

AGENDA

Meeting: Southern Area Planning Committee
Place: Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Thursday 14 January 2016
Time: 6.00 pm

Please direct any enquiries on this Agenda to Lisa Moore, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01722) 434560 or email lisa.moore@wiltshire.gov.uk

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

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Membership:

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

Substitutes:

Cllr Trevor Carbin	Cllr Leo Randall
Cllr Terry Chivers	Cllr Ricky Rogers
Cllr Ernie Clark	Cllr John Smale
Cllr Tony Deane	Cllr John Walsh
Cllr Dennis Drewett	Cllr Bridget Wayman
Cllr Peter Edge	Cllr Graham Wright
Cllr Magnus Macdonald	

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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 - 26*)

To approve and sign as a correct record the minutes of the meeting held on 17 December 2015.

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 Thursday 7 January 2015. 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 27 - 28*)

To receive details of completed and pending appeals.

7 **Planning Applications**

To consider and determine planning applications in the attached schedule.

7a **15/10290/FUL - Communications Bunker, Old Blandford Road, Salisbury, SP2 8DG**

Proposed Change of Use from communications bunker into youth music and education facility.

7b **15/1114/FUL - Land to the rear of 33 Bedwin St & Belle Vue Road, Salisbury, SP1 3YF**

Proposed erection of three dwellings, with associated car parking and landscaping.

7c **15/09583/VAR - Clover Farm, Brickworth Road, Whiteparish, SP5 2QG**

Vary conditions 4 and 7 of S/2007/0596 to allow B8 use and external storage up to 2m high, no storage container to exceed 2.4m in height and no stacking of containers.

7d **15/09395/FUL - The Pheantry, London Road, Winterslow, Wiltshire, SP5 1BN**

Conversion of existing barn to 2 bed dwelling.

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 17 DECEMBER 2015 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

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 and Cllr Ian West

Also Present:

127 Apologies for Absence

There were no apologies for absence.

128 Minutes

The minutes of the meeting held on Thursday 26 November 2015 were presented.

Resolved:

To approve as a correct record and sign the minutes.

129 Declarations of Interest

The following declarations were received:

Item 7f - 5/09554/VAR - Five Rivers Leisure Centre

Cllr Devine declared that as he was the Chairman of Wiltshire and Swindon conjoined Fire Authority, as this was a Pecuniary Interest, he would not take part in the discussion or vote on this item and left the room.

Cllr Clewer noted that he was the Salisbury Area Board representative for the Five Rivers Campus, and had been a shadow COB member, however as this did not constitute an interest he took part in the discussion and vote.

130 **Chairman's Announcements**

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

The Chairman explained that he had accepted an item of urgent business as detailed at minute no 138. This would be taken under both Parts 1 and II of the meeting as part of the information included exempt information.

131 **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

132 **Planning Appeals**

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

133 **Planning Applications**

133: 15/08673/FUL - The Coach House, 63 A Castle Road, Salisbury, Wiltshire, SP1 3RN

Public Participation

Paul Stephens (Architect) spoke in support of the application.

The Area Team Leader noted that a copy of an email detailing objections had been circulated as late correspondence. He introduced the application for an increase to the eaves/ridge height by approx 1.1m to facilitate additional head height at first floor level. To address the objections, the north facing roof had changed that day, with the removal of a roof light and the French doors had been changed to large windows. The application was recommended for Approval, subject to conditions.

Members of the Committee then had the opportunity to ask technical questions of Officers.

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

The Committee discussed the application, noting that it was a modest proposal which with the amendments made that day would not impose on neighbouring amenity.

Resolved:

To 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:-

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

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

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

Drawing Number 660/02 Revision D dated 08/2015 as deposited with the local planning authority on 06.11.15, and
Drawing number 660/03 Revision A dated 04.11.15., as deposited with the local planning authority on 17.12.15.

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

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any revoking or re-enacting or amending that Order with or without modification), the internal garage space hereby permitted shall be converted to habitable accommodation.

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

1331 15/09990/OUT - Rose Farm, Hurdcott Lane, Winterbourne Earls

Public Participation

Robyn Harper (Agent) spoke in support of the application.

Geoff Goddard (Applicants Son) spoke in support of the application.

Gaenor Nokes spoke in objection to the application.

David Baker (Winterbourne Parish Council) spoke in support of the application.

The Senior Planning Officer introduced the application for the erection of 2 x four bedroom detached houses with access taken from the A338 within the 30mph speed limit zone. A shared parking/turning space to be provided for 2 cars per property, with new garden areas sited to the rear and to the sides. The application was recommended for refusal. It was noted that the application site was outside of the established housing site of the village,

and that Highways had advised that the current plans were not suitable on grounds of visibility.

Members of the Committee then had the opportunity to ask technical questions of Officers. Details were sought on whether the village had produced a Neighbourhood Plan (NHP).

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

The Unitary Division Member, Councillor Hewitt, then spoke in support of the application, stating that the emerging NHP supported the villages request for new housing, and felt that it would be difficult to achieve the 34 new houses within the settlement boundary in the village over the next 10 years as indicated in the Core Strategy. The parish council was behind the application and the applicant was willing to put 106 funds and contribute towards footpath improvements, he felt it was an ideal position for 2 new houses.

The Committee discussed the application, noting that the NHP had not yet been consulted on or adopted. There were Highways concerns associated with the scheme, and the development did not offer any affordable housing.

Resolved:

That planning permission be REFUSED for the following reasons:

- 1. The creation of new dwellings in this location outside of the defined settlement boundaries, without a proven agricultural or affordable housing need, would be contrary to the key sustainability aims of Local and National Planning Policy. The development would therefore be contrary to Wiltshire Core Strategy Core Policy 2, and the advice and guidance in regard to sustainable development contained within the NPPF.**
- 2. Insufficient evidence has been submitted to demonstrate that there will be sufficient visibility for cars leaving the site to ensure that highway safety will not be adversely affected by the new development. The scheme is therefore considered to have an adverse impact on highway safety, contrary to Core Policy 57 (ix) of the Wiltshire Core Strategy.**

134 **15/06068/FUL - 23, Milford Street, Salisbury**

Public Participation

Stuart Garnett (Agent) spoke in support of the application.

Mark Timbrell (Salisbury City Council) spoke in objection to the application.

The Senior Planning Officer made a joint presentation for this item and the associated next item, for an application for Change of use of site from public house and adult entertainment venue to form two commercial units and 10 apartments including conversion, demolition and erection of buildings. The application was recommended for approval.

Members of the Committee then had the opportunity to ask technical questions of Officers. It was noted that the access path, which would be closed off in the evening, was pedestrian only and that waste would be stored within the site and brought out on collection day. An affordable housing contribution was not required due to the type of scheme. The site was within the localised flooding maps for the area.

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

The Committee discussed the application, noting that introducing residential development on this site could impact on license holders around the site, in terms of noise complaints. Flooding on this site was an issue and would need to be addressed. The Committee supported development of the currently neglected site, however it was felt that a commercial or retail development would be more suited.

Resolved:

That planning permission be REFUSED for the following reasons:

- 1. The proposed design, by reason of its cramped and congested layout in relation to the residential elements, will result in 10 flats being accessed by a restricted courtyard area, which would have no private amenity space. Due to a combination of the close proximity of the flats to each other, the orientation of the new windows, and the scale of the new three-storey elements of the development within this narrow site, the proposal would be likely to result in a significantly reduced level of amenity for future occupiers in terms of privacy, and would represent an overdevelopment of the site. The scheme as currently designed would therefore be contrary to the design criteria of Core Policy 57 and Core Policy 58 of the Wiltshire Core Strategy, and design guidance in the NPPF.**
- 2. The site is located in a locally designated ground-water flood risk zone, and the immediate area has been prone to ground-water flooding in recent years. Insufficient information has been provided to demonstrate that surface/waste water from the site can be adequately removed from the site to avoid flood risk to the new development and nearby properties. The scheme is therefore considered to be contrary to Core Policy 3, Core Policy 57, Core Policy 67 and Strategic objective 6 of the Wiltshire Core Strategy.**

3. **Insufficient information has been provided to demonstrate that waste storage/ collection from the rear of the site will be achievable, as no collection point or placement/removal times have been submitted. Without providing this information prior to determination, it remains unclear to the Council whether a workable waste management plan can be achieved that would satisfy the Council's collection requirements and preserve residential amenity. Therefore the proposal would be contrary to Core Policy 3, Core Policy 57 and Strategic objective 6 of the Wiltshire Core Strategy.**
4. **The site is located within a commercial area of the city which makes a significant contribution to the night time economy, and where premises operate until the early hours of the morning. Notwithstanding the submission of amended plans and details, the Council remains to be convinced that sufficient information has been provided to demonstrate that the adjacent night time uses would not have an adverse impact on future occupants of the proposed flats, particularly flat 6 and flat 10. It is therefore considered that based on existing details, the creation of residential flats as proposed would have the potential to expose future occupiers of the site to unacceptable levels of noise and disturbance at unsocial hours, which would be seriously detrimental to residential amenity, and prejudice the operation of adjacent commercial uses. The scheme is therefore considered to be contrary to Core Policy 57 of the Wiltshire Core Strategy.**

135 **15/06160/LBC - 23 Milford Street, Salisbury**

The presentation of this item was covered as part of the previous associated application by the Senior Planning Officer.

Resolved:

That Listed Building Consent be APPROVED for the following reasons:

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

Reason (1) To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 (4) of the Planning and Compulsory Purchase Act 2004. .0006 AMENDED

2. **No development shall commence on site until finer details, and where so appropriate materials, of all external materials to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

REASON: The application contained insufficient information to enable 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 visual amenity and the character and appearance of the area.

3. No development shall commence on site until details of all eaves, verges, windows and doors (including head, sill and window reveal details), rainwater goods, rooflights and canopies have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4. This development shall be in accordance with the submitted drawings:

- Site Plan P14-001-02-02-001

Proposed Ground Floor P14-001-02-03-001C Received 27th November

Proposed First Floor P14-001-02-03-002A rec. 7th October

Proposed Second Floor P14-001-02-03-003A

Proposed Roof Plan P14-001-02-03-004A

Demolition on Ground Floor P14-001-02-03-011A

Demolition First Floor P14-001-02-03-012A

Demolition Second Floor P14-001-02-03-013A

Proposed Section 03 P14-001-02-04-001A

Proposed Section 04 P14-001-02-04-002A

Wall Detail Key P14-001-02-04-005A

Wall Types 1 & 2 P14-001-02-04-006

Wall Types 3 & 4 P14-001-02-04-007

Wall Types 5 & 6 P14-001-02-04-008

Wall Build Up P14-001-02-04-010

Elevation 01 P14-001-02-05-001B rec. 27th November 2015

Elevation 02 P14-001-02-05-002A rec. 7th October

Elevation 03 & 04 P14-001-02-05-003A

Elevation 05 P14-001-02-05-004B rec. 7th October

Elevation 06, 07 & 08 P14-001-02-05-005A

Elevation 09 P14-001-02-05-006B rec. 7th October

Elevation 10 P14-001-02-05-007A

Demolition Elevation on 01 P14-001-02-05-011A

Demolition Elevation 02 P14-001-02-05-012B rec. 7th October

Demolition Elevation 03 & 04 P14-001-02-05-013A

Demolition Elevation 05 P14-001-02-05-014A

Demolition Elevation 06,07 & 08 P14-001-02-05-015A

REASON: For the avoidance of doubt.

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.

136 **15/10185/FUL - The Field House, Barbers Lane, Swallowcliffe, SP3 5PQ**

Public Participation

David John Bright (Applicant) spoke in support of the application.

Nigel Lilley (Agent) spoke in support of the application.

Stephen Bands (Swallowcliffe Parish Council) spoke in support of the application.

The Area Team Leader introduced the application for Change of Use of existing agricultural merchants barn and land to mixed residential and business use and conversion of part of barn to new dwelling. The application was recommended for refusal.

Members of the Committee then had the opportunity to ask technical questions of Officers.

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

The Unitary Division Member, Councillor Green, then spoke in support of the application, stating that it complied with CP48 and CP51 and was not visible from the surrounding area.

The Committee discussed the application, noting that the site was within the AONB which had strict criteria for development. The application was for a barn to be turned into a dwelling which went against planning policy.

Resolved:

The application be REFUSED for the following reasons:

- 1. Core Policy 1 of the Wiltshire Core Strategy set out the ‘Settlement Strategy’ for the County, and identifies four tiers of settlement – Principle Settlements, Market Towns, Local Service Centres and Large and Small Villages. The application site is located outside of any settlement boundary and is identified as countryside. This application proposes to create a dwelling house within an agricultural barn which is associated with a rural business known as Bright Seeds. This application has not demonstrated any functional or financial evidence to convince Officers that the**

proposed creation of a residential unit is expressly needed to support the function or viability of the rural enterprise. This application has also failed to undertake any critical assessment over the reuse of the building for any other uses other than that of the existing agricultural use. The proposal is contrary to the Wiltshire Core Strategy, Core Strategy 48 and saved policy H28 as contained in Appendix D of the Wiltshire Core Strategy (Jan 2015).

2. The proposal, located remote from a range of services is contrary to the key aims of local and national sustainable transport policy guidance which seeks to reduce growth in the length and number of motorised journeys. The proposal is contrary to the Wiltshire Core Strategy, Core Policy 60 and Core Policy 61.

137 **15/09554/VAR - Five Rivers Leisure Centre, Hulse Road, Salisbury, SP1 3NR**

Councillor Devine did not take part in the discussion or vote on this item and left the room, as he had declared an interest.

Public Participation

There were no speakers.

The Senior Planning Officer introduced the application for Variation of condition 8 to application 13/02254/FUL to allow 28 additional car parking spaces as required by the Fire Service. The application was recommended for approval.

Members of the Committee then had the opportunity to ask technical questions of Officers. It was noted that some trees would be removed to make way for the additional car parking spaces, but that replacement trees would be planted on other areas of the site. The Fire Service did not have a travel plan.

Although Cllr Douglas was the local Unitary Member, Councillor Clewer spoke in support of the application as the access roads for the site were all in his division. He supported the additional spaces, but asked that all of the 8 trees to be removed were then replaced elsewhere.

The Committee discussed the application, noting that the Fire Brigade had not submitted a travel plan, providing evidence that the spaces were needed. However the site had always been restricted and it was felt that additional spaces would help to alleviate this issue for other users at the site.

Resolved:

The application be APPROVED with the following conditions:

- 1 In complete accordance with the submitted details, use of the all weather pitch, including operation of the associated floodlighting, shall cease at 22:00hrs each day and shall not resume use and operation until the following day at 08:30hrs, unless otherwise agreed with the Local Planning Authority in the form of a new and separate planning permission in that regard.

Reason: So as to avoid unnecessary and unacceptable noise and disturbance from the use and operation of the all-weather pitch.

- 2 The development shall be carried out as specified in the approved Arboricultural Method Statement (AMS), and shall be supervised by an arboricultural consultant.

Reason: To prevent trees on site from being damaged during construction works.

- 3 No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

REASON: To enable the local planning authority to ensure the retention of trees on the site in the interests of visual amenity.

- 4 **The development hereby permitted shall be carried out in accordance with the following approved plans:**
- Location Plan no 2904(L) 001**
 - Existing Site photographs no 2904(L)005**
 - Existing site plan no 2904(L)010**
 - Proposed site plan no 2904(L)011 rev K**
 - External Works plan no 2904(L)012 rev D**
 - Proposed All Weather pitch plan 2904(L)020 rev B**
 - Existing Basement floor plan 2904(L)040**
 - Existing Ground Floor Plan 2904(L)041**
 - Existing first floor plan 2904(L)042**
 - Existing Roof Plan 2904(L)043**
 - Proposed ground floor plan 2904(L)050**
 - Proposed first floor plan 2904(L)051**
 - Proposed Roof plan 2904(L)052**
 - Existing South Elevation 1 plan 2904(L)101**
 - Existing South Elevation 2 plan 2904(L)102**
 - Existing North Elevation 1 plan 2904(L)103**
 - Existing North Elevation 2 plan 2904(L)104**
 - Existing West and East elevations plan no 2904(L)105**
 - Existing Minor elevations 2904(L)106**
 - Proposed 3D views plan no 2904(L)110**
 - Proposed elevations plan no 2904(L)111**
 - Proposed elevation 1 plan no 2904(L)112**
 - Proposed elevation 2 plan no 2904(L)113**
 - Proposed elevation 3 Plan no 2904(L)114**
 - Proposed elevations 4,5 and 6 plan no 2904(L)115**
 - Police compound fencing detail plan no 2904(L)116**
 - Bin Store detail plan no 2904(L)117**
 - Screen entrance wall plan no 2904(L)118**
 - Cycle shelter details plan no 2904(L)119**
 - Existing site sections plan no 2904(A)170**
 - Proposed site sections plan no 2904(A)171**
- 473477/P003 - Revision P2 : External Lux Levels for Planning - Football Pitch**
- 2904_L_017 Parking Extension Plan**
- All plans are revision A unless stated.**

Additional documents

- Flood risk assessment by Hydrock dated May 2013**
- Noise and Acoustic report reference 5520/DO/pw dated July 2013 by Acoustic consultants Ltd**
- Transport assessment by Key transport consultants Ltd dated July 2013 including appendices**
- Design and Access statement by the Bush Consultancy dated 23rd July**

2013

External Lighting statement by Halcrow dated 22nd July 2013

Preliminary ecological appraisal by Alec French architects dated September 2012

Biodiversity Enhancement Strategy dated October 2013 by the landmark practice

Construction Working Method statement dated October 2013 by the landmark practice

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

- 5 The development hereby approved shall be carried out in accordance with the details and recommendations of the biodiversity Enhancement Strategy and Construction Method statement dated October 2013 and produced by the landmark practice.**

Reason: In order to protect wildlife within the vicinity of the site

- 6 Prior to the occupation of any of the new buildings, the subject of this application, a car parking management plan shall be submitted to and approved by the local planning authority. The plan shall set out measures for ensuring that long stay parking on the site does not arise, as well as measures for dealing with offenders. The car parking shall at all times be managed in accordance with the approved plan.**

REASON: To ensure that adequate parking provision exists on the site to accommodate forecast demand.

- 7 All 373 parking bays on the site, as indicated on the approved drawings, with the exception of the 50 space overspill parking area on the proposed reinforced grass area, shall be clearly permanently marked for each parking bay, before the beneficial use of any of the additional uses proposed on the site. All car parking spaces shall be provided before the beneficial use of any of the additional uses proposed on the site.**

REASON: To ensure that individual parking bays can be readily identified, and in the interest of efficient use of sufficient parking provision.

- 8 56 cycle parking spaces shall be provided in accordance with the approved drawings before the beneficial use of any of the additional uses proposed on the site.**

REASON: In the interests of encouraging sustainable transport to the site

- 9** Prior to the occupation of any of the new buildings, the subject of this application, details of the provision of the proposed community bus, its funding arrangements and its proposed route and timetabling shall be submitted to and approved in writing by the local planning authority. The Community bus shall be operated in accordance with the agreed routeing and timetabling, unless alternative arrangements are agreed by the local planning authority.

REASON; In the interests of encouraging use of sustainable transport modes to access the site.

- 10** No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

REASON

Due to past site uses as a landfill site; construction could mobilise contaminants with the potential to pollute controlled waters.

- 11** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON

Due to past site uses as a landfill site; construction could mobilise contaminants with the potential to pollute controlled waters.

Notwithstanding the details shown on drawing no's 2904_L-011 and 2904_L_017. Prior to first use of the car park extension shown on those plans a further landscaping scheme shall be submitted to and approved in writing by the local authority. Such a landscaping scheme shall show the replacement of the existing trees in the car park extension area with at least an equivalent number of trees and these trees shall be placed to

the immediate north of the car park area and not interspersed around the car parking spaces. Any such landscaping scheme as is approved shall be carried out within 12 months of the date of first use of the car park extension.

REASON: In order to ensure adequate landscaping exists in the interests of amenity.

137: 15/06846/DP3 - Bulford Kiwi School, Hubert Hamilton Road, Bulford Camp, Wiltshire, SP4 9JY

Public Participation

There were no speakers for this application.

The Army Basing Planning Officer introduced the application for Extension of existing Kiwi Primary School (new block) with associated works including new access. The application was recommended for Approval with conditions, including prohibition on phase 2 until further car parking spaces were found.

Members of the Committee then had the opportunity to ask technical questions of Officers. It was noted that concerns detailed in the objection around Hartington Drive, were relating to parents using the road at drop off and collections times. There was right of access for the school to make use of the road, but not to park there. Although the school had an existing travel plan, a new plan should be produced which took in to account the new pupils.

The Committee discussed the application, noting that an alternative site should be found for the Children's Centre prior to it being removed.

Resolved:

The application be APPROVED with the following conditions:

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

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

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

**Site Location Plan SK19-C (received 23/10/15)
Site Plan SK-20 rev.C (received 23/10/15)
Site Plan Phase 2 SK03 rev.E (received 23/10/15)
Ground Floor Plan – Phase 2 SK-04 Rev.H
First Floor Plan – Phase 2 SK05 rev.I
North and South Elevations SK09 rev.D**

**East and West Elevations SK10 rev.D
Ground Floor Plan Phase 3 SK11 rev.F
First Floor Plan Phase 3 SK12 rev.F
Sprinkler Tank and Refuse Store SK13 rev.D (received 23/10/15)
Site Plan Phase 3 SK14 rev.E (received 23/10/15)
Pedestrian gate Modifications SK-16 rev.C
Foul and Surface Water Drainage Layout KW-D-001 rev.P1**

**Landscape Plan Phase 2 SK21 rev.A (received 23/10/15)
Landscape Plan Overall Strategy SK22 rev.B (received 23/10/15)
Hubert Hamilton Road Junction SK29 rev.A (received 23/10/15)
Kiwi Pedestrian Desire Lines (received 23/10/15)
Design and Access Statement
Arboricultural Impact Assessment
Flood Risk Statement
Archaeological Desk Based Assessment
Interpretive Report on Site Investigation
Noise Assessment
Transport Statement
All date stamped 24th July 2015, unless otherwise stated.**

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

Ecological Survey Report, prepared by RSK Environment (dated May 2015).

3. No part of the development hereby permitted shall be occupied until a School Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

REASON: In the interests of road safety and in the interests of sustainable transport to and from the development.

4. Prior to the commencement of the development a Construction Traffic Management Plan shall be submitted to and agreed by the Local Planning Authority. The Plan shall include, inter alia, details of how and when modular units will be delivered to the site, proposals to protect existing highway from damage, a timescale for repairing damage caused to the highway, and arrangements for construction personnel vehicle parking. I shall also include the following:

- i. Loading and unloading of equipment and materials**
- ii. Storage of plant and materials used in constructing the development**
- iii. Wheel washing and vehicle wash down facilities**
- iv. Measures to control the emission of dust and dirt during demolition and construction**
- v. A scheme for recycling/disposing of waste resulting from demolition and construction works**
- vi. The movement of construction vehicles**
- vii. The cutting or other processing of building materials on site**
- viii. The location and use of generators and temporary site accommodation**
- ix. Pile driving (if it is to be within 200m of residential properties)**

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

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

REASON: So as to ensure the amenity of local residents are protected during construction and operational phase of development.

6. The development shall be carried out in complete accordance with the recommendations and conclusions contained within the Ecological Survey Report, prepared by RSK Environment (dated May 2015).

REASON: So as to ensure that the construction and operational phase does not adversely impact upon the ecological value of the locality.

7. No development shall commence on site until a scheme for protecting the nearby residential properties against noise from ventilation and extraction equipment has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in full before the use commences and maintained at all

times thereafter.

In discharging this condition the applicant should engage an Acoustic Consultant. The consultant should carry out a thorough background noise survey and noise assessment in accordance with BS4142:2014 (or any subsequent version) and demonstrate that the rating noise level is at least 5dB below the background noise level.

REASON: To ensure the development does not result in an unacceptable impact upon the living conditions of nearby residents.

8. No development shall commence on site until a scheme for the discharge of foul water from the site, including confirmation of connection levels to confirm that a gravity system is appropriate, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

9. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

10. Prior to its construction, details of the proposed sprinkler and bin store shall have been submitted to and agreed in writing by the Local Planning Authority. The store building shall be constructed in complete accordance with those approved details.

REASON: So as to secure a suitably designed store building that does detrimentally impact upon parking provision across the site.

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

Step (i) A written report has been submitted to and approved by the

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

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

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

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

12. Prior to the commencement of development, details of the proposed external materials to be used in the construction of the development shall have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with those details so agreed.

REASON: To ensure a form of development that respects the character and appearance of its locality.

13. Prior to the commencement of the development a scheme for the improvement of pedestrian facilities at the junction of Marlborough Road/Hubert Hamilton Road and Horne Road shall be submitted to and approved by the Local Planning Authority . The scheme shall ensure that dropped kerb crossings are provided at all crossing desire lines to facilitate movement by pedestrians. The scheme shall be fully implemented prior to the first occupation of the development hereby permitted.

REASON: In the interests of highway safety and to help facilitate sustainable transport to and from the site mvmt1173.doc

14. Prior to the commencement of the development a scheme for the collection of waste from the site (which do not require bins to be temporarily stored on the footway), shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the development hereby permitted.

REASON: In the interests of users of the footway on Hubert Hamilton Road

15. No part of the development hereby permitted shall be first brought into use until the access, turning area and all necessary parking spaces have been completed in accordance with the details to be submitted to and approved by the Local Planning Authority. Those details shall include the commitment to provision of 53 car parking spaces (as demonstrated on plan SK03 rev.E). The accesses to the site shall include the vehicular access and two pedestrian accesses from Hubert Hamilton Road, and the pedestrian accesses from Marlborough Road and Harrington Drive. No part of the development hereby permitted shall be occupied until the accesses and car parking areas shown on submitted drawing SK-021 have been completed. In accordance with the details agreed, the parking areas shall be maintained for those purposes only at all times thereafter.

REASON: It is expected that the details submitted will ensure the provision of all necessary parking spaces shown on the submitted plans prior to the first use of the new buildings, in the interests of highway safety, to meet the policy requirements in relation to school car parking requirements and to ensure that car parking places are not unduly obstructed by users.

16. No part of the development hereby permitted shall be commenced until an On-site Car Parking Management Plan shall have been submitted to and approved in writing by the local planning authority. The car parking at the site shall be managed in complete accordance with the approved Plan thereafter.

REASON: To ensure that the double banked parking spaces of the proposed parking area are managed in an appropriate manner, which does not unnecessarily impede use by defined users.

17. No part of the Phase 3 development (as defined within the submitted plans and documents) shall take place until a Car Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of

additional on and off-site parking spaces to be provided, and the legal arrangements in place to assure their availability at school start and finish times. Thereafter the car parking arrangements shall be operated in complete accordance with the approved Plan.

REASON: To ensure that an additional supply of parking is provided (over and above that to be constructed as part of the first phase of development) in accordance with the requirements of the adopted Wiltshire LTP3 Car Parking Strategy. To also ensure that any off-site provision is suitably located and so as to ensure the development does not cause unacceptable congestion and parking problems in the future.

18. Prior to the first occupation of the development hereby permitted at least 15 covered cycle parking spaces shall be provided in accordance with a plan, the details of which shall first have been submitted to and approved by the Local Planning Authority.

REASON: In the interests of sustainable transport to and from the site. mvmt1173.doc

19. Prior to the demolition of the Bulford Children's Centre buildings, a scheme for the re-provision of nursery places, at least equal to that number to be lost at the Bulford Children's Centre, shall have been submitted to and agreed in writing by the Local Planning Authority. Such a scheme shall include the timing of such re-provision and shall be implemented in accordance with the details so agreed.

REASON: So as to secure adequate and accessible local nursery provision.

138 **Urgent Items - Commons Act 2006 - Section 15(1) And (3) Application To Register Land As A Town Or Village Green - The Common / Browns Copse Field / Bluebell Wood Field / Village Hall Field / The Field, Winterslow**

In accordance with Section 100 B 4 (b) of the Local Government Act 1972, the Chairman approved consideration of the above item as urgent business as a decision was required before 24 December 2015 which was prior to the next scheduled meeting.

Public Participation

Mr Michael Morgan-Jones attended the meeting for this item and explained his attendance was to hear first hand the Committee's views. The Chairman gave

him an opportunity to express any views and explained that the substance of the debate would be held under Part II of the meeting.

Ian Gibbons, Associate Director for Legal and Governance and Solicitor to the Council presented a report which explained that further to the Committee's decision on 24 September 2015 to refuse to register land known as 'Brown's Copse' in Winterslow as a village green, a pre-action protocol letter dated 23 November 2015 had now been received from the applicant Winterslow Opposed to Over-development ('WOOD').

The letter challenged the lawfulness of the Committee's decision and notified the Council of the applicant's intention to issue proceedings for judicial review in the High Court to set aside the decision.

By way of background information, the report and associated appendices previously considered by the Committee at its meetings on 24 September and 30 April 2015 were presented together with the corresponding minutes.

The report also referred to the non-statutory public inquiry held into the matter and the Inspector's recommendations.

If legal proceedings were to be issued the Solicitor to the Council was authorised under the Constitution to institute, defend, settle or participate in any legal proceedings in any case where such action is necessary either to give effect to decisions of the Council or in any case where the Solicitor to the Council considers that such action is necessary to protect the Council's interests.

Noting that further information would be considered in Part II as detailed in minute no. 140 below, the Committee;

Resolved:

- (a) to note that the applicant is now expected to issue judicial review proceedings before 24 December 2015 in order to challenge the Council's decision to refuse to register Brown's Copse as a village green.**
- (b) To consider the Council's response to the proposed proceedings under a separate Part 2 report.**

139 Exclusion of the Press and Public

Resolved:

To agree that in accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public from the meeting for the business specified in minute number 140 because it is likely that if members of the public were present there would be disclosure to them of exempt information as defined in paragraph 5 of Part I of Schedule 12A to the Act and the public interest in withholding the information outweighs the public interest in disclosing the information to the public.

Paragraph 5 referred to above, relates to information in respect of which a claim to legal professional privilege could be maintained in legal proceedings

140 Commons Act 2006 - Section 15(1) And (3) Application To Register Land As A Town Or Village Green - The Common / Browns Copse Field / Bluebell Wood Field / Village Hall Field / The Field, Winterslow

Following on from the above item at minute no. 138, Ian Gibbons, Associate Director for Legal and Governance and Solicitor to the Council drew the Committee's attention to the Pre-action Letter and legal advice from Counsel in response to it as presented.

The Committee was asked to note the action which the Associate Director proposed to take in his capacity as Solicitor to the Council in the light of the legal advice received.

Resolved:

That the Committee notes the proposed legal challenge which the applicant intends to make in respect of the Committee's decision of 24 September 2015 and the action to be taken by the Solicitor to the Council as set out at paragraph 9 of the report presented.

(Duration of meeting: 6.00pm – 9.34pm)

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
15/02869/FUL	3 Antrobus road, Amesbury	WR	DEL	Dismissed		
14/10606/VAR	4 Heath road, Salisbury	WR	DEL	Dismissed		

Outstanding Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee	Overturn
13/05402/FUL	Harnham Telephone Repeater Station	H	COMMITTEE	O/T
15/04531/VAR	Aldi Foodstore, 42 Salisbury street, 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
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	
15/03651/FUL	Avon Barn, Shute End, Alderbury	HH	DEL	
15/01278/FUL	Neel Akash, 14 North Street, Wilton	WR	DEL	

New Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee	Overturn
14/11810/FUL	Swallowcliffe Manor, Swallowcliffe	WR	COMMITTEE	O/T
15/04378/FUL	land adj 4a/b The Crescent, Hillview road, Salisbury	WR	COMMITTEE	O/T
15/06916/FUL	120 Fisherton street, Salisbury	WR	DEL	
15/05334/FUL	Tennis Courts, Folkestone road, Harnham	WR	DEL	

WR Written Representations
H Hearing
ENF Enforcement Appeal

HH Fastrack Householder Appeal
LI Local Inquiry

1st January 2015

Date of Meeting	14 January 2016
Application Number	15/10290/FUL
Site Address	Communications Bunker, Old Blandford Road, Salisbury, SP2 8DG
Proposal	Proposed Change of Use from communications bunker into youth music and education facility
Applicant	Mr R Sanderson
Town/Parish Council	SALISBURY CITY
Electoral Division	SALISBURY HARNHAM – Cllr Brian Dalton
Grid Ref	413948 128753
Type of application	Full Planning
Case Officer	Matthew Legge

Reason for the application being considered by Committee

Cllr Dalton has called this application due to the following concerns:

- 1) *Noise and vibration may be felt in nearby residents homes in Grasmere Close.*
- 2) *If approved, may generate large groups of youths hanging about.*
- 3) *Cars may park in and block up Grasmere Close, causing issues with residents.*
- 4) *The building is not suitable for the application in question.*
- 5) *Light caused pollution from any new street lighting.*
- 6) *Litter may be more prevalent. This is a wildlife area.*

1. Purpose of Report

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

2. Report Summary

The proposed re-use of the former Salisbury Urban District Control Centre as a Youth Centre would be managed by Sound Emporium who currently run the youth centre operating at Grosvenor House. The representation letters have raised a number of comments of concern which have been considered in this application. Subject to conditions, this application has not received any objection comments from Wiltshire Council Ecology, Archaeology, Highways, Public Protection or Wiltshire Police. This application would provide a youth facility within the city of Salisbury and Officers consider that the impact to the amenity of neighbouring dwellings or any other site constraint will not be unduly harmful to warrant the refusal of this proposed youth centre facility.

3. Site Description

The former Salisbury Urban District Control Centre (SUDCC) is a disused subterranean building which is located in the slopes of Harnham and adjacent to established residential dwellings. On the top of the bunker is a radio mast which is not currently associated with the function of the bunker. The bunker is located in amongst an established wood and is accessed via a single track off Grasmere Close with established treed embankments either side of the approach track. Inside the

structure, the building is divided into a main central room which is of a modest scale similar to the dimensions of a normal living room, with a number of smaller satellite rooms leading off it, including toilets and storage areas.

4. Planning History

S/1999/0199 FOR THE SITING AND APPEARANCE OF THREE REPLACEMENT EQUIPMENT CABINS

S/2001/1381 UPGRADE RADIO EQUIPMENT HOUSING REMOVE AND REPLACE 6 ANTENNA

5. The Proposal

This application is submitted by Sound Emporium (SE) which currently manages and run a youth group in Grosvenor House. This is set to close and the SE has proposed to convert the former Salisbury Urban District Control Centre into a youth music and educational facility for 13-19 years old and up to 25 years old for persons with special education needs.

6. Local Planning Policy

The Wiltshire Core Strategy (WCS) - adopted by Full Council on the 20th January 2015:

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP20 (Spatial Strategy for the Salisbury Community Area)

CP37 (Military establishments)

CP50 (Biodiversity and Geodiversity)

CP51 (Landscape)

CP57 (Ensuring high Quality Design and Place Shaping)

CP58 (Ensuring the Conservation of the Historic Environment)

Wiltshire Local Transport Plan 2011-2026:

Car Parking Strategy

Government Guidance:

National Planning Policy Framework (NPPF) March 2012

National Planning Policy Guidance (NPPG)

Supplementary Planning Guidance:

Adopted Supplementary Planning Document 'Creating Places Design Guide' April 2006

7. Summary of consultation responses

This application has the support of Salisbury City Council. A large amount of representation has been submitted for this application which amount to 48 letters of objection and 43 letters of support.

8. Publicity

Salisbury City Council – Support

WC Highways – No objection

WC Archaeology – Support subject to conditions

WC Ecology – Holding objection

2nd comment (following further endoscopic survey) – No objection

WC Conservation – None received

WC Public Protection – Concerns raised about lack of detail over suggested mitigation measures.

2nd comment (following additional information) – No objection subject to conditions

WC Rights of Way – None received

WC Trees – No objection to the laying of the path on top of the existing hard standing

WC Public Arts – Not seeking a public art contribution

Wiltshire Fire & Rescue Services – General comments and recommendations

Wiltshire Police – Concerns over lack of adequate external lighting

43 Letters of support have been received:

- Excellent use of facility for an excellent cause
- Perfect location for a much valued facility for Salisbury's youth
- This facility helps young adults and children with low self esteem, self confidence and feelings of isolation and loneliness
- Loss of youth facilities will result in a higher chance of youth hanging out and getting into trouble
- Great use of a disused building
- The Sound Emporium is successful run and managed
- Minimal impact to residential properties and wildlife
- Respect should be given to the Young Adults and not assumed delinquency
- Testimonials from parents of youth befitting from the music youth centre.

This application has submitted a pack of 40 letters of support for the application which appear to be separate to the above support letters.

48 letters of objection have been received:

- Concerns over noise to neighbouring amenities and vibrations to house foundations
- Concerns over impact to Right of Way
- Concerns over impact to local ecology and habitat
- Concerns over proposed lighting and potential litter creation
- Concerns over hours of operation and number of days
- Concerns over levels of behaviour of youth and their numbers and impact on neighbours
- Concerns over lack of onsite parking and parking will be undertaken in Grasmere Close.
- Concerns over Councils ability to ensure compliance of Youth Group's stated practices.
- Concerns over health of youth using the bunker due to mould.
- Inappropriate use of public S106 money (£100K) earmarked for the wider community which will benefit very few of the residents of East Harnham
- Unsuitable location away from facilities and services.
- Concerns over the safety of youth in the bunker and safety of youth walking to catch the bus on Old Harnham Road.
- Contrary to Building Control Regulations
- A disused trading estate unit would be the preferred location

9. Planning Considerations

9.1 Principle and justification of application

In National and Local policy terms, this proposal is rather unique, and there are no local policies which relate directly/specifically to it, the closest policies seem to be policy CP37 which relates to

the reuse of (albeit much more substantial) former MOD buildings/sites, and to a lesser extent policy CP48 & CP58, which promote the reuse of (non designated) heritage assets, (although policy CP48 is primarily intended for the conversion of buildings in the open countryside). In particular, Policy CP37 indicates thus:

“...Redevelopment, conversion or change of use of redundant MoD sites and buildings will be supported provided they are well related to an existing settlement in terms of both location and scale. Sites that are remote from settlements should only be considered where the existing buildings and infrastructure on the site are suitable for redevelopment, conversion or change of use. Redevelopment proposals will not exceed the existing building footprint and floorspace unless they are well located to an existing settlement. The focus will be on employment-led development and other uses should be determined through a masterplanning approach with the local community.

Development at operational or redundant sites should enhance the overall character of the site. All development at operational or redundant sites should mitigate any adverse impacts on local infrastructure, and not erode the character of the surrounding area. All proposals must ensure that the cultural and historical significance of the military facilities located on the site are understood and inform the scope of future development of that site.”

The building is likely to have been completed in 1962, reusing an earlier military bunker probably dating back to the 1940's. Some of the representation letters as submitted with this application have commented on the limited use of the bunker over the past few decades. Without any other information to the contrary, it is considered that the bunker appears to have largely been devoid of permanent usage given the unique nature of the building and use. Therefore at its simplest, the proposal represents a derelict empty building with the built up limits of Harnham and the wider city area.

As such (subject to the below assessment criteria) the principle use of the reuse of the building in planning terms is acceptable, and also with the broad aims of WCS policy (including CP37 and 48) which aims to retain and enhance the site and community facilities, subject to an assessment of the impacts of the change of use and any works. These matters are explored below.

9.2 Impact on character of the building and wider area

Impact on existing building/heritage issues

The building has been put forward for listing by Historic England. That listing application was determined on 11/12/2015. Historic England has undertaken an assessment of the historic value of the subterranean building and comment:

After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are not fulfilled. The Harnham Bunker is therefore not recommended for listing.

Source: Historic England's Advice Report (11/12/2015)

The Historic England's Advice Report goes on to further explain the reasoning for their recommendation for not recommending the building for listing. The reasoning is:

- * Architectural interest and innovation: as expressed in its overall design the bunker functioned relatively low down the military command hierarchy and in a national context its layout and features are relatively standard in design and do not display sufficient levels of interest and innovation;
- * Historic association: it has no historic associations with any national events or people and as such its historic interest lies on a local rather than national level;
- * Degree of survival: although the bunker survives well both externally and internally, others of its type survive and some of these in a better state of preservation.

Source: Historic England's Advice Report (11/12/2015)

It is clear from Historic England's Advice Report that the building does not meet the relevant criteria require for a listing designation. As a consequence, a refusal of the scheme simply in terms of the impact of the use and any works on the historic nature/character of the building would be difficult to support.

However, just because the building has not been formally listed does not mean that the site cannot be regarded as a "non designated heritage asset", and policy CP58 aims to allow the enhancement of such locally important buildings. Wiltshire Council Archaeology has commented *"This site is of great archaeological interest. The Communications Bunker is an important piece of archaeology from the Cold War period. The structure itself, and those elements of the layout inside that reflect its original planned use, are a significant heritage asset."*

The National Planning Policy Framework states that 141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

It is therefore recommended that a record is made of the building and any remaining equipment within it, before any development commences on the site."

Officers consider that the suggested condition to cover the submission of an appropriate programme of building recording to be acceptable.

Design matters

This application is not proposing to materially alter the exterior of the building other than adding some external lighting. Also proposed is the creation of a narrow path from the entrance of the bunker building to the highway. Some basic details of lighting have been submitted to support the application. However Officers consider that such details are limited and do not provide a reasonable understanding of how external will be externally lit and as such it is considered necessary to ensure full details of external light are submitted as part of any post approval conditions.

The proposed access path is noted to be proposed as self binding path gravel and as such no significant excavation of the entrance track is envisaged. The access path is considered to be an

acceptable addition to the site and Officers note that such paths are typically observed within a park setting and as such the maintenance of the treed entrance is considered not considered to unduly impacted by the creation of this centralised path.

9.3 Neighbour amenity/crime/lighting

As this proposal relates to the use of the site for music based youth organisation there have been a large amount of concerns expressed within the submitted representation letters. The concerns could be summarised to include anti-social behaviour and noise and vibrations from the music having an unacceptable impact to the amenity of nearby by residences. This application has also received a number of letters of support which seek to comment on the positive impact of the youth group on Salisbury youth and seek to highlight the positive running and management of the youth centre by the Applicants (Sound Emporium).

To support this application the applicant has submitted a Noise Assessment. Wiltshire Council's Public Protection Officer has commented :

"Ordinarily, we would have concerns that noise from the activities carried out within the premises could have an adverse impact on nearby residents, as the nearest residential property is 20 meters from the bunker. Whilst the applicant has submitted a noise assessment we would normally expect the assessment to be carried out by an accredited acoustic consultant. However, the noise assessment has identified that a sound level of 100 dB inside the bunker and with the doors open will not be audible over ambient sound at a 10 m radius from the bunker. Therefore, given the structure of the building, its original purpose and further mitigation measures to be made to the building it is not reasonable to request a further noise assessment."

Officers have sought further information as to what these "further mitigation measures" are and the applicant has provided additional information. In reviewing the further information the Wiltshire Council Public Protection Officer has commented "The applicant has provided further information on the control measures and insulation to be implemented / installed in the bunker to minimise noise breakout and reverberation. I can confirm that the additional information is satisfactory"

The Public Protection Officer has recommended a condition to ensure the implementation of the control measures which Officers consider to be reasonable and necessary. Wiltshire Council Public Protection has not raised any objection to this application and has not maintained the concerns of neighbouring dwellings.

The applicant has provided the following confirmation on access requirements / opening times:

"We would request that we are able to access the property 30mins before the opening time of 09.00 (10.00 on Saturday) in order to set up and that we are able to remain in the property for 30mins after the closing time of 21.00 to pack down. During these set up/closing down times all amplified sounds will be turned off and only staff will be in the property."

The proposed opening times of the music youth centre will not require any openings on Sundays and no openings on public holidays. Public Protection has not raised any concerns in relation to the suggested opening hours but has required that the opening hours are restricted by condition.

The concerns of neighbours over anti-social behaviour are noted by Officers. The Police Crime Prevention Officer has commented: "My only concern is for the safety of the pupils or clients of the facility when arriving and leaving the bunker at the end of their 'session'. It appears to me that the approach to the proposed entrance is along a heavily wooded track that leads from the public highway to the bunker itself. From reading the design and access statement and other relevant documents submitted with this application, I am unable understand how those responsible for the facility intend to ensure the safety and security of potentially quite young and vulnerable people

who will at times have no option other than to walk a narrow woodland path in darkness. I have noted the intention within the 'New Exterior Lights' document to install lights to illuminate the path, however there is insufficient detail provided for me to have a view on how effective the positioning of some floodlights at the entrance to the site will be in providing appropriate lighting to the length of the track. I therefore ask that before this application is approved, the applicant is asked to provide full details of any lighting plan or other intended measures designed to protect the children and young people from exposure to what I consider to be a potentially hazardous situation."

Officers consider that the Police's concerns are centred on this application's lack of an adequate lighting scheme to serve the access path. Officers accept that the limited lighting information is inadequate but a comprehensive scheme for lighting can be approved as part of any post approval and the Police Crime Prevention Officer will have full input in the discharge of any lighting condition.

Whilst the application site is located within a reasonable proximity to neighbouring dwelling within Grasmere Close, Officers note that the Public Protection Officer has not maintained any concerns in relation to noise having an undue impact on the amenity of neighbouring dwellings. The topography of the application site is such that the approach to the entrance of the SUDCC is sided by an earth embankment which is treed. On standing outside of the entrance doors to the bunker views of the neighbouring dwellings are highly restricted and views of the roofs are only likely to occur through the trees. As such the residential dwellings are not likely to have a direct view of the application site and the coming and going of its users. To prevent undue noise in the external grounds and to avoid any doubt it is considered reasonable to impose a restrictive condition to prevent the playing of any sound-amplifying equipment or loudspeaker within the external spaces.

9.4 Highways / Parking issues

This application has received a large number of comments of concern about the lack of parking at or near the application site. The representation letters of objection have expressed concerns over the inadequate location of the youth centre and also express concerns over the safety of the youth when accessing the facility by foot.

In response to the large number of neighbouring concerns the applicant has produced a Transport and Movement Statement. The Statement comments:

Off road parking at the site has not been sought as it will not be necessary given the hours of use and how the property will be accessed by users. This application seeks to make efficient use of on road parking space already in place adjacent to the site and promote the use of more sustainable forms of transport by ensuring that there is a choice of access by walking, cycling and good public transport links.

Source: Transport and Movement Statement

Officers note the restricted on street parking provision along Old Blandford Road and acknowledge the public transport links within reasonable walking distance from Harnham Road. In reviewing the local concerns and the additional submission of the Transport and Movement Statement, Wiltshire Council's Highway Officer has provided the following comment and recommendation:

"The proposed access and parking arrangements associated with the proposed development are satisfactory and that the information provided in the submitted Transport and Movement Statement is reasonable. The proposed development is not therefore considered to be detrimental to highway safety. It is considered that the proposed change of use will not detrimentally affect highway safety and I therefore recommend that no highway objection be raised to this application."

It is clear from the above comments that Wiltshire Council Highways have no objection to the use of the building as a youth club facility. Officers have sought confirmation about the retention of the existing vehicle barrier at the entrance to the application site. Officers have sought for this barrier

to be retained to ensure that parking along the entrance corridor to the building is prevented. The barrier is able to be opened and it is accepted that for delivery purposes that the ability to open the barrier is desirable. There appears to be enough turning area at the top of the path for a vehicle to turn and exit the site without the need to create an unacceptable vehicle manoeuvre at the entrance mouth of Grasmere Close.

With no objection comments from Wiltshire Council's Highway Department it is considered that any refusal of this application on highway safety grounds is unreasonable.

It seems reasonable that as the proposed use of the building relates to a youth centre use that this application creates a form of onsite cycle storage facility to promote alternative forms of transportation other than the car or bus. Details of such a cycle store can be agreed as part of any post approval condition.

9.5 Ecology/protected species/trees

The application has been supported by an Ecology Survey undertaken by Wessex Ecology which is dated September 2015. The representation letters have included a number of comments of concern about the impact to Ecology as a result of this applications use of the bunker and associated use of the immediate external land. However Wiltshire Council Ecology has not raised concerns over impact to the woodland but has commented:

"The ecological survey identified the potential for bats in the ventilation tower / ducting due to the fact that there was a small hole in a grille on the ventilation tower with adjacent scratch marks. The bunker is located in broadleaved woodland which is likely to be used by bats for foraging. The bunker's thick walls and underground position mean it has the potential to provide the humid and stable conditions that are preferred by hibernating bats. It would be difficult to survey for bats by conventional means and the consultant has therefore recommended use of some form of endoscopic video survey."

The suggested endoscopic video survey was undertaken. Wessex Ecology have since commented: *"....review of the video footage which has been recorded I can see no evidence of extant or extinct use of the structure by bats or birds. It is my opinion that there is no need for further survey work based on the proposed plans for Harnham Bunker."*

Following the assessment of Wessex Ecology a Wiltshire Council Ecologist has raised no objection to this application. The Council's tree officer has not raised any issues of significance.

9.6 Other matters raised by third parties

Use of S106 monies

A number of the submitted comments to this application have raised concern over the possible use of £100,000 of S106 monies related to the Rowbarrow housing development along Downton Road to support the proposed youth music facility. Whilst Officers acknowledge the concerns as raised, the means of funding of the project is not relevant to the consideration of this current planning application and is not a material planning consideration.

Fire and Rescue/Building Regs issues

The bunker building has one entrance in and out and has a vertical exit route served by a ladder of original date to the bunker. The proposed youth service does not intend to use this vertical exit and as such the bunker building has one entrance/exit route. This application has received a large number of comments of concern and objection in relation to the perceived harm to the users of the facility should a fire occur.

The Wiltshire Fire & Rescue Service consultation response letter sets out general comments about the need to ensure that provision of reasonable facilities to assist fire fighters within the building is present and to enable the fire appliances to gain access to the building. The WF&RS comments that the creation of a commercial sprinkler system will improve safety and reduce property loss.

However, this scheme has proposed such a sprinkler system which is commented on in the below extracts from the submitted Fire Safety Statement:

The situation of the bunker does pose a potential problem for fire safety due to its enclosed location with no natural ventilation to allow fire and fire gases to escape, nor is it possible to easily provide for alternative means of escape in the event of fire. However, Part B of the Building Regulations requires occupiers to ensure FUNCTIONAL fire safety in buildings and if this cannot be achieved by traditional means, then alternative measures designed to achieve safety by preventing fire occurring in the first place, or controlling the size of fires should they occur can be acceptable.

The fire safety strategy for the building will be set out in the plans and statement accompanying any Building Regulations application and will include the provision of active fire safety measures in the form of a full sprinkler system and possibly a smoke extract system. Passive measures will include a fire alarm system incorporating automatic fire detectors and visual beacons to provide warning in soundproofed areas. Structural fire resisting construction will be provided to sub divide the building and to ensure travel distances to the protected route forming the entrance tunnel. Emergency lighting to provide illumination in the event of power failure will be provided in all areas. All Such systems mentioned above will be in accordance with current standards. Numbers of occupants will be restricted to no more than 60 persons based on the amount of floor space available and the single direction of escape.

The Agent has also commented *“The building regulations comments are unfounded as the parties mentioned do not know what I have done with regard to building control. The main concerns so I gather are regarding escape. This is being addressed by the installation of a sprinkler system. This system will be backed up by 60minute self closing fire doors with smoke seals. The main area of highest fire risk is the kitchen area which has been deliberately located at the furthest point away from the escape routes. The corridor will provide 60minutes fire/smoke protection for all those needing to exit the building quickly. All rooms and corridors will also have fully maintained emergency lighting.”*

However, Members should note that the comments of the fire service are not on this occasion related to planning matters, but are instead in relation to the requirements for the separate Building Regulations process. Similarly, the third party comments on such issue are not material planning issues upon which this application could be refused.

10. Conclusion

The reuse and conversion of this local building of interest for community use appears to accord generally with national and local planning policies, and in particular the general aims of CP37 and CP58 of the WCS. The representation letters have raised a number of comments of concern which have been fully considered and taken into account. However, subject to suitable conditions, this application has not received any objection comments from Wiltshire Council Ecology, Archaeology, Highways, Public Protection or Wiltshire Police. This application would provide a youth facility within the city of Salisbury and Officers consider that the impact to the amenity of neighbouring dwellings or any other site constraint will not be so unduly harmful as to warrant the refusal of this proposed youth centre facility.

RECOMMENDATION

Approve subject to 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 works shall commence on site until an appropriate programme of building recording has been carried out in respect of the structure concerned. This record shall be carried out by an archaeologist/building recorder or an organisation with acknowledged experience in the recording of standing buildings which is acceptable to the Local Planning Authority. The recording shall be carried out in accordance with a written specification, and presented in a form and to a timetable, which has first been agreed in writing with the Local Planning Authority.

REASON: To secure the proper recording of the building.

3. No railings, fences, gates, walls, bollards and other means of enclosure development shall be erected in connection with the development hereby permitted until details of their design, external appearance and decorative finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being brought into use.

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

4. The footpath hereby approved shall be constructed prior to the development being brought into use and shall be maintained in perpetuity.

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

5. No part of the development shall be brought into use until details of secure covered cycle parking and has been submitted to and approved in writing by the Local Planning Authority, and; such facilities have been provided in accordance with the approved details. Such facilities shall be maintained thereafter.

REASON: In pursuit of sustainable transport objectives.

6. No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored outside any building on the site.

REASON: In the interests of the appearance of the site and the amenities of the area.

7. The use hereby permitted shall only take place between the hours of 08.30 in the morning and 21.30 in the evening from Mondays to Fridays and between 09:30 in the morning and 21.30 in the evening on Saturdays. The use shall not take place at any time on Sundays and Bank or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

8. No part of the development shall be brought into use until a scheme for external lighting of the path and external areas has been submitted. No external lighting shall be installed on site 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: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

9. The external lighting hereby approved as part of condition 8, shall not be illuminated outside the hours of 08.30 and 21.30 from Mondays to Fridays and between 09.30 and 21.30 on Saturdays at no time on Sundays and Bank or Public Holidays.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

10. No sound-amplifying equipment, loudspeaker, or public address system shall be installed / operated or music played within the external curtilage of the development hereby approved.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

11. The development hereby permitted shall not be brought into use until details of the storage of refuse, including details of location, size, means of enclosure and materials, have been submitted to and approved in writing by the Local Planning Authority, and; the approved refuse storage has been completed and made available for use in accordance with the approved details. The approved refuse storage shall thereafter be maintained in accordance with the approved details.

REASON: In the interests of public health and safety.

12. The development hereby permitted shall be designed, installed and maintained at all times thereafter in accordance with the acoustic mitigation measures detailed in the addendum document to the Noise Management Plan (08/12/2015).

REASON: In the interests of the amenities of the area.

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

DRG No. Proposed Location Plan	22/10/2015
DRG No. Proposed Site Plan	22/10/2015
DRG No. AD/0/060	18/11/2015
DRG No. AD/0/150	18/11/2015

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

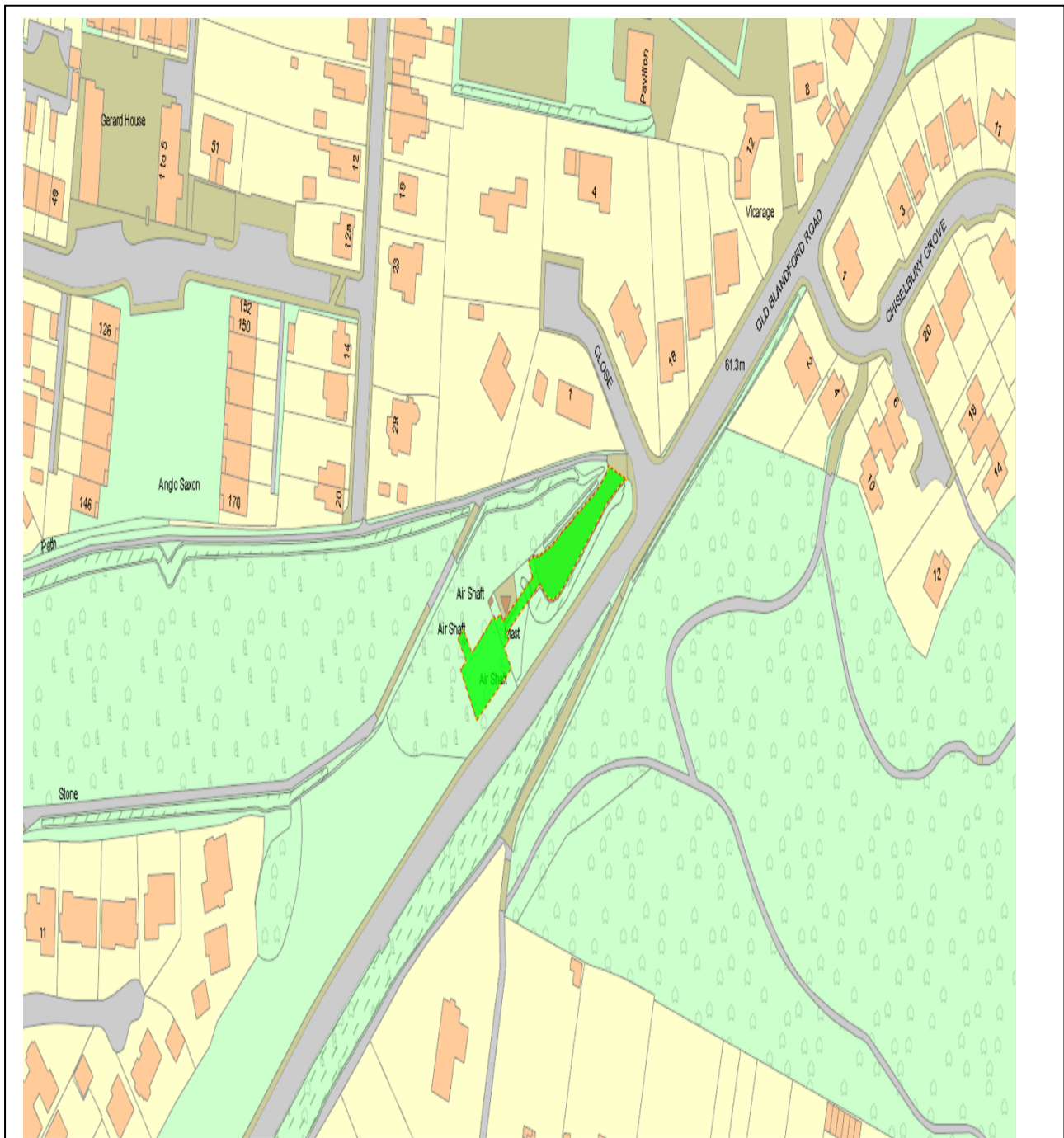
INFORMATIVES

1. Further Recommendations: The work should be conducted by a professional recognised contractor in accordance with the written scheme of investigation agreed by this office and there will be a financial implication for the applicant.

2. The applicant should note that the works hereby approved involve the removal and disposal of asbestos cement roofing. Should only be removed by a licenced contractor Asbestos waste is classified as 'special waste' and as such, can only be disposed of at a site licensed by the Environment Agency. Any contractor used must also be licensed to carry 'special waste'.

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Application Number	15/10290/FUL
Site Address	Communications Bunker, Old Blandford Road, Salisbury, SP2 8DG
Proposal	Proposed Change of Use from communications bunker into youth music and education facility
Case Officer	Matthew Legge



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REPORT FOR SOUTHERN AREA PLANNING COMMITTEE

Report No. 2

Date of Meeting	14 January 2016
Application Number	15/11114/FUL
Site Address	Land to the rear of 33 Bedwin St & Belle Vue Road, Salisbury, SP1 3YF
Proposal	Proposed erection of three dwellings, with associated car parking and landscaping.
Applicant	Mr M Quigley
Town/Parish Council	SALISBURY CITY
Electoral Division	ST EDMUND AND MILFORD – Cllr Hoque
Grid Ref	414506 130358
Type of application	Full Planning
Case Officer	Warren Simmonds

Reason for the application being considered by Committee

The application was called to Committee by Cllr Hoque due to concerns in respect of:

- Scale of development
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design - bulk, height, general appearance
- Environmental or highway impact
- Car parking

1. Purpose of Report

To consider the above application and to recommend to Members that planning permission be APPROVED, subject to Conditions.

2. Report Summary

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

1. Principle of development
2. Suitability of the proposed access and other Highways considerations
3. Impact upon residential amenities

4. Impact on the existing character and appearance of the conservation area and adjacent listed buildings
5. Ecological, archaeological and environmental impacts

The application has generated a total of 25 representations from third parties, as follows:

- 13 representations in support of the proposed development
- 2 representations making comments but neither supporting or objecting
- 10 representations objecting on grounds including
 - I. Highway safety and traffic generation
 - II. Loss of parking/insufficient parking provision
 - III. Overdevelopment
 - IV. Overlooking and overshadowing of adjacent properties and uses
 - V. Loss of open space
 - VI. Adverse impact on the existing character of the conservation area

Salisbury City Council supports the application, but requests officers to consider screening is provided and as the road is narrow, the access is looked at carefully.

3. Site Description

The application site constitutes a parcel of land within the conservation area and housing policy area of Salisbury. The site is accessed off Belle Vue Road (to the immediate west of number 2 Belle Vue Road) and currently comprises single storey block garaging with enclosed open areas to the east. There are residential dwellings and buildings in other uses on all sides of the site, including a number of listed buildings, notably along Endless Street to the west, Bedwin Street to the south and School Lane to the east.

English Heritage has confirmed (letter dated 26th March 2015 in respect of previous planning application reference 14/10095/FUL) the application site is not within a medieval chequer.

4. Planning History

S/1999/0365 - Erect 16 housing units for rent in two blocks following demolition of existing buildings (relates to 38-44 Endless Street) Approved 08.08.2000

S/2004/2063 – Demolition of single storey rear extension, alterations and conversion of day centre to form 9 independent apartments. Erection of 6 garages to rear (all with tandem parking), retention of 3 parking spaces to the rear of no. 68/70, provision of garden area to rear and roof. Approved with Conditions 01.12.2004

14/10095/FUL - Erection of 4 (1 x 5 bed and 3 x 4 bed) dwellings with associated car parking and landscaping and demolition of existing garages. Refused SAC 09.06.15 - Appeal lodged

5. The Proposal

The application is for full planning consent and proposes the erection of 3 (3 x 4 bed) dwellings with associated car parking and landscaping following the demolition of existing garages.

6. Local Planning Policy

The Wiltshire Core Strategy (WCS) was adopted in January 2015, relevant policies of which include:

CP1 (Settlement Strategy), CP2 (Delivery Strategy), CP50 (Biodiversity and Geodiversity), CP57 (Ensuring high Quality Design and Place Shaping), CP58 (Ensuring the Conservation of the Historic Environment) & CP64 (Demand Management)

Saved SDLP policies D4, H8, R2

NPPF & NPPG

7. Summary of consultation responses

WC Highways – No Highway objection subject to Conditions

WC Archaeology – Response not yet received: No objection subject to Condition to previous application

Wessex Water – Standard letter of advice, previous additional correspondence confirming no issues in respect of sewerage capacity are anticipated (4 dwelling scheme)

Salisbury City Council – At a meeting held on 14 December 2015, it was decided that Salisbury City Council supports this application but requests officers to consider screening is provided and as the road is narrow access is looked at carefully.

Conservation officer – Happy with scale and character of the proposals, comment re loss of historic brick wall within the site.

Historic England - The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Public Protection officer (Environmental Health) – No objection, subject to Conditions

WC Drainage engineer – No comment

District Ecologist – No objections

Housing officer – No affordable housing provision required for this development

8. Publicity

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

The application has generated a total of 25 representations from third parties, as follows:

- 13 representations in support of the proposed development

- 2 representations making comments but neither supporting or objecting
- 10 representations objecting on grounds including:
 - Highway safety and traffic generation
 - Loss of parking/insufficient parking provision
 - Overdevelopment
 - Overlooking and overshadowing of adjacent properties and uses
 - Loss of open space
 - Adverse impact on the existing character of the conservation area

Salisbury City Council supports the application, but requests officers to consider screening is provided and as the road is narrow, the access is looked at carefully.

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.

9.1 Principle of the proposed development

The application site is located within the defined limits of development (WCS Core Policies CP1, CP2 and saved policy H8 - Housing policy boundary of Salisbury) where, except as provided by other policies of the local plan, residential development is acceptable in principle.

9.2 Suitability of the proposed access and other Highways considerations

The proposed access to the site is from Belle Vue Road, utilising an existing hard-surfaced access and driveway/service road to the immediate west of number 2 Belle Vue Road. The existing access is used by a variety of neighbouring landowners and users of the existing lock-up garaging on and adjacent to the application site.

The proposal includes the demolition of the block of garages to the immediate west of the open areas of the site and the construction of four dwellinghouses with associated parking and landscaping.

The Highways officer has considered the proposed development and has provided a consultation response raising no Highway objection, subject to Conditions. The proposed access and parking arrangements for the development are therefore considered satisfactory.

9.3 Impact upon residential amenities

The application site is bounded on the northern, western and southern sides by existing residential development in the form of houses and flats. The creation of an additional residential use is considered compatible with the existing uses surrounding the site.

The revised proposal comprises of three 4-bed detached two storey dwellings, each with off-street parking spaces and proportionate enclosed gardens.

The buildings to the immediate north of the application site (closest to plot 1) are garage blocks that are unrelated to the application proposal.

By reason of the reduced number of dwellings proposed (relative to the previously refused scheme – currently at appeal), and the significantly reduced scale and mass of the overall development, together with the distance, orientation and general relationship to adjoining dwellings and uses, it is considered the proposed development would not result in undue impacts on the amenity of neighbours through overlooking or overshadowing.

9.4 Impact on the existing character and appearance of the conservation area and adjacent listed buildings

The application site is relatively well screened in wider views through the conservation area, however there are glimpsed views into the site, including a view from the St Edmund's Church churchyard over the brick wall adjacent to St Edmund's School, which provides the impression of an undeveloped interior with trees.

There are other glimpsed views from Belle Vue Road, one of the tarmac parking area and garages and another terminated by a cottage, neither of which are considered particularly significant.

The applicant has provided a Heritage assessment of the site and surrounding area which, together with the reasons for refusal of the previous scheme, has been used to inform the siting, design, scale and massing of the current proposal.

The Heritage Assessment took into account the significance of views into the site from the surrounding area, and the character and settings of listed buildings adjacent to the application site. The Heritage Assessment identified that the southernmost third of the application site is the most sensitive to development, whereas the northern two thirds are less sensitive, and development to create residential units of a modest domestic scale may be acceptable.

The Heritage Assessment also identified that the removal of the row of modern concrete blockwork garages would constitute an enhancement of the site, and provided guidance on what design and materials for new development would be appropriate.

Within the previous consultation response of English Heritage (now Historic England), it was accepted that the application site does not form an historic chequer as was erroneously stated in their previous consultation response. The submitted Heritage Assessment was welcomed, and it was opined the impact of the proposed development from views from the churchyard could be further mitigated by a scheme of planting. The previous consultation response concluded that a scheme of modest domestic scale would be acceptable within the site, however concerns were retained in respect of the impact of the development as proposed on the surrounding conservation area. In its consultation response to the current proposal, Historic England makes no specific comment other than advising the application should be determined in accordance with national and local policy guidance, and on the

basis of the Council's own specialist conservation advice.

In his consultation response the conservation officer stated that he was happy with scale and character of the proposals, with a comment in respect of the loss of historic brick wall within the site. In response to the conservation officer's comments the applicant has submitted revised drawings which retain sections of the wall where feasible (revised drawings submitted 14th December 2015).

Taking into consideration the generally well-screened location of the application site, the reduced overall scale and high quality design of the proposed development which has taken account of important view(s) into the site from the surrounding conservation area and the comments of the conservation officer, it is considered the proposed development would not unduly affect the existing character of the conservation area or the character and setting of adjacent listed buildings.

9.5 Ecological, archaeological and environmental impacts

The proposal has been assessed by the Council's Ecologist who raises no objection, subject to a standard Informative in respect of breeding birds. The proposed development raises no material planning concerns in respect of impacts on nature conservation or protected species.

The Public Protection (Environmental Health) Officer has assessed the proposal and raises no objection subject to Conditions in respect of contaminated land investigation and remediation, working hours (construction) restrictions and no burning during construction.

The Assistant County Archaeologist has previously assessed the results of preliminary archaeological field work investigation of the application site and raised no objection subject to a Condition requiring a written programme of archaeological investigation, and the approval of a programme of archaeological work.

10. S106 contributions & CIL

No S.106 contributions are relevant to the proposed development. The proposed development would be liable for a financial contribution under the Community Infrastructure Levy (CIL), however this is dealt with separately and outside of the planning system.

11. Conclusion

The proposed development constitutes new residential development within the defined limits of development and housing policy boundary of Salisbury, where, except as provided by other policies of the local plan, residential development is acceptable in principle.

The proposed development is considered acceptable in terms of the proposed Highways, access and parking provision and would not result in undue impact on the amenity of neighbouring residents and uses.

The proposed development would not adversely affect the existing character of the surrounding conservation area or the character and setting of adjacent listed buildings.

The proposed development is otherwise considered accordant with the development plan, including local plan policies CP1 (Settlement Strategy), CP2 (Delivery Strategy), CP50

(Biodiversity and Geodiversity), CP57 (Ensuring high Quality Design and Place Shaping), CP58 (Ensuring the Conservation of the Historic Environment) & CP64 (Demand Management) of the Wiltshire Core Strategy, and saved SDLP policies D4, H8, R2, as well as national guidance contained within the NPPF & NPPG.

RECOMMENDATION

That the application is APPROVED, subject to the following Conditions:

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

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

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

Drawing number 0157/PL/01 Rev.A dated 06.11.15, as deposited with the local planning authority on 06.11.15, and

Drawing number 0157/PL/02 Rev.A dated 06.11.15, as deposited with the local planning authority on 06.11.15, and

Drawing number 0157/PL/03 Rev.A dated 06.11.15, as deposited with the local planning authority on 06.11.15, and

Drawing number 0157/PL/04 Rev.C dated 11.12.15, as deposited with the local planning authority on 14.12.15, and

Drawing number 0157/PL/05 Rev.A dated 06.11.15, as deposited with the local planning authority on 06.11.15, and

Drawing number 0157/PL/06 Rev.A dated 11.12.15, as deposited with the local planning authority on 14.12.15.

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

3. No part of the development hereby approved shall be first occupied until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

4. No development shall commence on site until details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall be retained for use at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

5. No development shall commence on site until a scheme for the discharge of foul water from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

6. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details and any diversion of the existing storm sewer (if necessary) which currently crosses the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

7. No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been undertaken and until:

- a) The Local Planning Authority has been provided with written confirmation that, in the opinion of the developer, the site is likely to be free from contamination which may pose a risk to people, controlled waters or the environment. Details of how this conclusion was reached shall be included.
- b) If, during development, any evidence of historic contamination or likely contamination is found, the developer shall cease work immediately and contact the Local Planning Authority to identify what additional site investigation may be necessary.

In the event of unexpected contamination being identified, all development on the site shall cease until such time as an investigation has been carried out and a written report submitted to and approved by the Local Planning Authority, any remedial works recommended in that report have been undertaken and written confirmation has been provided to the Local Planning Authority that such works have been carried out. Construction shall not recommence until the written agreement of the Local Planning Authority has been given following its receipt of verification that the approved remediation measures have been carried out.

Reason: In the interests of public health and safety

8. No construction or demolition shall take place on Sundays or Public Holidays or outside the hours of 07.30 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays.

Reason: In the interests of amenity

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

Reason: In the interests of amenity

10. 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.

Further Recommendations: The work should be conducted by a professionally recognised archaeological contractor in accordance with a written scheme of investigation approved by this office and there will be a financial implication for the applicant.

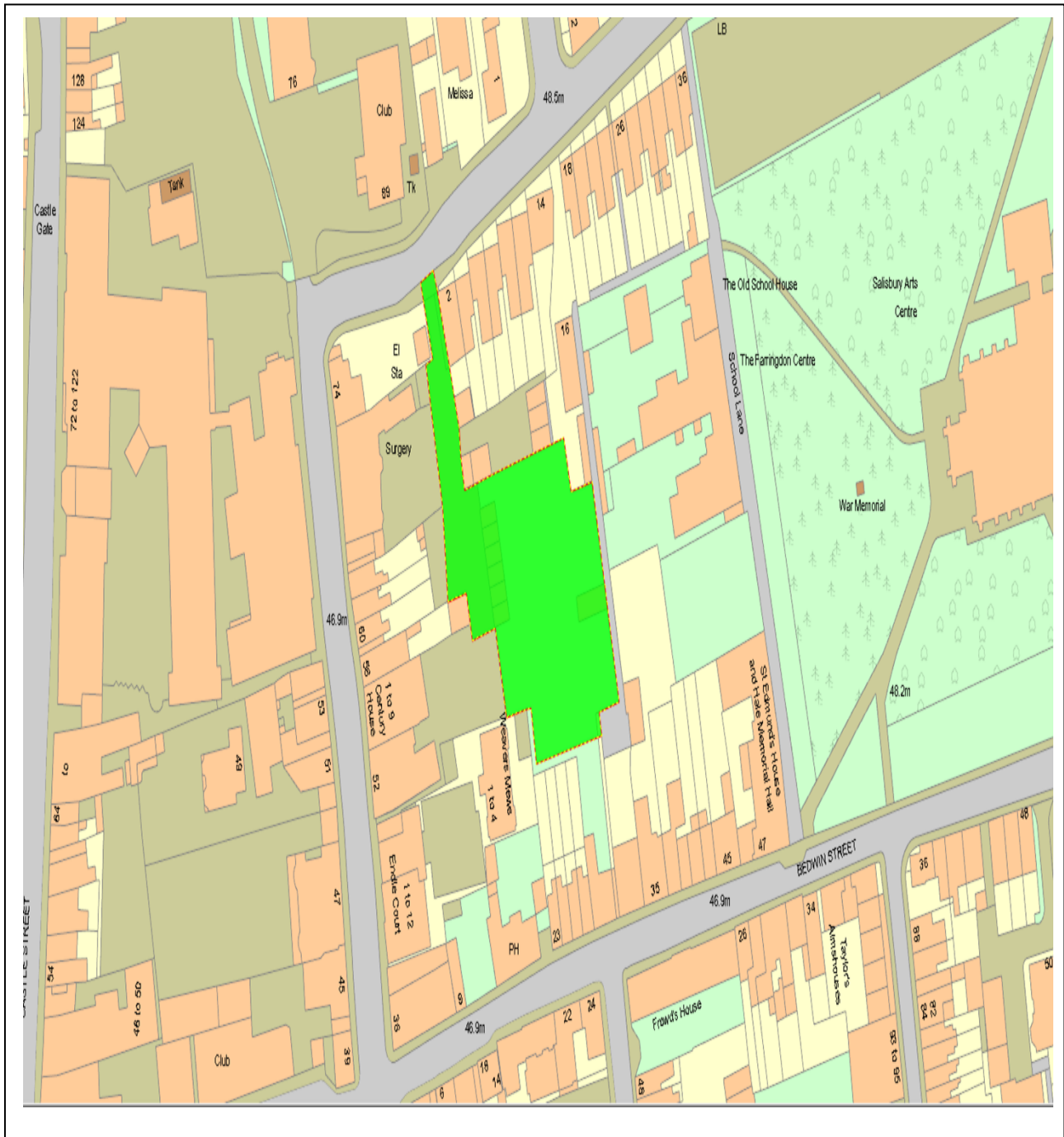
INFORMATIVES:

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

The applicant's/landowners' attention is directed to the advice contained in the letter provided by Wessex Water dated 4th November 2014.

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Application Number	15/11114/FUL
Site Address	Land to the rear of 33 Bedwin St & Belle Vue Road Salisbury SP1 3YF
Proposal	Proposed erection of three dwellings, with associated car parking and landscaping.
Case Officer	Warren Simmonds



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REPORT FOR SOUTHERN AREA PLANNING COMMITTEE

Report No. 3

Date of Meeting	14 th January 2016
Application Number	15/09583/VAR
Site Address	Clover Farm, Brickworth Road, Whiteparish, SP5 2QG
Proposal	Vary conditions 4 and 7 of S/2007/0596 to allow B8 use and external storage up to 2m high, no storage container to exceed 2.4m in height and no stacking of containers
Applicant	Mr Andrew Long
Town/Parish Council	WHITEPARISH
Electoral Division	ALDERBURY AND WHITEPARISH – Cllr R Britton
Grid Ref	422864 123615
Type of application	Full Planning
Case Officer	Warren Simmonds

Reason for the application being considered by Committee

The application has been called-in to the Southern Area Planning Committee by Cllr Richard Britton due to concerns in respect of the impact of the proposals on the surrounding area.

1. Purpose of Report

To consider the application and to recommend to Members of the Southern Area Planning Committee that the application should be APPROVED, subject to Conditions.

2. Report Summary

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

- I. Principle of the proposed development
- II. Scale, design & materials
- III. Highways considerations
- IV. Impact on amenity

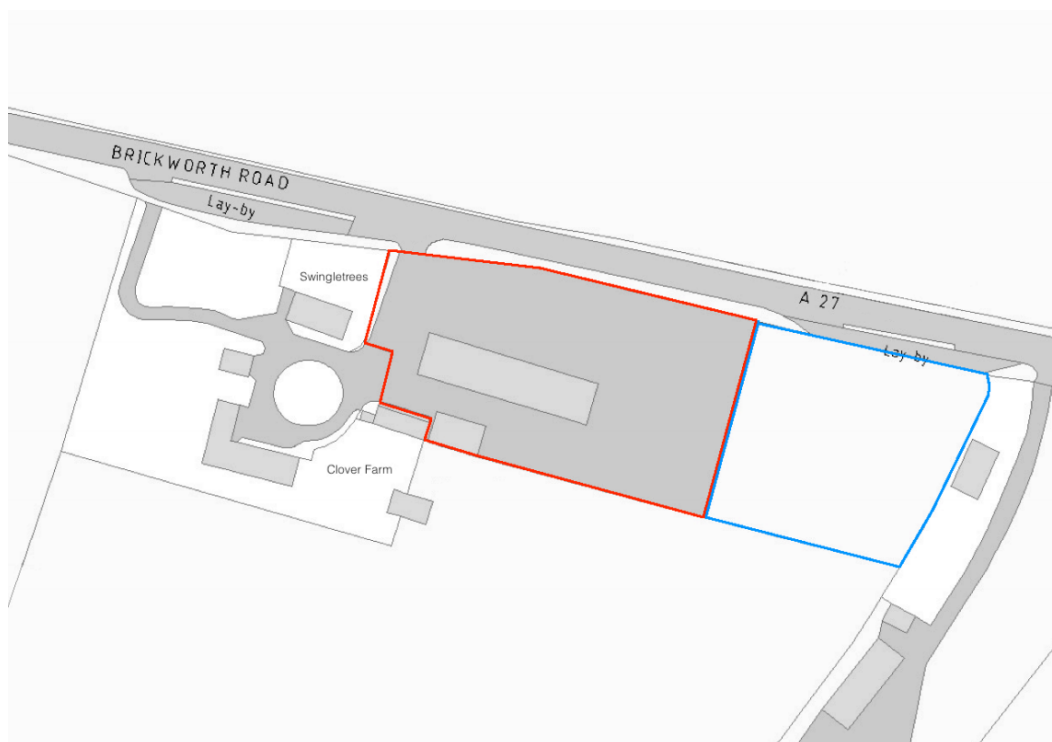
The application has generated one representation from a third party, providing comments that outside storage should not exceed 2 metres in height, and goods to be limited to those associated with the applicant's fruit and vegetable wholesale distribution business.

Whiteparish Parish Council objects to this application due to:

- The adverse effect on neighbouring dwellings
- Potential highway impact through the village
- Prominence of the site in open countryside in a Special Landscape Area
- Not appropriate place for storage over 2m high or for container storage
- The original permission S/2007/0596 should be maintained and enforced

3. Site Description

The application relates to the site occupied and operated by DWB Long Ltd off Brickworth Road, Whiteparish.



The site is operated by the applicant as a storage and distribution centre for fresh fruit and vegetables. The operational area of the site has recently been extended on the eastern side by virtue of planning permission granted under planning reference

The site is within the designated Special Landscape Area of Salisbury (saved policy C6 refers).

4. Planning History

- | | |
|--------------|---|
| S/2007/0596 | demolish existing store. erect new store for wholesale fruit and vegetable distribution. alter access and form car parking area
approved with conditions 15.05.07 |
| 15/01453/VAR | Remove cond. 6 (opening hours) , and vary conditions 4 and 7 of S/2007/0596 to allow B8 use and external storage up to 2m high
REFUSED 26.08.15 |
| 15/01462/FUL | Retention of extended hardstanding for use ancillary to storage and distribution B8 APPROVED WITH CONDITIONS 29.04.15 |

5. The Proposal

The application proposes the variation of Conditions 4 and 7 of planning approval S/2007/0596 to allow open B8 (storage and distribution) use and external storage of goods up to 2m high, and secure outside storage in lockable containers (which are a standard height of 2.4m) with no stacking of containers.

6. Local Planning Policy

Wiltshire Core Strategy Core Policies CP34, CP35, CP48 & CP57

Saved local plan policies (Appendix D of WCS) E19 & C6

NPPF & NPPG

7. Summary of consultation responses

Highways England – No objection

WC Highways – No Highway objection

WC Public Protection officer – No objection, with comments

Whiteparish Parish Council objects to this application due to:

- The adverse effect on neighbouring dwellings
- Potential highway impact through the village
- Prominence of the site in open countryside in a Special Landscape Area
- Not appropriate place for storage over 2m high or for container storage
- The original permission S/2007/0596 should be maintained and enforced

8. Publicity

The application was publicised by site notice, neighbour notification letters and on the Councils website.

The application has generated one representation from a third party, providing comments that outside storage should not exceed 2 metres in height, and goods to be limited to those associated with the applicant's fruit and vegetable wholesale distribution business.

9. Planning Considerations

9.1 Principle of the proposed development

Planning approval S/2007/0596 granted consent on 15.05.2007 for 'Demolish existing store. Erect new store for wholesale fruit and vegetable distribution. Alter access and form car parking area'.

The applicant seeks to vary Condition 4, which states that:

4) The premises shall be used for the storage and distribution of fresh fruit and vegetables only and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). (V01A)

Reason: In order that the Local Planning Authority may retain planning control over the use of the premises.

Condition 4 limits the use of the site to the storage and distribution of only fresh fruit and vegetables, which the applicant considers is unnecessary and unduly restricting the applicant's ability to support and promote his retail business, respond to market circumstances, or compete with others. The applicant states that independent fruit and vegetable retailers invariably include other "related" goods and it is common to see nuts and seeds, wholefoods, plants, flowers and even compost on display.

The applicant additionally seeks to vary Condition 7 to allow storage up to 2m in height, and to allow the provision of secure outside storage in lockable containers (which are a standard height of 2.4m) with no stacking of containers.

Condition 7 stated:

7) There shall be no external storage.

Reason: To ensure that the development hereby permitted is provided with adequate facilities for the parking turning/ loading and unloading of vehicles

Recent planning applications

Planning consent granted on 29.04.15 under reference 15/01462/FUL allowed the use of an extended area of hardstanding (which is located directly adjacent to the current application site) for unrestricted use ancillary to storage and distribution (Class B8) and permitted external storage on the site up to 2 metres in height.

Members will also note that a recent application, ref 15/1453/VAR also related to similar request to vary conditions 4 & 7. It is relevant that this application was refused, but only on grounds related to the suggested removal of condition 6 (opening hours), and not in relation to the suggested variation of conditions 4 & 7.

The above is therefore a material consideration in the determination of this current application.

Policy issues

The NPPF makes it clear that local rural business should be supported. Paragraph 28 indicates that:

"28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- *promote the development and diversification of agricultural and other land-based rural businesses;..."*

Saved local plan policy E19 relates to the development of employment sites within the countryside and is supportive of new development within the curtilage of employment sites. Similarly, adopted WCS CP34 also relates to employment land and states:

Outside the Principal Settlements, Market Towns and Local Service Centres, developments that:

i. Are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements; or

ii. Support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or

iii. Are for new and existing rural based businesses within or adjacent to Large and Small Villages; or

iv. Are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council

will be supported where they:

v. Meet sustainable development objectives as set out in the policies of this Core Strategy; and

vi. Are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity; and

vii. Are supported by evidence that they are required to benefit the local economic and social needs; and

viii. Would not undermine the delivery of strategic employment allocations; and

ix. Are supported by adequate infrastructure.

The LPA therefore needs to consider whether the storage and distribution of additional products from the application site, and the proposed external storage, has any material implications for landscape character, neighbour amenity, highway safety or any other relevant planning consideration, and therefore whether there is an overriding justification for seeking to control the nature of any other storage and distribution within Use Class B8 from the application site. These issues are explored below.

9.2 Impact on the amenity of neighbouring occupiers

A significant consideration in the determination of this application is the impact of the proposed variation of Conditions on the amenity of neighbouring occupiers.

The closest neighbouring dwelling is a bungalow located immediately beyond the eastern boundary of the application site (and immediately to the east of the extended area of hardstanding. Two other nearby dwellings are understood to be occupied presently by the applicant's parents and another family member.

The Public Protection Officer, on considering the proposal made the following comments:

“The site is currently restricted to the storage and distribution of fruit and vegetables only. If another business was to operate from the site in the future storing and distributing different goods/products it is unlikely that the actual operations/activities on the site will significantly change. Therefore, this department has no grounds to support an objection for open B8

storage and distribution for this site. Although we do have significant concerns that noise from the site may have an adverse impact on neighbouring properties if the site was to operate 24 hours.

Nevertheless, if the produce stored/distributed does change there may be a requirement for additional externally mounted plant/equipment, such as condenser units for refrigeration systems/air con systems etc. Therefore, we would recommend a condition is attached to any planning permission granted stating that a further application will be submitted for the installation of any new externally mounted plant/equipment”.

Therefore, given the response from the Council’s own environmental health officers, it is considered the proposed variation of Conditions for the use of the site would not result in significant undue impacts on the amenity of neighbouring residential occupiers through the generation of noise and disturbance resulting from activities within the site.

9.3 Highways considerations

The Highways officer has considered the proposed development and raises no Highway objection, providing the following comments:

“I understand that the proposed variation to conditions 4 & 7 are required to regularise the activities on the site and to allow the storage and distribution of goods other than fruit and veg (although related to these products). The supporting statement suggests that there will be no additional vehicle movements as a result of these changes. I also note that the number of vehicles entering and leave the site is not significant and that the deliveries occur mainly at night.

I confirm that I would have no highway objection to an open B8 use becoming established at the Clover Farm site.

I therefore have no reason to raise a highway objection and I wish to support the proposal.”

Additionally Highways England were consulted and offered no objection.

9.4 Scale and impact on the surrounding landscape

The site is relatively well screened within the surrounding landscape by existing mature boundary features, currently protected by virtue of saved policy C6. Provided stored goods and equipment are not excessive in terms of height/stacking etc, it is considered the variation of Condition 7 to allow outside storage (within the site) up to a height of 2 metres, and containerised storage up to 2.4m in height (with no stacking of containers) would not adversely affect the character of the surrounding area or wider landscape. Similarly, adjacent neighbour amenity would be unaffected.

Suitable conditions are suggested which would adequately mitigate the visual impact of the storage.

10. Conclusion

The proposal would allow an open B8 (storage and distribution) use from the site, and permit external storage of goods up to 2m high, together with permitting outside storage in lockable containers (which are a standard height of 2.4m) with no stacking of containers.

The proposed variation of Conditions would provide for more flexible operating parameters for an existing business, without undue/adverse impacts in terms of Highway safety, neighbour amenity or the character of the surrounding landscape. In these respect the proposal is considered accordant with the policies of the Development Plan and other local and national policy guidance.

RECOMMENDATION

Approve, subject to the following Conditions:

1. There shall be no retailing from the site

Reason: In the interests of highway safety and because the site is within an area in which retailing would not normally be permitted

2. The use hereby permitted shall not take place except between the hours of 7.00am - 7.00pm Monday to Saturday, no use Sundays and Public Holidays.

Reason: To avoid the risk of disturbance to neighbouring dwellings/the amenities of the locality during unsocial hours.

3. Except as provided for by Condition 4 (below), no materials, goods, plants, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, waste or any other item whatsoever shall be placed, stacked, deposited or stored above a height of two metres above the existing ground level outside any building on the site without the prior approval in writing of the Local Planning Authority.

REASON: In the interests of the appearance of the site and impact on the surrounding landscape.

4. No container shall be placed, stacked, deposited or stored above a height of 2.4 metres above the existing ground level outside any building on the site without the prior approval in writing of the Local Planning Authority.

REASON: In the interests of the appearance of the site and impact on the surrounding landscape.

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Application Number	15/09583/VAR
Site Address	Clover Farm, Brickworth Road, Whiteparish, SP5 2QG
Proposal	Vary conditions 4 and 7 of S/2007/0596 to allow B8 use and external storage up to 2m high, no storage container to exceed 2.4m in height and no stacking of containers
Case Officer	Warren Simmonds



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REPORT FOR SOUTHERN AREA PLANNING COMMITTEE

Report No. 4

Date of Meeting	14 January 2016
Application Number	15/09395/FUL
Site Address	The Pheasantry, London Road, Winterslow, Wiltshire, SP5 1BN
Proposal	Conversion of existing barn to 2 bed dwelling
Applicant	Mr George Macari
Town/Parish Council	WINTERSLOW
Electoral Division	WINTERSLOW – Cllr Bill Moss
Grid Ref	423156 134808
Type of application	Full Planning
Case Officer	Warren Simmonds

Reason for the application being considered by Committee

The application was called-in to the Southern Area Committee by local Member Cllr Bill Moss due to concerns in respect of development in the countryside.

1. Purpose of Report

To consider the application and to recommend to Members of the Southern Area Planning Committee that the application should be APPROVED, subject to Conditions.

2. Report Summary

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

- I. Principle of the proposed development
- II. Scale, design and materials and the impact on the barn as a Heritage Asset
- III. Impact on amenity
- IV. Impact on the surrounding landscape
- V. Archaeological and Ecological considerations
- VI. Highways considerations

The application has generated no representations from the third parties.

Winterslow Parish Council raises no objection to the proposal.

3. Site Description

The application site is accessed off the A30 via an existing access point and is to the rear of the site of the former Pheasant Hotel (now converted). The application site is not within the defined limits of development of any settlement and is therefore considered to be within the countryside. The application relates to a redundant barn located to the rear of the former hotel, which it is proposed to convert to form a two bedroom dwelling.

4. Planning History

S/2010/0574	Amendment to previous approval s/2009/1689 (conversion of existing pheasant hotel to residential c3 use) to create enlarged unit 5 with additional basement living accommodation and terracing	
S/2011/1531	Amendment to previous approval S/2009/1689 (conversion of existing Pheasant Hotel to residential C3 use) to extend stable block (unit 5 now 1 the Pheasantry) into shed, creating a conservatory and installing 3 x roof lights on rear pitch to unit 4 the Pheasantry.	
15/09403/FUL	Erection of 3 x four bed detached dwellings	REF 08.12.15

5. The Proposal

The application relates to a redundant barn located to the rear of the former hotel, which it is proposed to convert to form a two bedroom dwelling, including external as well as internal alterations.

6. Local Planning Policy

Wiltshire Core Strategy Core Policies CP1, CP2, CP24, CP48, CP57, CP58 & CP64
Saved local plan policy C6 (Special Landscape Area)
National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

7. Summary of consultation responses

WC Conservation – Supports the application, subject to Conditions
WC Highways – No Highway objection provided the proposal meets other planning criteria
WC Ecology – Support, subject to Conditions
WC Archaeology – No objections
WC Public Protection – No objection subject to Conditions
Wilts Fire & Rescue – Standard letter of advice
ROW – No objection, Informative suggested
Wessex Water – Standard letter of advice
Winterslow parish council – No objections

8. Publicity

The application was publicised by site notice and neighbour notification letters, as well as on the Council's website.

The application has generated no representations from the third parties.

9. Planning Considerations

9.1 Principle of the proposed development

The application relates to a redundant barn located to the rear of the former hotel, which it is proposed to convert to form a two bedroom dwelling.

The application site is accessed off the A30 via an existing access point and is to the rear of the site of the former Pheasant Hotel. The application site is not within the defined limits of development of any settlement and is therefore considered to be within the countryside, where new residential development would not normally be permitted, save for the 'exceptions' circumstances set out within the NNPF and the adopted Wiltshire Core Strategy. The NNPF indicates that "special" circumstances can include (inter alia):

● where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or

● where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; ..."

Of particular relevance to the application site and the development proposed are the provisions of Core policy CP48 (Supporting rural Life), which states:

"Proposals to convert and re-use rural buildings for employment , tourism, cultural and community uses will be supported where it satisfies the following criteria:

- i. The building(s) is / are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building; and*
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas; and*
- iii. The building can be served by adequate access and infrastructure; and*
- iv. The site has reasonable access to local services or*
- v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding*

Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria. In isolated locations, the re-use of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances, in line with national policy."

In respect of the criteria set out above, it is considered that the proposal accords with parts (i) to (iii), but it is considered that the application site is too remote to provide reasonable access to local services (therefore discordant with criterion (iv)), however consideration must be given to whether the conversion of the barn (as a heritage asset) would lead to its viable long term safeguarding, thereby meeting the requirements of criterion (v). If the barn can be considered as a heritage asset and the conversion to residential use would safeguard its viability in the long term, then the proposed development can be considered accordant with the requirements of Core Policy CP48 and can be considered acceptable in principle.

Members need to be mindful of recent application ref 15/09403/FUL, which recently refused three (new build) dwellings on a site adjacent to this application site, on a number of grounds, including on the principle of having unjustified private market dwellings in the open countryside. However, it is considered that in principle terms, this current application differs from that proposal as outlined above, namely that conversions of existing suitable buildings to residential can be permitted, whereas unjustified new build dwellings are rarely acceptable.

9.2 Scale, design and materials and the impact on the barn as a Heritage Asset

External and internal adjustments are proposed to the barn, including the replacement of the former barn door openings with simple modern glazing, with new oak doors/shutters added to the external facade. New rooflights are proposed, together with new clay tiles replacing the existing corrugated iron sheeting. Replacement timber cladding will be applied, and windows will be a wood/alloy composite. A central void would be retained within the building, surrounded by the living accommodation.

Whilst not in itself listed or within a Conservation Area, the building is considered to be of some historic merit, due to its original exposed frame dating from the late 18th century, together with location/relationship in respect to the former coaching inn/hotel buildings (now converted subject of earlier consents). The Council's conservation officer has considered the application and has provided the following consultation response:

"I viewed this barn some time ago. I have no objection to its conversion to residential which will secure its future, which I welcome. Gerald Steer has designed a scheme that retains the character of the barn (double height central area), glazing inserted into the large door openings and the trusses retained. The only thing I would ask is that the large areas of glazing (double doors) are set back within the opening (floorplan 1190.P6.A3 suggests that this is the case)".

The conservation officer confirms the status of the existing barn as a non-designated heritage asset and welcomes the proposal which will safeguard its retention and maintenance in the long term.

Whilst the proposed conversion works would permit changes to the existing building, these are considered to respect the character of the building, and the works also retain the attractive internal frame and the open characteristics of the building. As a confirmed heritage asset worthy of retention, the proposal is thereby considered accordant with WCS Core Policies CP48 and CP58.

9.3 Impact on amenity

The building forms part of a cluster of buildings, the remainder of which has been converted to residential use. The closest neighbouring dwelling is a single storey dwelling to the immediate south east, which is situated directly adjacent the barn, and has a facade facing

westwards onto the existing yard in front of the barn. Other dwellings are located to the south east, and there is also a dwelling to the west.

The proposed conversion works would retain the simple form of the existing building, with the existing yard divided up, so that the front cartilage/access track serving the barn would be separated from the adjacent single storey bungalow. To the north, the converted barn would have a modest garden area. Whilst there would be some inter-relationship between the converted building and the surrounding dwellings given the close proximity of the buildings, given the modest openings in the proposed dwelling, the overall impact on surrounding amenity would be limited.

Furthermore, a residential use of the building is considered compatible in principle with nearby existing dwellings on the site, and preferable to the use of the barn for potential commercial uses, which may result in potentially greater noise and disturbance. Taking into consideration the location of proposed fenestration for the converted barn, and by reason of the orientation and general relationship between the proposed converted barn and the closest neighbouring properties, it is considered the proposed development would not unduly disturb, interfere, conflict with or overlook adjoining dwellings or uses to the detriment of existing occupiers.

9.4 Impact on the surrounding landscape

The proposal relates to the conversion of the existing barn structure, without extension or external enlargement. The building is visible from the surrounding land, but essentially now sits within a built up complex of residential properties.

The proposed external materials (including the replacement of the existing corrugated metal roof with more appropriate clay tile) are considered appropriate to the building as a heritage asset and appropriate to the character of the surrounding designated Special Landscape Area. The overall visual appearance and impact of the structure on the surrounding countryside following conversion would therefore remain largely unchanged.

9.5 Archaeological and Ecological considerations

In considering the proposal, the Council's Assistant County Archaeologist was consulted and has provided a consultation response of 'no objections'.

In considering the proposal, the Council's District Ecologist was consulted and has provided a consultation response of 'no objection, subject to Conditions'.

It is considered the proposed development would not result in undue impact in respect of archaeological or ecological (protected species) considerations.

9.6 Highways considerations

The proposal would retain its access arrangements from the A30 road, with modifications to the access track leading to the building, to enlarge the curtilage of an existing adjacent single storey dwelling (No1 The Pheasantry). Parking would be provided within this modified area, in front of the converted barn.

The Highways officer has assessed the proposal and, subject to the principle of the conversion being acceptable in wider planning terms, raises no Highway objection.

It is therefore concluded the proposed development would not be prejudicial in terms of Highway safety.

10. S106 contributions

None are relevant to the proposed development.

11. Conclusion

Planning policies support the provision of dwellings in the countryside, subject to certain strict criteria, as outlined in CP48.

The proposed development is considered accordant with the Development Plan, including relevant policies of the adopted Wiltshire Core Strategy and national guidance contained within the NPPF & NPPG, insofar as the proposal is acceptable in principle and would not adversely affect heritage interests or the character of the surrounding Special Landscape Area. The proposed development would not have adverse impacts in terms of neighbour amenity, archaeology or protected species and would not be prejudicial in terms of Highway safety.

RECOMMENDATION

It is recommended the application be APPROVED, subject to the following Conditions:

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

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

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

Drawing number 1190.P7.A3 dated Sept 15, as deposited with the local planning authority on 21.09.15, and
Drawing number 1190.P4.A3 dated Sept 15, as deposited with the local planning authority on 21.09.15, and
Drawing number 1190.P6.A3 dated Sept 15, as deposited with the local planning authority on 21.09.15, and
Drawing number 1190.P3.A3 dated Sept 15, as deposited with the local planning authority on 21.09.15.

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

- 3 No development shall commence on site until details of the roof tiles to be used on the development, together with details of the proposed bricks (including details of bond), any replacement timber cladding, and capping for the replacement wall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: 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 visual amenity and the character and appearance of the area

- 4 Before works commence a report shall be submitted for Planning Authority approval containing details and results of all necessary surveys to confirm the presence, and as appropriate, the status of bats in the barn. The report will contain details of all necessary measures that will be carried out to ensure compliance with the Habitats Regulations 2010 (as amended). The works will be undertaken in accordance with the measures contained in the approved report.

Reason: To ensure adequate mitigation is made for protected species.

- 5 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays. No burning of waste shall take place on the site during the construction phase of the development.

REASON: In the interests of neighbouring amenities

6. Before the dwelling hereby approved is first occupied, full details of the intended boundary between the approved dwelling and the adjacent existing dwelling (No.1 The Pheantry) as shown on the submitted plan reference 1190.P7.A3, shall have been submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be erected before the dwelling hereby approved is first occupied.

REASON: In order to limit the impact of the works on adjacent amenity

Informatives:

Protected species

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended) it is an offence to disturb or harm bats, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to bats. In the event that your proposals could potentially affect bats you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please visit the following websites for more information:

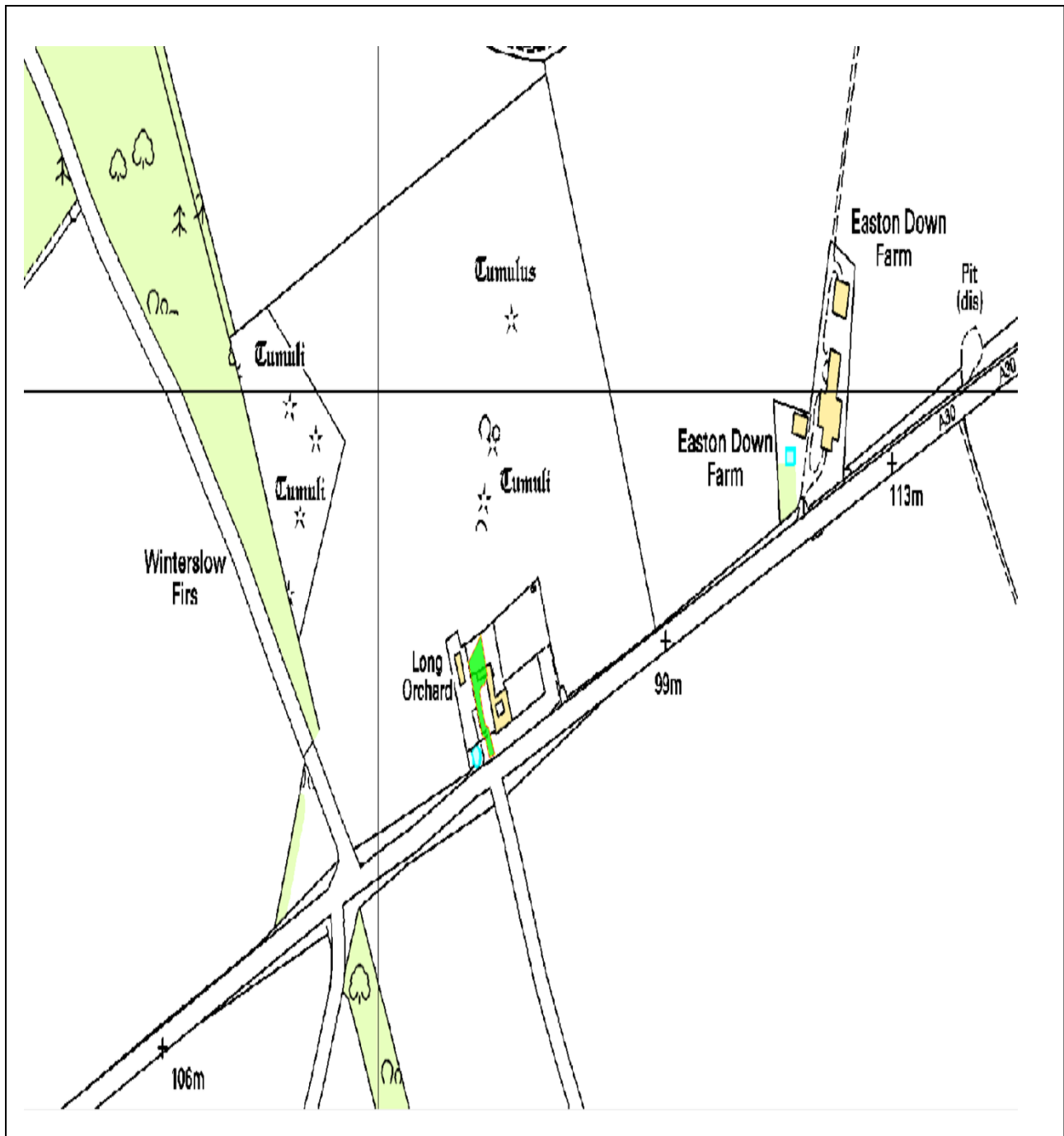
<http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment.htm>
<https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

Rights of way

There is a byway open to all traffic (WSLO6) running adjacent to the site on the route shown in brown below. This section of the byway has a width of 12 feet and extends to the boundary of the site shown in red adjacent to number 3. Access to the full width of the byway should be available at all times.

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Application Number	15/09395/FUL
Site Address	The Pheasantry, London Road, Winterslow, SP5 1BN
Proposal	Conversion of existing barn to 2 bed dwelling
Case Officer	Warren Simmonds



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