that the local Member for Bulford work with residents and CATG to alleviate the issues associated with vehicles parking at the bottom of the hill.

A debate followed where it was considered that the application would improve accessibility and inclusion for the local community and would provide a safe place to cross the busy road.

Resolved

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) No development shall commence within the area indicated (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.

- 3) The pathway will be constructed in strict accordance with the recommendations given at Section 5 of the Preliminary Ecological Appraisal Report by Sustrans Ecologist, Hannah Lewis, dated February 2013.

REASON: In the interests of protected species and habitat retention in order to maximise the diversity and value of the path side habitat.

- 4) No external lighting shall be installed until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner in the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

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

- a detailed planting specification showing all plant species, supply and planting sizes and planting densities and
- details of the height and design of boundary fence to be erected along the east boundary of No 54 High Street, Bulford, SP4 9DT.

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion of the development; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

The agreed fencing shall also be carried out in accordance with the approved details and implemented in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

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

Drawing No: 5139176-ATK-3113-SD-DR-C-002, dated 09/06/2015, received by this office 14/07/2015

Drawing No: 5139176-ATK-3113-SD-DR-C-001, dated 09/06/2015, received by this office 14/07/2015

Drawing No: 5139176-ATK-3113-GA-DR-D-100, dated 03/06/2015, received by this office 14/07/2015

Drawing No: 5139176-ATK-3113-SD-DR-C-003, dated 02/06/2015, received by this office 14/07/2015

Drawing No: 5139176-ATK-3113-SD-DR-C-004, dated 02/06/2015, received by this office 14/07/2015

Drawing No: 5139176-ATK-3113-SD-DR-C-005, dated 03/06/2015, received by this office 14/07/2015

Drawing No: 5139176-ATK-3113-SD-DR-C-006, dated 11/06/2015, received by this office 14/07/2015

Drawing No: 5139176-ATK-3113-GA-DR-D-101, dated 03/06/2015, received by this office 14/7/2015

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

INFORMATIVES: Archaeology

The applicant should be aware that, if archaeological remains are encountered, this may have an effect on their programme of works. If human remains are encountered during the works, they cannot be removed without the appropriate permissions.

114 **15/07470/VAR - Land at Paddock View, The Street, Teffont, Salisbury, Wiltshire, SP3 5QP**

Public Participation

Tim Peggell spoke in objection of the application.

Dan Roycroft spoke in support to the application.

The Area Team Leader presented a report which recommended approval of the application to vary condition 2 of 14/02238/FUL to amend the plans to replace 2 Velux windows with 2 dormer windows on north elevation, and raise ridge and eaves of new dwelling by 600mm, at Land at Paddock View, The Street, Teffont.

Members of the Committee had the opportunity to ask technical questions of the Officers. In response it was stated that if the new proposal to raise the roof by 600mm went ahead, the roof would not be visible over the existing tree line. The previous extension element of the development had been removed from the application and there were no further applications pending. The roof would be tiled.

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

A debate followed where it was considered that the scale of the variation to the application would change the character of the cottage which went against the Inspectors original comments. The original full application had been refused because of the relationship to adjoining properties, visual impact upon the surrounding area and the design including the bulk, height and general appearance. Raising the roof by 600mm would reinforce those concerns.

Resolved

To REFUSE planning permission for the following reasons:

Reason

The proposed increase in roof height would by reason of the scale, height and massing of the resulting dwelling, constitute a development that would be odds with the design of the original cottage style building and at odds with the inspectors appeal decision for planning application 14/02238/ful in which the inspector stated - "its limited footprint and scale would give it a modest appearance, not out of character with properties in the Conservation Area". as such it is considered that the property would be out of character with the surrounding area and the conservation area contrary to policy CP57 and CP58 of the adopted Wiltshire Core Strategy.

115 Urgent Items

There were no urgent items.

The following site visits were requested:

- [15/04529](#)/FUL - Land adjacent to 6 Oderne, The Street, West Knoyle.
- 15/09465/FUL- Old Manor Hospital, Wilton Road, Salisbury.

(Duration of meeting: 6.00pm – 7.08pm)

The Officer who has produced these minutes is Lisa Moore, of Democratic Services, direct line (01722) 434560, e-mail lisa.moore@wiltshire.gov.uk

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

APPEALS Appeal Decisions

Application Number	Site	Appeal Type	Application Delegated/ Committee	Appeal Decision	Over turn	Costs
14/07785/FUL	Gilkin, Cuffs Lane, Tisbury	WR	DEL	ALLOWED		
14/10042/FUL	Former Bus Station Endless Street, Salisbury	H	DEL	ALLOWED		
14/11591/FUL	22 Cholderton, Salisbury	WR	COMMITTEE	DISMISSED	O/T	
14/05753/FUL	E S R Services Ltd, 28-32 Salisbury Road, Amesbury	WR	DEL	DISMISSED		
14/11869/FUL	Neel Akash, 14 North Street, Wilton	WR	DEL	DISMISSED		

Outstanding Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee	Overturn
14/11779/FUL	Land adjacent to 9 Hilltop Close, Shrewton	WR	DEL	
13/05402/FUL	Harnham Telephone Repeater Station	H	COMMITTEE	O/T
14/10606/VAR	4 Heath road, Salisbury	WR	DEL	
15/02869/FUL	3 Antrobus road, Amesbury	WR	DEL	
15/04540/FUL	251 Castle street, Salisbury	WR	DEL	
15/02098/FUL	Land off Butler Close, rear 81 Downton road	WR	DEL	
15/04531/VAR	Aldi Foodstore, 42 Salisbury st., Amesbury	WR	DEL	
14/08025/FUL	Penruddock Arms, Hindon Road, Dinton	WR	DEL	
14/10095/FUL	Land to the rear of 33 Bedwin St and Belle Vue Road	WR	COMMITTEE	O/T

New Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee	Overturn
15/03766/FUL & 15/03798/LBC	14 Harnham road, Salisbury	WR	DEL	
14/11277/FUL	Antrobus Arms Hotel, Amesbury	WR	DEL	
15/00474/FUL	6 Endless street, Salisbury	WR	DEL	
15/03651/FUL	Brickworth Service Station, Whiteparish	WR	DEL	
15/03483/FUL	18 Falcons Way, Salisbury	WR	DEL	

WR Written Representations
H Hearing
ENF Enforcement Appeal

HH Fastrack Householder Appeal
LI Local Inquiry

13th November 2015

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No. 2

Date of Meeting	26 th November 2015
Application Number	15/05844/OUT
Site Address	Land East of Pennard, Lower Road, Quidhampton
Proposal	New 2 bed detached dwelling (Outline application to determine access, layout and scale)
Applicant	Landmark Estates Ltd
Town/Parish Council	Quidhampton
Grid Ref	410912 131067
Type of application	Outline application to determine access, layout and scale
Case Officer	Tom Wippell

Reason for the application being considered by Committee

The application has been called to committee by Councillor Peter Edge if minded to approve for the following reasons:

- Not consistent with Wiltshire Council Core Strategy and Rural Housing Survey.
- Loss of light to Hope Cottage.
- Removal of screening between property and recreation ground.
- Access onto a busy road with cars parked alongside the junction impairing visibility.

1. Purpose of Report

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

2. Report Summary

The issues in this case are:

- Principle
- Ownership
- Scale, Design, Siting
- Residential Amenity

- Highway Safety
- Archaeology/Other Issues

Publicity of the application has resulted in an objection from the Parish Council and three further letters of objection. There have been no letters of support.

3. Site Description

The application site relates to the sub-divided gardens on Pennard, a detached bungalow in the village of Quidhampton. The site backs onto open fields to the rear and access is via an existing driveway to Lower Road (shared with Pennard and The Coolins). The site is set-up slightly higher than the road level.

4. Planning History

A previous application (15/03289/OUT) for a detached dwelling sited towards the front of the site, was withdrawn in June, after concerns were raised about highway safety, visual amenity and residential amenity. This re-submission therefore has to be considered in the light of this previous application, and the differences between the two schemes critically examined.

5. The Proposal

Planning permission is sought to construct a 2 bed detached dwelling to the side of Pennard, Lower Road, Quidhampton. Access to the site will be via a driveway, which serves the existing bungalow and the neighbouring property 'The Coolins'. Parking spaces will be provided for 2 cars, with amenity areas sited to the rear and to the front.

6. Planning Policy

Core Policy 1, Core Policy 2, Core Policy 57, Core Policy 58

NPPF

7. Consultations

Highways:

I can confirm that the addition of a second parking space overcomes my previous highway objection. The parking space is located close to the junction with Lower Road and I have checked using turning overlays that a vehicle would be able to access the space. To enable exiting vehicles to turn right with ease, a slight improvement is necessary to the access, please see the attached extract. Furthermore, given the close proximity of the parking spaces to the junction, the hedge should be

lowered across the frontage to allow inter-visibility between a driver exiting the parking spaces and a driver pulling into the shared driveway– the front boundary should be no higher than 0.9m above the carriageway level.

Subject to the above mentioned improvements, I would not wish to raise a highway objection subject to conditions.

Archaeology: Following the results of the archaeological survey, no significant archaeology was found and so I would like to change my advice to No Objections. I do not consider that further archaeological work is required for the proposed development and so do not recommend that a condition be applied to any permission.

Parish Council:

- Not consistent with Wiltshire Council Core Strategy and Rural Housing - Survey.
- Loss of light to Hope Cottage.
- Removal of screening between property and recreation ground.
- Access onto a busy road with cars parked alongside the junction impairing visibility.
- Quidhampton PC question the accuracy of the scale of the plans and ask WC to ensure that the car parking spaces provided are sufficient to park a car and open doors.
- Quidhampton PC request that if Officers are minded to approve that this application is called in.

8. Publicity

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

The publicity has generated three letters of objection and no letters of support.

The letters of objection are summarised as follows:

Parking and traffic at this end of the village is a problem

The design could be changed into a two-storey dwelling at a later stage and will therefore cause overlooking

Construction traffic in the area is already a problem in this village, and this will make it worse

The site is directly opposite a 'pinch point', which has already caused major problems, such as: 'endless traffic queues, of cars and lorries' - the vibration from the 'huge lorries', which has broken glass and dislodged/ shattered many roof tiles.

Any increase in traffic volume at this point, would leave nowhere for cars to pull in, to let others pass. Also, the double yellow lines at that point are not stopping cars, vans, and lorries being parked there.

The 1st application was rejected by yourselves, one of the reasons being access out onto a difficult part of Lower Road. I would like it noted that wherever on the land the building is placed the same problems will be faced. I think another residence on this plot will create further traffic access problems.

9. Planning Considerations

Principle of Development

Core Policies 1 and 2 state that new 'infill' residential development is acceptable in Quidhampton;

'The delivery strategy defines the level of growth appropriate within the built up area of small villages as infill. For the purposes of Core Policy 2, infill is defined as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling.'

Therefore a proposal for a new residential unit is not considered unacceptable in principle. This is provided the development is appropriate in terms of its scale and design to its context, and provided other interests including residential amenity and highway safety are addressed.

Ownership

'Notice' has been served on nearby properties, as the access driveway leading to the new dwelling is across land not in the applicant's ownership. However, the driveway serving the new dwelling will be unaltered for the section leading to the neighbouring property, and will continue to allow rights of access for 'Pennard' and 'The Coolins'. Therefore in planning terms, it is considered that the consultation process has been correctly adhered to.

Scale/ Siting/ Design

In terms of siting, it is considered that there is sufficient space within the plot to avoid a cramped form of development, with the proposed layout making good use of the site. Therefore this scheme does not represent an unusual or principally unacceptable form of 'infill' development in this location.

The dwellings in the surrounding area consist of a mixture of styles and sizes, including houses, terraces and bungalows, and in this regard, the scale of

development (ie- a single storey bungalow with no accommodation in the roof) is considered acceptable for this plot.

The exact design of the dwelling will be dealt with at the reserved matters stage. In Officer's opinion, it should be possible to design a bungalow with the main elevations to the front and rear (as the indicative elevations show), without having an adverse impact on the character of the area. Materials, design features and fenestration can all be agreed at the reserved matters stage.

The leylandii trees towards the rear are not worthy of TPO's, and their removal will have no adverse impact on the character of the wider landscape. Although the removal of the trees will result in the site being more visible from the fields towards the rear, there will be no encroachment of the residential curtilage into open countryside, and the new bungalow will not be overly prominent when viewed from the wider area. Additional planting could be requested by condition.

Residential Amenity

It is considered that the careful design at the Reserved Matters stage of the application would prevent significant overlooking to the neighbouring dwellings to the east.

Due to the separation distance between built-forms, the single storey nature of the development, and the high levels of boundary screening, it is considered that no adverse loss of privacy will occur to 'Hope Cottage' towards the front of the site.

Although close to the eastern boundary, it is considered that the dwelling is sited a sufficient distance away from neighbouring boundaries to ensure that no significant overshadowing/ overdominance will occur to neighbouring properties. The roof slopes away from the boundary to its highest point, and the eaves heights are unlikely to be significantly higher than the proposed 1.8 metre high boundary fence.

The driveway leading to the site will be used by one extra dwelling only, and it is considered that harmful noise/ disturbance will not occur from the amount of additional traffic/ pedestrian activity generated.

Impact on Highway Safety

Highways have been consulted, and have confirmed that the plot is large enough to accommodate 2 x parking spaces and a turning area. Furthermore, it is considered that the additional traffic generated by 1 dwelling will not cause any significant impact on highway safety at the junction with Lower Road. The views of the neighbouring properties and Parish Council have been fully considered, but visibility when leaving the site will be acceptable and on-street parking provision will not be adversely affected.

Other Issues

In regard to the impact of the development on protected species, it has been confirmed (in part 13 of the application form) that no protected species are present within the site. During the site visit, no visible evidence of protected species was

observed. Therefore due to the relatively small size of the site and its siting within a semi-urban area, it is considered that a protected species survey is not required.

An Archaeological survey has been carried out with no significant findings, and the county archaeologist raises no objections to the scheme.

RECOMMENDATION

Permission subject to conditions & notes

In pursuance of its powers under the above Town & Country Planning Act 1990, the Council hereby grant PLANNING PERMISSION for the above development to be carried out in accordance with the application and plans submitted (listed below), subject to compliance with the condition(s) specified hereunder:-

And subject to the following conditions:

1. No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- The external appearance of the development;
- The landscaping of the site;

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

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

2. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

REASON: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

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

REASON: In the interests of highway safety.

5. The development hereby permitted shall not be occupied or first brought into use until the entire site frontage has been cleared of any obstruction to visibility at and above a height of 900mm above the nearside carriageway level. That area shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

6. This development shall be in accordance with the submitted drawings

-Block Plan 8539/200 rev A, dated June 2015 and received to this office on 12/06/15

REASON: For the avoidance of doubt.

Informative:

Without prejudice to the Council's future consideration of the design, the applicant is recommended to avoid main windows facing the side of the plot, to avoid potentially harmful overlooking. For clarification, this application confirms the scale of the development to be a single storey bungalow.

Informative:

Many wildlife species are legally protected. The applicant should be aware that if it becomes apparent that the site is being used or has previously been used by protected species (such as slowworms, badgers, barn owls or bats), work should STOP immediately and Natural England should be contacted at their Devizes office 01380 725344 for advice on how to proceed.

This page is intentionally left blank

Application Number	15/05844/OUT
Site Address	Land East of Pennard, Lower Road, Quidhampton, Salisbury, Wiltshire SP2 9AT
Proposal	New 2 bed detached dwelling (Outline application to determine access, layout and scale)
Case Officer	Tom Wippell



This page is intentionally left blank

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No. 1

Date of Meeting	26 th November 2015
Application Number	15/08539/FUL
Site Address	19 & 20 Woodstock Road Salisbury Wiltshire SP1 3TJ
Proposal	Change of use from residential (C3) to residential care home (C2) for adults of working age with mental health conditions
Applicant	Woodstock House Ltd
Town/Parish Council	SALISBURY CITY
Electoral Division	ST EDMUND AND MILFORD
Grid Ref	414592 130797
Type of application	Full Planning
Case Officer	Georgina Wright

Reason for the application being considered by Committee

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

- Scale of development
- Relationship to adjoining properties

1. Purpose of Report

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

2. Report Summary

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

- Principle of development
- Character of the area
- Residential amenity/living conditions
- Highway safety/parking

The application has generated Objection from Salisbury City Council and 13 letters of representation and a petition with 31 signatures.

3. Site Description

The site is situated within the Principal Settlement of Salisbury, as defined by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP20 (Salisbury Community Area). It is also situated within the Salisbury Central Area, as defined by WCS policy CP22 (Salisbury Skyline) and the saved Salisbury District Local Plan (SDLP) policies H7 and E3.

The site currently consists of a pair of terraced houses which are at the end of a row of approximately 20 terraces (that continue on from the site's pair of terraces

in a southerly direction). Number 20 has previously received retrospective planning permission to be used as a house in multiple occupation (HMO) but otherwise the properties are 2½ storeys in height and of Victorian, domestic, architecture. The two properties benefit from long, narrow front and rear gardens, which front onto the Woodstock Road and back onto the Salisbury Ring Road (A36) respectively. Woodstock Road is a no through road.

The majority of the terraced properties in this row, including the two relevant to this proposal, have converted the front gardens to hardstanding to provide off road parking. To the north the site abuts the parking and communal gardens serving a detached, three storey block of flats. Whilst to the west, a row of residential garages/gardens exist, which serve the residential properties fronting onto Marlborough Road. The character of the area is inherently residential.

4. Planning History

Application Ref	Proposal	Decision
S/2012/0429	Installation of dropped kerbs to provide off road parking	Permission – 08.05.2012
S/2009/1423	Change of use of dwelling house to a house of multiple occupancy (Retrospective)	Permission – 17.11.2009
S/1984/1309	Proposed additional bedroom	Permission – 08.12.1984

5. The Proposal

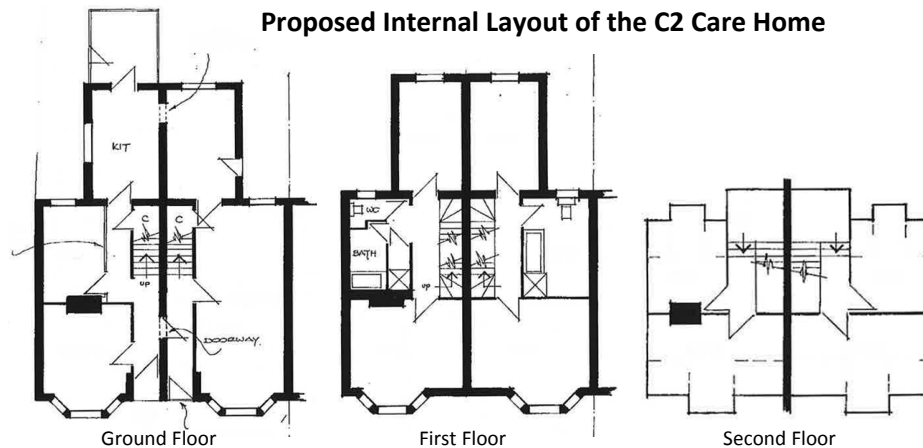
This is a full application proposing the change of use of 19 and 20 Woodstock Road (the two terraces at the end of the existing row of dwellings) from residential (Use Class C3 – Dwelling House) to a residential care home (Use Class C2 – Residential Institution). The conversion will create 9 bedrooms for adults of working age with mental health conditions. The facility is to be staffed 24 hours a day by 3 full time and 2 part time members of staff (including management).

The documentation suggests that number 20 is already in use as a care home (use Class C2) and already provides 4 bedrooms for adults of working age with mental health conditions. However there is no record of this on the site’s planning history and the applicant has confirmed that this has only been in operation since 13th November 2012. The Council’s Adult Social Care Commission has also confirmed that the existing 4 bed unit operating from number 20 Woodstock Road became a mental health accredited provider with Wiltshire Council in January 2013. This application is therefore part retrospective and seeks to regularise the existing 4 bedrooms for this use and to create an additional 5 units by amalgamating number 20 with 19 Woodstock Road.

The physical alterations that are involved in the creation of this facility are fairly minimal. They consist of the following:

- The blocking up of the front door of number 19 Woodstock Road

- The creation of a new doorway between the hallways of the two properties
- The creation of a doorway to link the two kitchens; and
- The erection of a new stud partition wall at ground floor in number 20 Woodstock Road to create an additional bedroom.



The proposals also involve the removal of boundary treatment between the two front gardens of 19 and 20 Woodstock Road to enable a total of 6 parking spaces to be provided to serve the facility (3 rows of 2 parking spaces in a tandem arrangement) in an area that currently only provides 3 parking spaces.

During the course of the application an amended plan has been received which has identified the provision of a new smoking shelter in the rear garden of number 20 Woodstock Road. This has been provided in response to comments received during the application and is aimed to provide the residents of the facility with a dedicated area for smoking.

The application is supported by a Statement of Purpose which sets out the facility's pledge to its residents in terms of the level of service that it offers; a Supporting Planning Statement; and the Care Quality Commission's Inspector's Report for the existing facility that operates from number 20 Woodstock Road, which was undertaken in April 2015 and concluded that the existing facility operates at a 'GOOD' standard.

6. Local Planning Policy

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy) (SDLP):
 R2 – Recreational Open Space in new developments
 H7 – Loss of Housing

Wiltshire Core Strategy (WCS):
 CP1 (Settlement Strategy)
 CP2 (Delivery Strategy)
 CP3 (Infrastructure Requirements)
 CP22 (Salisbury Skyline)

CP43 (Providing Affordable Housing)
CP45 (Meeting Wiltshire's Housing Needs)
CP46 (Meeting the Needs of Wiltshire's Vulnerable & Older People)
CP50 (Biodiversity and Geodiversity)
CP57 (Ensuring High Quality Design & Space Shaping)
CP61 (Transport & Development)
CP62 (Development Impacts on the Transport Network)
CP64 (Demand Management)

7. Summary of Consultation Responses

Salisbury City Council: Objection

- The conversion of No.19 from C3 to C2 for residential care homes for adults will be overbearing on the existing residential community.

Public Protection: No Objection subject to conditions

- It is noted that a number of local residents have written in concerned about the proposals and the impact this may have on the amenity of the street and inside of their properties.
- In regards to the comments that have been made regarding disturbances in the street and Police involvement these are not matters that this department is able to comment on and would suggest consulting with the Community Safety Team and Police.
- In regards to noise emanating from individual bedrooms in the proposed property and the impact of this noise on the amenity of the adjoining property we do have some concerns. The property would house a number of individuals with a range of diverse needs; some of the residents may be very vulnerable. This department has recent experience of investigating a complaint about noise created by a vulnerable person where a noise abatement notice was ultimately served. Due to the range of needs and the number of individuals residing in the proposed property are likely to have it is recommended that the party wall is treated with improved insulation.
- Similarly the communal sitting room in the property is also of concern. It is likely that the use of a communal sitting room for a property that houses nine adults plus staff may create higher levels of noise than the use of a sitting room for the average family. This room should also be treated with an increased level of sound insulation.
- Professional advice will be necessary when deciding on sound insulation measures that will be required in the bedrooms and sitting room. It is recommended that a scheme is designed and then submitted to this department for approval.
- It appears from the letters that have been sent in that residents smoking outside of the property has, in the past, given rise to issues about noise on the street from residents and their friends gathering to smoke. It is recommended that the applicant implement a smoking area for residents and that this area is monitored by staff to ensure minimal disturbance is caused.

Highways: No Objection subject to informative

- The proposals involve an increase in the current provision to 6 spaces which adheres to current parking standards for residential homes
- The proposals will not have a detrimental impact upon highway safety
- No highway objection raised
- Please bring to the applicants attention the need to apply for permission from the Highway Authority for the kerb changes

Housing: No Comments to make

Wiltshire Council Adult Social Care Commission: Support

- Woodstock Road became a mental health accredited provider with Wiltshire Council in January 2013, and was known at that time as 'Dennetts'.
- We have placed at Dennetts continually since that time.
- We place approximately 119 adults of working age into temporary residential care per year, this number has risen from around 80 placements just 3 years ago.
- The delayed discharge from hospital situation in Wiltshire remains a concern and although not all of these would be suitable for Dennetts they are one of our better performing providers and one where vacancies are snapped up very quickly.
- There are other providers in Salisbury but we also have to consider the quality cost and the type of service being delivered. There are a high number of providers on safeguarding alerts which immediately (and rightly) means we cannot use them. But Dennetts is the type of provider we want to encourage.
- If this is refused, the existing 4 beds are an existing Care Quality Commission registered residential care home, which is currently full of Wiltshire residents who would have to be moved.
- I am pleased to hear that the residents feel the existing home has worked well within the community which is something we do not want disrupted and it is positive that they have had discussions with the owners of this residential home.
- The expansion would increase the number of residents from 4 to 9.
- Homes of this type vary considerably in size, some can be large enough for 15 residents or more but 9 residents is not unusual.
- My understanding is that by using interconnecting doors internally the provider has been able to maintain the domestic feel of each house.
- The home is regulated by the Care Quality Commission but is not a hospital, therefore as with everyone else living in the community who may or may not have a mental health issue residents are free to come and go as they please.
- Going out participating and contributing to community activities, visiting friends etc is an important part of their recovery.
- Assessments are conducted by Mental Health professionals and look at all aspects of a person's life, for instance physical, spiritual, intellectual, emotional and social needs. When considering accommodation they will

- be looking for an environment which is safe for the person and those around them and where the person will be able to achieve their recovery.
- For some this will be a temporary stay in residential care.
 - Woodstock Road is part of a range of Residential care homes in Wiltshire with 24 hour cover which work with residents to manage and improve their mental health and well-being, improve physical health and self-care and improve living skills to live more independently.
 - The homes have strong links with professional and community colleagues in health and social work services, who all work together to support the residents, and monitor their progress.
 - I am sorry to hear of some of the incidents described by the residents, but it is also confirmed that the people involved were not connected to the Woodstock Road Home.
 - Unfortunately incidents happen in all towns and cities and whilst I appreciate the concern they generate, generally the perpetrators are more likely not to have a mental health issue.
 - In all cases where there is unacceptable behaviour it should be addressed whether the person has a mental health issue or not.

8. Publicity

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

13 letters of representation were received from the residents of 1a, 1b, 4, 5, 7, 13, 14, 15 & 18 Woodstock Road; and 2 & 18 Marlborough Road. A petition signed by 31 people from Woodstock Road & Marlborough Road has also been received. The following comments were made:

- Over development
- Number 19 is already a care home providing housing for 4 adults with mental health conditions. Whilst there is no objection to the existing use, this level of such a use is enough for the size of this road
- Increasing from 4 to 9 will saturate the area
- This is a primarily residential area and such uses should therefore be controlled for only small numbers and level of occupants per facility
- Lots of anti-social behaviour, noise and litter associated with the existing care home and unsocial hours of comings and goings. Occupants can be intimidating for the elderly residents/young families living in this area, esp. at night and various fracas have already resulted in police attendance
- Sound proofing measures required from the sitting room and bedrooms that adjoin 18
- Residents not allowed to drink or smoke in the property and so currently lots of residents do these activities on the street/outside or in garage blocks/parking areas in the vicinity which causes noise and disturbance and litter
- Block of flats next door provides social housing which also generates noise and problems with drunks/substance abuse and fights in the street late at night
- Already several other homes in the vicinity catering for individuals with special needs such as: 20 Woodstock and 9 Marlborough Road already

provide facilities for adults with mental health issues; 24 Marlborough Road is a hostel for supporting rehabilitation of young offenders; there are at least 2 other houses on Wyndham Road providing similar facilities; and 1 in Hamilton Road.

- Existing uses fit in well with the community but there has to be a limit for what this small residential area should be expected to support.
- The change from 4 to 9 will change it from a small community facility to a large business that is inappropriate in this primarily residential/family area.
- Comparative level of staff increase outlined to provide care for the 9 residents is inadequate and irresponsible
- Layout will not be effective for staff to care for all 9 occupants or to know what is going on in each unit
- Current occupants are allowed to come and go as they please but once out of the facility there is no control or supervision
- Neighbouring residents have no input or control over the selection process for future occupants of this facility
- Will be unsettling for existing residents of the existing care home to double the size of the facility
- The current C3 use limits the use to a maximum of 6 residents. Changing this to 2 properties and a C2 use removes this ceiling and there would be nothing to prevent a future expansion of the facility
- Proposing to block the front door of number 19 which causes concern for fire escape/safety
- Increased chance of fire given the type of occupants; 2 kitchens; and limited staff
- Need fire protection in the loft space to prevent fire spread to the rest of the terrace
- These are Victorian houses and modern safety measures are difficult to install
- Parking is a major problem in Woodstock Road already. Extra staff and visitors will only heighten the problem
- Changing both front gardens into an amalgamated parking area will change the design, appearance and layout of the front garden and will be out of keeping with the character of the street
- Narrow road. overspill parking will limit access for emergency vehicles
- Will effect house prices
- Better places elsewhere in Salisbury for this type of use
- Plans on the Council's website are apparently incorrect

Wiltshire Fire & Rescue Service: No Objection subject to an informative
Applicant Response: The applicant has made the following comments in response to the letters of representations received:

- As a registered care home we already have a fire safety policy in place
- Also have regular Health and Safety Training for all staff.
- I would consider the service to be at less risk of fire than a normal family home with the safety measures that are in place.
- Every service user has a care manager, who monitors the overall placement as part of the referral process and we would receive individual risk assessments and care plans.

- It is made clear in the placement contracts that if at any time the placement is not appropriate than it can be terminated.
- There is daily monitoring and staff engagement working with individuals to promote safety and monitor deterioration in mental health, where the appropriate services can be contacted 24/7.
- As part of our compliance to meet the regulations of the Care Quality Commission we assess the level of risk and ensure it is suitable for the capabilities of the service and our staff team.
- The key to our service is we focus on getting to know our service users and support a proactive approach to deterioration in mental health so it minimises the risk of crisis support.
- Also we build consistent relationships with all individuals involved in their care including family members if appropriate.
- As a service we continue to support individual's uniqueness and encourage and promote neighbourhood links which is evident from certain community feedback.
- At present we have 5 staff members of which 2 use cars regularly.
- We have off road (via dropped kerbs) parking for up to 4 cars between the 2 houses, as well as the 2 spaces at the bottom of the drive.
- We have parking spaces available for staff members, health care visitors and family but, as part of our aims and objectives we encourage the right of independence to all our service users
- Due to the nature of our service we encourage all our residents to access relevant appointments as you and I would in the community, therefore limiting health care professional visiting the service.
- Staffing would increase as part of this proposal but by existing team members increasing hours. Future employment of staff would only be on a part time basis.
- We address any issues raised by the neighbours and have a complaints procedure in place which we adhere to and is monitored by ourselves as part of our team meetings and staff supervisions, and by Care Quality Commission.
- We have close links with the local police who visit the service regularly and know our residents due to the links formed.
- We are a service for adults with mental health problems of a working age. We are a recovery based service our main ethos is to enable individuals to feel safe and secure and to gain the independent living skills they require to live independently,
- We have a referral process and a collaborative working process where we have the skills, support, training and knowledge to determine who is suitable for the service and our fully compliant staffing levels.
- Individuals who suffer from mental health issues often struggle with lack of motivation. This impacts on going out and general building of social networks. Whilst we have been a service on this street for nearly 3 years the only complaint we have received is that an individual had left a can on the street which we dealt with on a 1-1 basis, in house meetings and staff meetings.

- We have observed anti-social behaviour on the street. We acknowledge and accept that disruption can happen within a community and it is about how it is managed but those incidents are not generated by our facility.
- We as a team have experience, knowledge and skills to undertake this expansion in a compliant and safe manner.
- We are a “home” and the individuals in our service now and who we plan to have in the future are people who have the right to be treated with dignity, respect and equality, and if these much needed services are not provided the welfare on individuals will suffer.
- I find it very difficult to understand how 9 individuals who need support, on a street of 21 houses and 9 flats could possibly be “overbearing”.

9. Planning Considerations

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

The main issues for consideration for this application are:

- Principle of Development
- Character & Design
- Neighbouring Amenities
- Parking/Highways
- S106/CIL

9.1 Principle:

The site is situated within the Principal Settlement boundary of Salisbury where WCS policy CP45 (Meeting Wiltshire’s Housing Needs) seeks to ensure high quality design and the creation of sufficient adapted housing, extra care accommodation, residential care and nursing home facilities to meet expected demand. In addition WCS policy CP46 (Meeting the Needs of Wiltshire's Vulnerable & Older People) confirms that the provision of sufficient new accommodation for Wiltshire’s older and vulnerable people will be supported, including nursing accommodation; residential homes; and extra care facilities. This policy also confirms that the provision of homes and accommodation for vulnerable people will be supported, provided that they are to be provided in sustainable locations, where there is an identified need, and good access to services and facilities.

In this instance the proposals involve the creation of a care home within the Principal Settlement boundary of the City. The site has good access to services and facilities and is within walking distance to the City centre and many forms of public transport. It is therefore considered to be in a sustainable location. The Council’s Housing Team has no specific comments to make about this particular application and the Council’s Adult Social Care Commission has confirmed that there is a need for such facilities in the City and that the existing 4 bed care home (albeit unlawful in planning terms) is one of the best such facilities in the City. It is therefore considered that the principle of such a proposal in this location is acceptable.

The overall acceptability of this scheme will however be subject to the detailed design; impact for neighbouring amenities; and highway safety, which are all therefore addressed in more detail below.

9.2 Character & Design:

As has been identified above, the site is in an inherently residential area. The existing buildings are of residential appearance and of typical Victorian architecture which is replicated across the entire row of terraces. The proposed use is a form of residential use and is therefore considered to be appropriate in this existing residential area. The Council encourages a mix of house types and tenures and balanced communities; and indeed supports the creation of housing to meet specific needs and for the more vulnerable in society. It is therefore considered that the creation of such a facility in this residential area would be acceptable and in keeping with this residential area.

Local concern has however been raised about the level of such accommodation that already exists in the area; and the City Council are concerned that the introduction of 9 bedrooms for such a use, will have an overbearing impact on the existing residential uses. However there is no planning policy stipulation that sets out a maximum number of such units in any one area and instead the relevant policies only seek to secure further facilities in order create a balanced community meeting all of the individual needs of all of the residents. Neither the Housing Team nor the Public Protection Team have objected to the proposals and there are other mechanisms for dealing with any anti-social behaviour that might be occurring in the area, although it is clear from the supporting documentation that the existing facility already has good links with the local Police.

In addition, as has already been identified above, this is a residential type of use that in planning terms is therefore appropriate in a residential area. It is not considered that the proposed use of the building will be that discernible from the street and therefore it is not considered that they will have a significant impact on the existing residential character of the area. Indeed the existing use of Number 20 has not resulted in any particular change to the appearance of the building which instead still appears (on the face of it) to be a residential dwelling. It has also been confirmed that very little physical alteration is proposed to the dwellings in order to convert and amalgamate them for this purpose and in that respect it is considered that the detailed design and its impact on the character of the existing building/street scene will be minimal.

Local concern has been raised about the loss of garden area that is proposed in order to expand the car parking area to the front of the dwellings to serve the care home. However both of the front gardens to the two properties are already hard surfaced and provide parking for each dwelling (2 spaces for number 20 and 1 space for number 19). The removal of a section of front hedgerow in order to enable a more efficient parking layout to provide 6 car parking spaces on this area of hard standing is not development that requires planning permission and could therefore be undertaken regardless of this decision. In addition, the majority of the front gardens serving the properties along this entire terrace have been altered in order to accommodate off street parking for vehicles. Whether

such a provision is to serve a dwelling or a care home facility is not considered to result in a significantly different impact for the character of the area. As such it is considered that this change to the front garden would not justify a defensible reason for refusal of the scheme.

9.3 Neighbouring Amenities:

Local concern has also been raised about the noise/disturbance and anti-social behaviour that could be associated with such a use and fears have been raised about its compatibility with a residential area. However as has been addressed above, in planning terms the proposed use is a residential form of development and is in the same C class as a dwelling (Use Class C3) or HMO (Use Class C4), which has previously been found to be acceptable on this site. The management of such facilities is not a planning matter and is controlled by other legislation and regulations governed by the Care Quality Commission and/or the Council's Adult Care Commission Team. In any event it is clear that number 20 has been operating as a C2 care home, albeit without planning permission, for the last 3 years and local representation has confirmed that this existing element has been operating effectively and with little implication for neighbouring amenities. The Council's Adult Care Commission Team has also confirmed that the existing unit is one of the best in the City.

With regard the anti-social activity that has occurred in Woodstock Road, which has been identified by a number of local residents, there is no evidence to suggest that this has been generated from the existing 4 bed facility that is already operating from 20 Woodstock Road. In any event such matters are also not planning matters and are instead governed by the management body responsible for the facility (if such issues do relate to the occupants of the facility) or are matters for the police. It is not considered that they would warrant a reason for refusal of this planning application or even suggest that the use of the two units for a Care Home for 9 occupants would be unacceptable in this area.

It is also worth noting that the two dwellings could be converted, without any form of planning permission, into two separate HMOs providing 6 bedrooms each (12 in total). This has previously been accepted for 20 Woodstock Road and there is nothing to stop 19 following suit. There is no control over the type of occupant or management of their comings and goings for such HMOs in planning terms, but it is considered that this represents a legitimate fall-back position for the two dwellings. In light of this potential future use, it is considered that the use of the two dwellings as a single, well managed care home for 9 residents is likely to be more appropriate and result in less of an impact for residential amenities than 2 HMOs.

The Environmental Health Officer has suggested a number of conditions relating to noise attenuation measures being installed along the party wall between 19 and 18 Woodstock Road; and the provision of a smoking shelter to serve the facility. Subject to these measures the Council's Public Protection Team has raised no objection to the proposals. Amended plans have been submitted to provide a smoking shelter and the identified conditions have been attached to the recommendation. It is therefore considered that any potential harm for

neighbouring amenities will be sufficiently mitigated and/or managed and is again not sufficient enough to warrant a refusal of the proposal.

9.4 Highway Safety:

Local concern has also been raised about the level of parking provision that is proposed to serve the 9 bed facility and associated staff and visitor parking. However the Proposals involve the provision of 6 parking spaces to serve the development. The Highway Authority has confirmed that this level of provision meets the current parking standard requirements for such a use and has raised no objection accordingly.

10. Conclusion

The site is situated within the main built up parameters of the City and is within an existing, sustainable residential area. There is an identified need for such facilities and WCS policies CP45 (Meeting Wiltshire's Housing Needs) and CP46 (Meeting the Needs of Wiltshire's Vulnerable & Older People) support the further provision of such facilities in sustainable locations. With appropriate conditions there are no objections from the Public Protection Team or Highway Authority and this application is therefore recommended for permission accordingly.

RECOMMENDATION

Permission subject to conditions & notes

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

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

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:
Plan Ref: WR/001, Received: 25.08.2015. Existing Floor Plans & Location Plan
Plan Ref: WR/002 A, Received: 05.11.2015. Proposed Floor Plans

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

- 3) The change of use hereby approved shall not be first implemented until a scheme outlining the proposed noise insulation and attenuation measures along the party wall of 19 and 18 Woodstock Road has been submitted to and approved in writing by the Local Planning Authority. The agreed noise attenuation measures shall be implemented in accordance with the approved details and specification prior to 19 Woodstock Road being first brought into use for C2 purposes and maintained/retained as such in perpetuity.

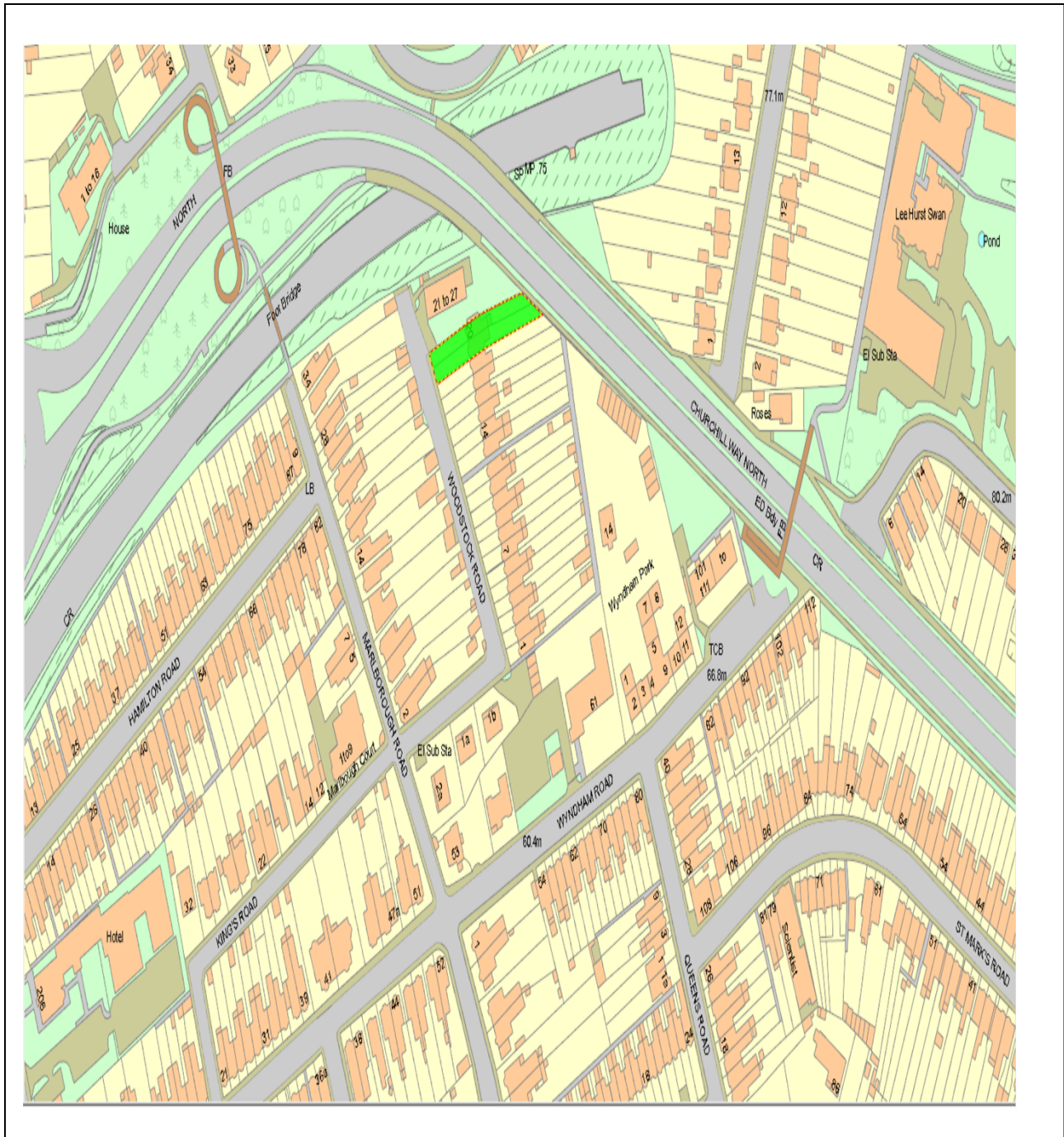
REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and is considered to be necessary in the interests of the residential amenities of the area.

Informative:

- 1) The application involves the existing two dropped kerbs being joined and therefore the footway between the two current dropped kerbs would also require lowering. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352
- 2) The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice may be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy
- 3) The applicant's attention is drawn to the letter dated 15.09.2015 from Wiltshire Fire & Rescue Service which sets out recommendations for ensuring that the proposals are safe and are able to meet building regulations.

This page is intentionally left blank

Application Number	15/08539FUL
Site Address	19 & 20 Woodstock Road, Salisbury, Wiltshire. SP1 3TJ
Proposal	Change of use from residential (C3) to residential care home (C2) for adults of working age with mental health conditions
Case Officer	Georgina Wright



This page is intentionally left blank

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No. 3

Date of Meeting	26 th November 2015
Application Number	15/09243/FUL
Site Address	Heale Farm Middle Woodford Salisbury SP4 6NU
Proposal	Erection of four dwellings (Use Class C3), with garaging, retention and restoration of existing granary, access, landscaping and associated works.
Applicant	Mr G N C Rasch
Town/Parish Council	WOODFORD
Electoral Division	BOURNE AND WOODFORD VALLEY
Grid Ref	412537 136660
Type of application	Full Planning
Case Officer	Georgina Wright

Reason for the application being considered by Committee

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

- Visual impact on the surrounding area
- Relationship to adjoining properties

1. Purpose of Report

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

2. Report Summary

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

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

The application has generated Support from Woodford Parish Council and 3 letters of representation.

3. Site Description

The site is situated in the countryside as defined by the Wiltshire Core Strategy (WCS). It is on the edge of the small hamlet of properties that are collectively known as Upper Woodford, which is also within designated countryside, unlike the other Woodfords (Middle and Lower) which are defined as Small Villages by WCS policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP4

(Amesbury Community Area). To the north and south, the site abuts residential properties and their associated amenity & parking provision. Heale Farm House (to the immediate north of the site, is a Grade II listed building. The neighbouring properties to the south (37 and 38 Upper Woodford) are also Grade II listed buildings.

The River Avon and its associated tributaries are situated to the east of the site. These are designated as a Site of Special Scientific Interest (SSSI); a Special Area of Conservation (SAC); and a Special Protection Area (SPA). The whole site is also within an area of high ecological value. The River and part of the eastern edge of the site are also within Flood Zones 2 and 3.

The site currently consists of a farmyard made up of a complex of agricultural barns and storage sheds. The largest is an open sided vehicle storage barn which frames the southern edge of the farm yard. Along the road side a further open sided storage barn abuts a historical Cobb wall which defines this western boundary. Along the river edge of the site two further open sided barns (a hay barn and storage barn) exist; and in the centre of the yard there is a small, former granary building which is considered to be curtilage listed. The buildings are still in use but the site and buildings are allegedly no longer suitable for modern agricultural activities and the applicant instead intends to relocate the farming enterprise elsewhere in the village (to the site on Chine Road which has recently received planning permission for the erection of new agricultural barns under Ref: 14/12078/FUL). The site is lower than the main road which runs through the hamlet from Middle Woodford to Amesbury, with access being served directly off the main road on the site's western boundary.

4. Planning History

Application Ref	Proposal	Decision
14/12069/FUL	Erection of four detached dwellings (Use Class C3), with garaging, retention and restoration of existing granary, access, landscaping and associated works. Withdrawn	Withdrawn

This application was withdrawn because it was heading for refusal. The reasons that it was heading for refusal were because the development was considered to be contrary to the newly adopted policy because the site is situated in the countryside and there was no justification for the new unsustainable residential development that was proposed; and the proposed development was shown to be wholly within flood zones 2 and 3 and there was no evidence provided to justify such development or to confirm that it would meet the Sequential Test for flooding as set out in the NPPF.

5. The Proposal

This is a full application proposing the demolition of all of the buildings within the existing farm yard (apart from the Cobb wall defining the western edge of the site and the curtilage listed former granary building, which sits centrally within the

site). A four unit residential housing scheme has then been prepared as part of a proposal to comprehensively redevelop the site. The existing farmyard uses are to be moved to the new Chine Road farm yard. The four dwellings are proposed in order to not only provide an appropriate reuse of this redundant site but are also required in order to fund the relocation and development of the new farm yard at the Chine Road site.

The detailed proposals consist of a pair of semi-detached three bedroom dwellings (plots 3 & 4) that are to be located within the north eastern part of the site. These dwellings are to be of brick and flint construction. They are to be served by detached double garages with storage above and associated gardens leading up to the river boundary of the site.

Plot 1 is to consist of a two storey detached, 5 bedroom dwelling which is to be located in the south western part of the site. This dwelling is to be of brick and flint construction with a clay tile roof and this dwelling is to benefit from a large detached double garage and store with an attic/storage room in the roof. This plot will also benefit from extensive gardens.

A further 5 bedroom detached dwelling is proposed on Plot 2 adjacent to the access and centrally within the site. This dwelling is to be served by a very large detached, 4 berth garage/carport and store again with an attic/storage in the roof. This outbuilding is to be situated immediately adjacent to the roadside Cobb wall. This plot also benefits from the former granary building which is to be retained and used as ancillary accommodation for the new dwelling (with an open room at ground floor and a bedroom and bathroom proposed within the roof). The new dwelling on this plot is to be of brick and render construction with a clay tile roof. An extensive wrap around garden to serve this property is also identified

All four dwellings are to be served off a new driveway leading from the existing access onto the main road to the west. Unlike the previously withdrawn scheme, the only elements of the current residential scheme that are to be located within the Flood Zones are the detached garage/store serving Plot 3 and part of the former granary building which is to be converted into ancillary accommodation to serve Plot 2. None of the principal dwellings are proposed within either of the zones.

As part of the proposals, the applicant has also confirmed that two new public footpaths/pavements are to be provided along the main road leading through the hamlet. The first is to lead from the site in a northerly direction towards the centre of Upper Woodford. The second is to link the site to the existing footpath that leads from Heale House to the centre of the small village of Middle Woodford to the south of the site. These are to be provided to enable the future residents of the site to walk to the few facilities that exist in Upper Woodford (namely consisting of a public house); and to enable the entire community of Upper Woodford to walk to the wider facilities that exist in Middle Woodford (including the church, school and recreation ground), and are thus provided to make the proposals more sustainable despite their countryside location.

The application is supported by a Design, Access & Sustainability Statement; a Flood Risk Assessment; a Planning Statement; an Extended Phase 1 Habitat & Bat Survey; and a Heritage Statement. Confidential financial information has also been submitted which sets out a viability justification for the proposed development of the site with four dwellings.

6. Local Planning Policy

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

The Natural Environment and Rural Communities Act 2006 (NERC Act)

The Conservation of Habitats and Species Regulations 2010 (The Habitat Regs)

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

C18 – Wildlife & Natural Features

R2 – Recreational Open Space in New Development

Wiltshire Core Strategy:

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP3 (Infrastructure Requirements)

CP4 (Amesbury Community Area)

CP41 (Sustainable Construction & Low Carbon Energy)

CP43 (Providing Affordable Housing)

CP44 (Rural Exception Sites)

CP45 (Meeting Wiltshire's Housing Needs)

CP48 (Supporting Rural Life)

CP50 (Biodiversity and Geodiversity)

CP57 (Ensuring High Quality Design & Space Shaping)

CP58 (Ensuring the Conservation of the Historic Environment)

CP60 (Sustainable Transport)

CP61 (Transport & Development)

CP62 (Development Impacts on the Transport Network)

CP64 (Demand Management)

CP67 (Flood Risk)

CP68 (Water Resources)

CP69 (Protection of the River Avon SAC)

7. Summary of consultation responses

Woodford Parish Council: Support

- Since the previous Application for this site (14/12069/FUL) was withdrawn the Parish Council has been in dialogue with the Applicant in order to satisfy some concerns felt by PC members and the community about the original application.
- The issues that have been addressed by this application include: 1) Density and style of housing; 2) Flood and groundwater risk; 3) Benefits to the community.
- The number of houses on the site has remained the same at 4, but now comprises two detached and two semi-detached properties (instead of four large detached) addressing the wish that some lower cost properties should be provided on this site.

- The layout has been altered in order to satisfy requirements relating to the 1:100 and 1:1000 flood risk lines.
- The Parish Council have previously expressed concerns about rising groundwater, but understand from the Applicant that piling and block and beam construction and not strip trench foundations will be used reducing the risk that the underground flow of groundwater towards lower ground and the river Avon will be impeded.
- Despite the fact that this site is designated Open Countryside for the purposes of the new Wiltshire Core Strategy and that the Parish Council do not regard this site as qualifying as infill development, the PC believe that the redevelopment of this site would be a considerable visual improvement to this part of the Woodford Valley.
- The PC have sought to ensure that community benefit will flow from this development in particular wishing to help improve the links between Upper and Middle Woodford, which would be secured in the creation of a tarmac paved footpath around the dangerous bend to the South of the Development and a path to the North of the site
- One point which was made in our response to the previous withdrawn Application, related to the linking of this Application with the now granted barn development in Chine Road. As the Pegasus Planning Statement makes a strong point of the financial link between the two developments in order for the site to be considered as an 'exception site' we had expected a little more financial justification to be presented than the brief Gasson Associates report. This however is a matter for the Planning Office's consideration.
- On the basis that the above details are included in the final development and provided there are no unforeseen issues that affect neighbouring properties the Parish Council give full support to this Application.

Conservation: No Objection subject to conditions

- I have no objections to the revised scheme.
- It retains the important historic elements on site, notably the granary and roadside cob wall.
- I am broadly happy with the proposed use of the granary, but will need to see much more detail regarding the internal works and new windows as it's a (curtilage) listed building – it should not be presumed that this must become fully building regs compliant.
- Details of the new developments will be necessary by condition – sample brick/flint panels
- I will not be happy with flint block in such close proximity to a traditionally built (and listed) flint property.
- Also eaves, windows, rainwater etc. And a method statement regarding retaining the cob wall and incorporating it etc will be required by condition

Highways: No Objection subject to conditions and S106

- It is considered that the development proposed will not have any significant impact on highway safety and I therefore recommend that no highway objection be raised to it subject to conditions to do with the access, visibility and the new footpaths

- Both a S106 and S278 Agreement would also be the appropriate method to secure the new footways.

Ecology: Holding Objection

- The application is supported by an Extended Phase 1 Habitat and Bat Survey (Sedgehill Ecology, Sept 2014).
- There are a number of issues outstanding.
- I suggest that most of these can be resolved by conditioning a Construction Environment Management Plan to be submitted before works commence on site.
- However before the application is determined, details should be provided of mitigation for bats in the Granary. These details should then be conditioned.

Housing: No Objection

- The previous FUL application (14/12069/FUL), relating to the same development has subsequently been withdrawn.
- I note that Upper Woodford is not categorised within the Settlement Strategy, set out in Core Policy 1 of the Wiltshire Core Strategy, and therefore is countryside.
- Subsequently, Upper Woodford does not have a settlement boundary, and the proposed development may therefore be contrary to planning policy/Core Policy 2 of the Wiltshire Core Strategy.
- It appears that the proposals are not presented as a rural exception site, which would provide 100% affordable housing, to meet an identified need and brought forward via Core Policy 44 of the Wiltshire Core Strategy – Rural Exception Sites.
- However, if through the planning process this site is considered suitable for the proposed residential development, as it falls under the threshold of 5 dwellings, there would be no requirement to seek an Affordable Housing provision in line with Core Policy 43.

Drainage: Objection

- Lack of submitted information on foul drainage disposal system – noted that proposal is for a treatment plant but no location for such a plant on submitted drgs (mentioned in FRA but no location given)
- potential issues depending on type and need for standoff distances from proposed/existing properties), will need to be outside of FRZ 2/3 (thus layout may need to change to accommodate plant and any EA conditions if formal discharge consent is required)
- lack of information on need for formal EA discharge consent
- lack of information on discharge arrangements for effluent
- Lack of information on stormwater discharge arrangements – noted potential solutions but current layout has buildings within 8m of the top of bank of the watercourse which will require a separate drainage application under council's drainage by law
- it is extremely unlikely that such an application would be approved with buildings within the 8m distance thus would require a change to the current submitted layout

- FRA shows the current location of gulley and outfall which takes flow from the highway which enters the site but also shows new dwellings over the route of that pipe thus causing future access/replacement issues – no information on potential alteration of this system
- There are ground water issues in the area thus any stormwater drainage disposal arrangement will need take account of these to ensure no increase in flood risk to site or surrounding area
- emerging council ground water strategy calls for at least 1m between the top ground water level and the underside of any soakaway system – current application has not demonstrated this in submission
- Currently there is a lack of information to show that the application site can be adequately drained in relation to foul drainage (and risk of flooding/pollution) and storm drainage

Landscape: No Comment

- Given its small scale this wouldn't normally be a development that Landscape would return comments on.

Public Open Space: No Comment

Environment Agency: No Comments Received

8. Publicity

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

3 letters of support were received from the residents of 40a & 42 Upper Woodford; and Flint House, Middle Woodford. The following comments were made:

- The proposed footpath connection to Middle Woodford will be a real community benefit and help encourage walking to the local shop and village facilities
- Hope the new footpath connection will be designed to maintain the rural character of the road
- Footpath leading north is pointless and is on the wrong side of the road
- As the level of traffic using this road is steadily increasing it would make more sense to introduce traffic calming measures along the valley road rather than a footpath
- Support the development as when the farmyard moves to the Chine Road site we wouldn't want the current site to fall into disrepair
- Dereliction of this site would lead to an unsightly and entirely out of keeping site at the entrance to the village as well as increasingly dangerous situation for those who share an access with the site
- The design of the new housing is very sympathetic and the architect and building firm are locally renowned for the quality and standard of their work
- Understand the need to centralise the farming enterprise at the Chine Road
- The farmyard buildings are clearly in need of replacement and seem inadequate for the scale of the farming operation now undertaken
- The houses are now placed to avoid any prospect of flooding

- The proposed landscaping will considerably enhance the aesthetics of the southern end of Upper Woodford

Wiltshire Fire & Rescue Service: No Objection subject to an informative

9. Planning Considerations

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

The main considerations which are material to the determination of this application are as follows:

- Principle
- Character & design
- Heritage
- Neighbouring Amenities
- Highway Safety
- Flooding & Drainage
- Ecology
- Other Material Considerations
- S106/CIL

9.1 Principle:

As has been identified above, the site is situated on the edge of the hamlet of Upper Woodford which is not defined as any form of settlement in the newly adopted WCS policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP4 (Amesbury Community Area). In planning terms, the site is therefore located in designated countryside and is in an area that is not considered to be suitable or sustainable for additional residential development. In addition, with the adoption of the WCS earlier in the year, the Local Plan inspector confirmed that the Council currently has a 5 year housing land supply (HLS), as is required by the NPPF.

This proposal involves the development of 4 new dwellings on this site. Each of the homes are to be provided as normal market housing, rather than affordable units or dwellings required in association with an existing agricultural enterprise. They are put forward as a replacement for the existing agricultural buildings that currently stand on the site and a package of benefits has been put forward in justification for the proposed development (which will be discussed in more detail throughout this report).

However, agricultural buildings are specifically excluded from the definition of previously developed land (as defined by the NPPF). Therefore despite the site already having a number of buildings on it; and a comparison of the existing and proposed buildings on the site would see a reduction in the overall footprint, the site is, for the purposes of planning, classified as a Greenfield site. There is therefore no justification for the proposed redevelopment of the site with new residential, market housing and the scheme is contrary to policy in principle.

The Parish Council has however given the scheme its full support considering that the package of public benefits put forward as part of the scheme; and the fact that the development involves two smaller scale family dwellings which are much needed in the village, make this an acceptable exception to policy. However The Woodfords do not benefit from a neighbourhood plan and this site has not been identified in any form of development/policy document. Given that the WCS has only recently been adopted, it is not considered to be appropriate to override adopted policy despite the obvious local support for the scheme.

9.2 Character & Design:

Part of the identified justification for the proposals that is set out in the supporting documentation is that the site is a redundant agricultural farmstead with a number of large agricultural buildings within it that will become scruffy once the farmstead relocates and represent a bit of an eyesore in the landscape. It is also suggested that this situation is likely to get worse as the agricultural function of the site is relocated elsewhere and these buildings are left to deteriorate.

However, whilst the existing buildings are visible from both the immediate street scene and longer distance views from across the river, their situation on declining land mean that they nestle into the landscape and their full scale is not really appreciated from the public domain, until within the site. The existing Cobb wall and the existing Heale Farmhouse also provide further screening of the existing site from the main road. Furthermore such agricultural buildings, and even ones which have ceased to be used and are thus falling into decline, are not unusual in such a countryside location to necessitate their removal. It is not therefore considered that the proposals would represent such an environmental improvement that their removal would justify new residential development in the countryside contrary to adopted policy.

That aside, it is however noted that the four dwellings that have been proposed are of attractive and traditional vernacular and would be of a good quality finish. It is not therefore disputed that the proposals would result in a development that is in keeping with the character of the area and other dwellings in this hamlet. It is also agreed that the mix of detached and smaller scale semi-detached properties would provide an appropriate mix of development that would meet a local housing need.

9.3 Heritage:

Another argument that has been put forward in justification for the proposals is that they would improve the setting of the adjacent Heale Farmhouse which is a Grade II listed building. It would also provide a suitable and long term reuse for the former granary building, which is curtilage listed, as well as the preservation of the attractive Cobb wall along the road frontage. It is considered that this proposal would represent an improvement for the heritage importance of the site and its surroundings and are as such supported (subject to the detail) by the Council's Conservation Officer.

However, Heale Farmhouse is the former farm house that served the farmstead. The adjacent agricultural buildings and the use of this site is inherent in the importance of the heritage asset and its setting. The redevelopment for an

alternative use is not therefore considered to be essential or necessary and it is not therefore considered that this 'benefit' would outweigh the provisions and restrictions set out in the Development Plan.

9.4 Neighbouring Amenity:

Likewise, it is also suggested in the supporting documentation that the redevelopment of the site would improve the residential amenities of the neighbouring properties which are currently adjacent to a well-used agricultural farmstead. However as discussed above, the immediately adjacent Heale Farmhouse is the original farmhouse associated with the farm and in that respect the use of the farmstead and this adjacent property are historically linked. Furthermore, the situation for the other surrounding residents is an historical situation that cannot therefore be used to justify a development that is otherwise contrary to policy.

It is not however disputed that the activities associated with a residential development, such as that proposed, would represent an improvement for the residential amenities of the local residents when compared with the activities that are associated with an agricultural/working farm yard.

9.5 Highway Safety:

A further reason put forward in support of the proposed development is that it would improve highway safety. The existing access to the site is on the entrance to the small hamlet of Upper Woodford and is just after a sharp bend when travelling from the Middle Woodford/Salisbury direction. The access is tight for large modern agricultural machinery/vehicles and therefore the use of the access for such purposes causes a potential hazard for all road users. However again the situation is an historic one and the Highway Authority does not have concerns about the current use of the access. It does however likewise raise no objection to the proposed use of the access to serve four residential dwellings either. However, it is again considered that this change to the type of vehicles using the access would not justify an approval of the scheme.

The level of parking proposed to serve the four dwellings is also considered to be appropriate and meet the relevant parking standards.

As part of the scheme two public footpaths are also proposed which are designed to link the site to the few facilities that are available in Upper Woodford to the north; and to link the site and the Upper Woodford community to the existing footpath network leading into the centre of the larger village of Middle Woodford to the south. Indeed it is the latter footpath (which is a newly proposed addition to this scheme compared to the recently withdrawn scheme) that is put forward as a significant public benefit to justify the overriding of policy. There is also local support as well as the full support of the Parish Council for this element of the scheme and the Highway Authority has also raised no objection to the proposed footpaths. Whilst such sustainability improvements and links to existing services and facilities from the site would be encouraged, they are not considered to justify new development in the countryside which is contrary to policy in principle.

9.6 Flooding:

The previously withdrawn scheme was heading for refusal for the reasons of principle (as per this current proposal) and flooding. As has been identified above, part of this site is situated within flood zones 2 and 3 and the previous scheme, also proposing 4 dwellings but of much larger and detached scale, involved a layout that showed 2 of the 4 dwellings being located in the eastern part of the site and thus fully within the Flood Zones.

Paragraphs 100-104 of the NPPF deal with the issue of flooding. They confirm that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (i.e. in Flood Zones 2 and 3), to areas with a lower probability of flooding (i.e. in Flood Zone 1). Paragraph 103 of the NPPF further confirms that *'when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test'*.

Previously therefore, as part of the proposed residential development was within Flood Zones 2 and 3, the Local Planning Authority had a duty to undertake a Sequential Test to identify if there were alternative sites in areas with a lower probability of flooding. There are no specific guidelines setting out how such a Sequential Test should be undertaken and the Environment Agency has put this duty firmly in the duty of the Local Planning Authority. However as the site is in countryside and the Council has an identified 5 year housing land supply, the proposed development within the flood zones was considered to be unjustified and the previous proposals failed the Sequential Test.

The current scheme however is accompanied by a Flood Risk Assessment and significant changes have occurred to the proposed site layout since the previous scheme was considered. This scheme now proposes all four of the dwellings on parts of the site that are wholly outside of Flood Zones 2 and 3. The only *new* development that is proposed within the Flood Zones (not including the proposed conversion of the former granary building which is excluded from the Sequential Test process because it involves the conversion of an existing building) is a garage/store building serving Plot 3. As the latter does not involve habitable accommodation; does not make any future resident vulnerable of a risk of flooding; and as the scheme ultimately involves the replacement of a number of existing buildings (albeit open sided agricultural buildings), it is considered, using a common sense approach to the process, that the Sequential Test has now been satisfied. The former flooding reason for refusal has therefore been overcome and addressed and no additional reason for refusal is to be attached to this decision on these grounds accordingly. If the application were to be heading for permission, it would however have been pertinent to impose a condition on any such decision restricting the use of the garage/stores to incidental garage/store use only so that such a habitable use of these outbuildings could not be instated in the future.

9.7 Drainage:

The application proposes a package treatment plant to serve the four dwellings and as has already been discussed the site is within Flood Zones 2 & 3. The Council's Drainage Officer is not convinced that the submitted foul and surface water package would be sufficient to drain the site in an effective manner and as it stands is likely to require the layout of the proposed housing development to change. The Council's Drainage officer has therefore objected on these grounds and a further reason for refusal is added to the recommendation accordingly.

9.8 Ecology:

The application involves the demolition of a number of buildings and new development in an area of high ecological value including within a SSSI, SAC and SPA designation. The scheme is therefore accompanied by an Extended Phase 1 Habitat and Bat Survey (Sedgehill Ecology, Sept 2014). The report however identified that there are a number of issues outstanding, which the Council's Ecologist confirms can in the main be resolved by conditioning a Construction Environment Management Plan to be submitted before works commence on site.

However there is currently insufficient information submitted about the proposed mitigation to compensate for the impact from the development for the bats that have been found within the former Granary building. These details need to be provided prior to a positive decision being made on the application. The applicant's agent has been informed accordingly. At the time of writing the report however, and in the absence of any such information, an additional reason for refusal needs to be added to this recommendation on these grounds. This can however easily be addressed and should further information be forthcoming, the Committee will be updated and this reason for refusal will be removed from the recommendation accordingly.

9.9 Material Considerations:

As has been identified throughout this report, the applicant has identified a package of public benefits that they consider to be material to the consideration of this application and which would justify this development as a departure to the newly adopted Development Plan, in this instance. The material considerations that have been identified so far are as follows:

- The provision of a new public footpath linking the site and the small community in Upper Woodford to the centre of Middle Woodford and all of the facilities it has to offer;
- The provision of a new public footpath linking the site to the centre of the small hamlet of Upper Woodford;
- An environmental improvement for the visual amenities of the area as a result of the redevelopment of a redundant agricultural farmstead with an attractive and well designed residential development;
- The provision of a mix of both small and large scale housing to meet a local need;
- The improvement of the setting of a number of important heritage assets;
- The long-term reuse and safeguarding of an important curtilage listed building;
- The retention of an important Cobb wall; and

- The improvement for highway safety as a result of the use of the access for residential vehicles rather than larger, slower farm vehicles/machinery

All of these points, and the weight that can be attached to them, have been addressed in detail throughout this report. However the applicant has also confirmed that this proposal forms part of a larger proposal involving the redevelopment of a new farmstead elsewhere in the village (namely on Chine Road).

Planning permission was granted earlier in the year for the expansion of the existing farm site at Chine Road (under ref: 14/12078/FUL). It is suggested in the supporting documentation accompanying this application, that the redevelopment of this former farm yard with residential dwellings is required in order to fund the redevelopment of the Chine Road site. The latter will not only be built to meet modern farming methods and to enable the existing farming enterprise to remain competitive and efficient, but will also ensure that the jobs currently generated by the existing farming enterprise currently operating from this site, are retained for the local area. A confidential viability report has been submitted with the application which in summary confirms that with the costs associated with demolition and remediation of the application site and the redevelopment of the Chine Road site, a total of four dwellings would be required on this site in order to provide the necessary funding plus an industry standard level of profit from the whole exercise.

There are variables within the viability report which are considered to be a little excessive for the type of development proposed and indeed the build costs identified per square metre are higher than industry standards, even for a high end specification and good quality end product, such as that proposed (as per Bidwells Building Trends Spring 2015). I do therefore have concerns with some of the conclusions of the viability report and am not convinced that it adequately demonstrates that four dwellings would be required to achieve the end goal.

However this is considered to be a moot point as it is not considered that this would justify the proposed development in the countryside either. In a rural district such as Wiltshire, this type of 'enabling' development could be repeated over and over again with existing farm enterprises deciding to relocate their farm buildings to other locations within their holding in order to benefit from or justify the development of additional housing in the countryside. It is considered that this would set a dangerous precedent which would circumvent the adopted policies that seek to protect the countryside and limit unsustainable forms of development. It is not therefore considered that this argument adds anything in terms of justification for this proposal and is not considered to validate a departure from the Development Plan either.

10. S106 contributions

The LPA adopted CIL in May 2015 and therefore any new development involving new residential floor space would be subject to CIL. If this application were heading for permission there is no reason put forward which would make this development exempt from CIL.

In addition, as is identified above, the proposals involve two new footpaths linking the site to both the centre of Upper Woodford and Middle Woodford. These are proposed as a direct requirement of this development in order to improve the sustainability of the site. The community benefit of such a scheme has also been put forward as a means to justify the new development in the countryside. Such footpaths would therefore need to be secured by a legal agreement (usually a S106 agreement). In the absence of any such legal agreement, a further reason for refusal must therefore be added to this decision accordingly.

11. Conclusion

Whilst there is no disputing that a comprehensive package of public benefits have been identified as part of these proposals; that the proposals have received public support from the Parish Council and local community; and that such benefits are welcomed and encouraged by the LPA; it is not considered that these are on balance enough to outweigh the objection in principle to the proposed development of unrestricted market housing in the countryside. It is not considered to be sufficient to warrant a departure from the newly adopted Development Plan and as such this application is recommended for refusal accordingly.

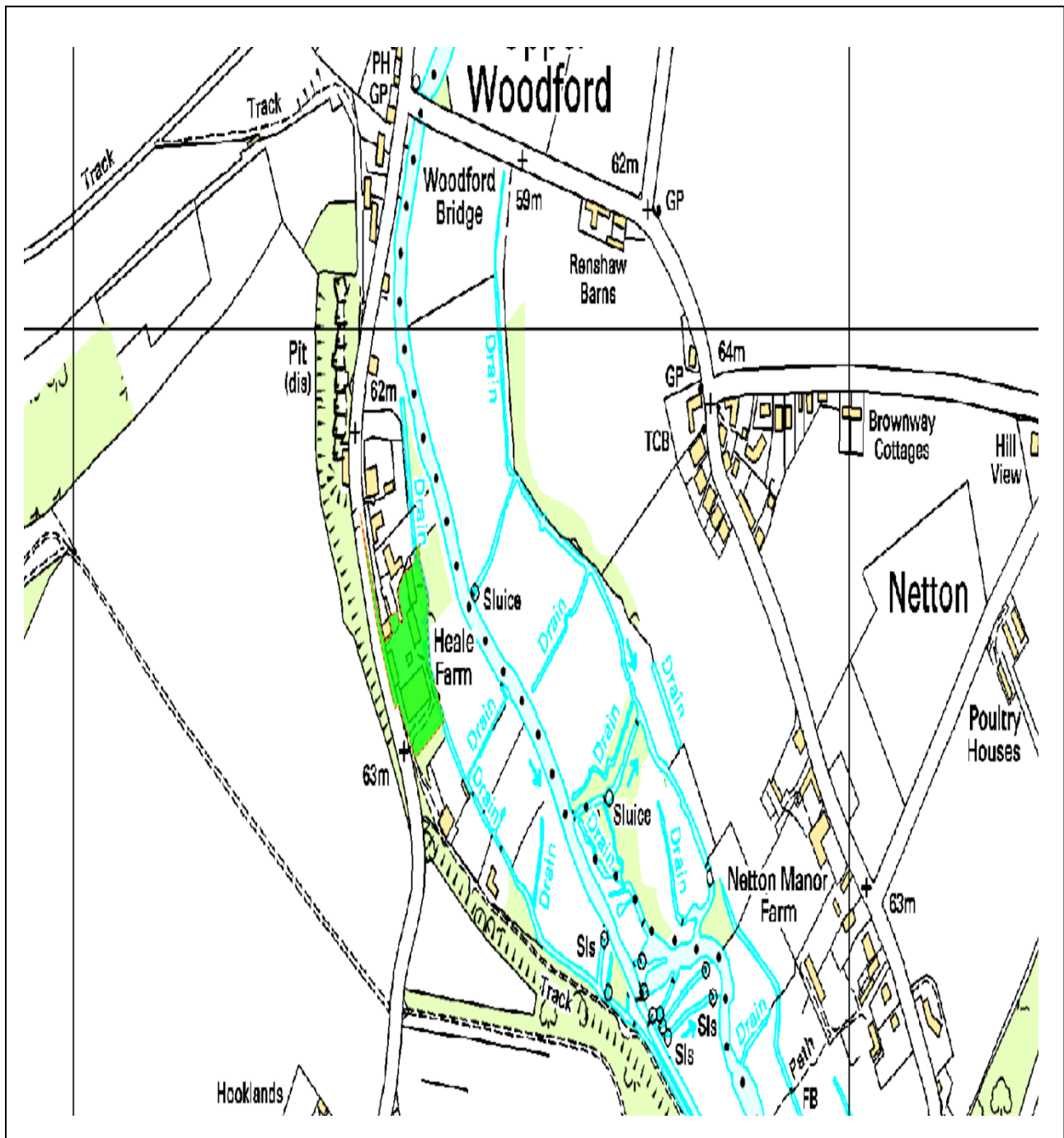
RECOMMENDATION REFUSE

- 1) The site is situated in designated countryside and no exceptional circumstances have been identified which would justify the unsustainable development of four unrestricted market dwellings on this site in this location as an exception to adopted policy. The development is therefore considered to be contrary to the National Planning Policy Framework; and Wiltshire Core Strategy policies CP1 (Settlement Strategy), CP2 (Delivery Strategy), CP4 (Amesbury Community Area), CP44 (Rural Exception Sites) and CP48 (Supporting Rural Life).
- 2) The proposed development fails to make provision to secure the proposed public footpaths identified to improve the sustainability of the site and to justify the development in the countryside. It is therefore considered that the proposals would be contrary to Wiltshire Core Strategy policies CP1 (Settlement Strategy); CP2 (Delivery Strategy); CP4 (Amesbury Community Area); CP57 (Ensuring High Quality Design & Space Shaping); CP60 (Sustainable Transport); and CP61 (Transport & Development);
- 3) Insufficient mitigation measures have been provided to mitigate the potential harm that the development will have for protected species. The development is therefore considered to be contrary to The Natural Environment and Rural Communities Act 2006; The Conservation of Habitats and Species Regulations 2010; the National Planning Policy Framework; and Wiltshire Core Strategy policy CP50 (Biodiversity and Geodiversity)
- 4) Insufficient information has been submitted to satisfactorily confirm that the site can be adequately drained in relation to foul and storm drainage or that the development would not cause a risk of flooding or pollution. The proposals are

therefore contrary to the National Planning Policy Framework; National Planning Policy Guidance; and Wiltshire Core Strategy policy CP67 (Flood Risk)

This page is intentionally left blank

Application Number	15/09243/FUL
Site Address	Heale Farm, Middle Woodford, Salisbury SP4 6NU
Proposal	Erection of four dwellings (Use Class C3), with garaging, retention and restoration of existing granary, access, landscaping and associated works
Case Officer	Georgina Wright



This page is intentionally left blank