

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

**Agenda Item 7a**

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

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

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

**9. Planning Considerations**

**9.1 Principle of development**

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

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

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

**9.2 Justification**

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

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

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

highway safety terms.

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

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

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

### 9.3 Character & appearance of the area

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

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

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

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

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

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

### 9.4 Highways safety

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

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

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

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

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

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

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

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

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

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

## 9.5 Other matters

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

*This is understood and agreed.*

## 10. Conclusion

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

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

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

**Agenda Item 7b**

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

The Mill House  
Salisbury Road  
Steeple Langford  
Salisbury SP3 4NQ

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

21 May 2013

*Dear Mr Guest,*



Application No: S/2013/0071 Full

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

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

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

*Yours faithfully,*



The Mill House  
Salisbury Road  
Steeple Langford  
Salisbury SP3 4NQ

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

Copy

12 February 2013

Application No: S/2013/0071 Full

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

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

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

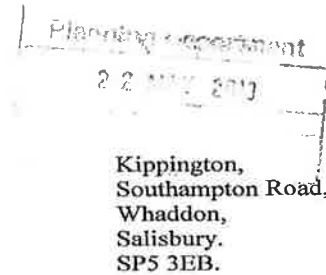
I consider it totally inappropriate and unacceptable to build anything, however well designed and "in keeping" with the adjacent houses on the tiny piece of land between the road and the Grade I listed church. Steeple Langford is not one of the prettiest villages in the Wylde Valley and the 16<sup>th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

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

## Agenda Item 7c

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

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



20 May 2013.

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

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

Dear Mr Guest,

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

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

Our objections remain on the following grounds:

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

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

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

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

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

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

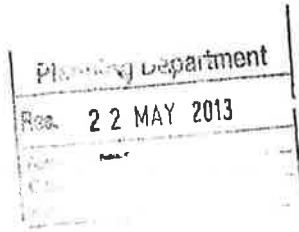
Yours sincerely,

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





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



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

MAY 20 2013.

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

Dear Mr. Guest,

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

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

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

1.

Continued overleaf.....

2.


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

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

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

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

Yours sincerely,



END.

## **Agenda Item 7d**

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

### **Late correspondence**

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

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

4 Wyndham Farm Cottages  
Allington  
Salisbury  
Wiltshire, SP4 0DB

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

20 May 2013

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

Dear Sir/Madam

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

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

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

Yours sincerely



Linda Conrad



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

TELEPHONE 01980 610746

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

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



Dear Mr Banks

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

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

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

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

Yours sincerely

A solid black rectangular box used to redact the signature of David Paul Gallop.

David Paul Gallop

A solid black rectangular box used to redact the signature of Valerie Joan Gallop.

Valerie Joan Gallop

ALLINGTON.....PARISH COUNCIL/TOWN COUNCIL

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

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

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

Suggested special conditions/reasons for refusal based on local knowledge:

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

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

