

AGENDA

Meeting: Southern Area Planning Committee
Place: Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Thursday 28 July 2011
Time: 6.00 pm

Please direct any enquiries on this Agenda to Pam Denton, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01225) 718371 or email pam.denton@wiltshire.gov.uk

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

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

Membership:

Cllr Richard Britton	Cllr George Jeans
Cllr Brian Dalton	Cllr Ian McLennan
Cllr Christopher Devine	Cllr Paul Sample
Cllr Mary Douglas	Cllr Ian West
Cllr Jose Green	Cllr Fred Westmoreland
Cllr Mike Hewitt	

Substitutes:

Cllr Ernie Clark	Cllr Stephen Petty
Cllr Russell Hawker	Cllr Leo Randall
Cllr David Jenkins	Cllr Ricky Rogers
Cllr Bill Moss	Cllr John Smale
Cllr Christopher Newbury	Cllr Graham Wright

AGENDA

Part I

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

1. **Apologies for Absence**

2. **Minutes** (*Pages 1 - 8*)

To approve and sign as a correct record the minutes of the meeting held on 7 July 2011

3. **Declarations of Interest**

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

4. **Chairman's Announcements**

5. **Public Participation and Councillors' Questions**

The Council welcomes contributions from members of the public.

Statements

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

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

Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in

particular, questions on non-determined planning applications. Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda (acting on behalf of the Director of Resources) no later than 5pm on Thursday 21 July 2011. 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 9 - 10*)

To receive details of completed and pending appeals (copy herewith).

7. **Planning Applications** (*Pages 11 - 12*)

To consider and determine planning applications in the attached schedule.

7a **S/2011/0708 - Hillbilly Acre Southampton Road Clarendon Salisbury SP5 3DG** (*Pages 13 - 24*)

7b **S/2011/0642 - 35 York Road Salisbury SP2 7AT** (*Pages 25 - 32*)

7c **S/2011/0518 - Summerfield House Berwick St. James Salisbury SP3 4TQ** (*Pages 33 - 46*)

7d **S/2011/0697 - 4 Churchfields Road Salisbury SP2 7NH** (*Pages 47 - 56*)

7e **S/2011/0632 - The Manse Boar Street Mere Warminster BA126DD** (*Pages 57 - 62*)

7f **S/2011/0678 - The Lime Yard Crockford Crockford Corner West Grimstead Salisbury SP5 3RH** (*Pages 63 - 70*)

7g **S/2010/1549 - Packway Garage The Packway Larkhill Salisbury SP4 8PZ** (*Pages 71 - 76*)

7h **S/2011/0551 - Site adjacent to Fitz Farm Teffont Salisbury SP3 5QY** (*Pages 77 - 84*)

8. **Urgent Items**

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

Part II

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

None

SOUTHERN AREA PLANNING COMMITTEE

**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING
HELD ON 7 JULY 2011 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE,
SALISBURY, SP2 7TU.**

Present:

Cllr Richard Britton, Cllr Brian Dalton, Cllr Christopher Devine, Cllr Mary Douglas,
Cllr Jose Green (Vice Chairman), Cllr Mike Hewitt, Cllr George Jeans,
Cllr Ricky Rogers (Substitute), Cllr Ian West and Cllr Fred Westmoreland (Chairman)

Also Present:

Cllr Richard Clewer

79. Apologies for Absence

Apologies were received from Councillor Ian McLennan; Councillor Ricky Rogers substituted for him.

80. Minutes

The minutes of the meeting held on 16 June 2011 were presented.

Resolved:

To approve as a correct record and sign the minutes.

81. Declarations of Interest

There were no declarations of interest

82. Chairman's Announcements

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

The Chairman announced that Item 8b - S/2011/0518 - Summerfield House, Berwick St. James, Salisbury, SP3 4TQ – had been deferred as the decision from the Planning Inspectorate on access to the site had not yet been received.

The Chairman announced that a request for a site visit had been made in respect of Item 8a - S/2011/0708 - Hillbilly Acre, Southampton Road, Clarendon, Salisbury, SP5 3DG. On being put to the vote it was

Resolved

To defer for a site visit due to public concern and its vicinity to a SSSI and also in order to receive advice regarding the Cala judgment and the Localism Bill.

83. Public Participation and Councillors' Questions

The committee noted the rules on public participation.

84. S/2011/0432 - Land adjacent to Rose Cottage, Castle Lane, Whaddon, Salisbury, SP5 3EQ

Public participation:

Mr R Keach spoke in objection to the conditions

Ms D Biggs, on behalf of Alderbury Parish Council, spoke in support of the conditions.

The Planning Officer presented the report and drew the committee's attention to the late correspondence. He explained that at the meeting on 16 June 2011, members determined to approve the above application subject to the wording of the suggested list of conditions being delegated to officers, and, brought back to the committee for agreement. A brief debate ensued and it was

Resolved:

That the application be APPROVED for the following reasons:

National and local guidance supports small scale business development in rural areas. The repair and maintenance of vehicles supports the vitality and viability of the local economy and so the Planning Committee, determined that the proposed development accords with the provisions of the Development Plan, as the proposal will provide enhanced services and facilities for the village (policy G1 Aims of the Local Plan) and create additional employment (policy E17 Employment) supporting the continued vitality of the village; so notwithstanding that the scale and design of the development is not in keeping with the locality and there is limited off-street car parking; subject to a contamination investigation and if necessary a programme of decontamination, and conditions regarding noise and hours of operation, the proposal would not adversely affect the amenity of neighbours (policy G2 General Criteria for Development).

And subject to the following conditions

1 Standard time duration

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 External materials to be approved

No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

POLICY: G2 General criteria for development

3 Wall to be repaired, details and materials to be approved

Prior to commencement of the development hereby approved, a schedule (and drawings as necessary), detailing repairs and related alterations to the front boundary wall, shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accordance with the approved schedule and drawings.

REASON: In the interests of visual amenity.

POLICY: G2 General criteria for development

4 Restrict hours of work

The use hereby permitted shall only take place between the hours of 08:30 and 18:00 from Mondays to Fridays and between 09:00 and 12:00 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.

POLICY-G2 General Criteria for development

5 Restriction on areas for vehicle repairs and MoT's.

The repair, servicing and/or the MoT testing of vehicles shall take place inside the approved workshop building only. No other parts of the site (including any open part of the site) shall be used for these purposes.

REASON: To avoid likely noise disturbance in the interests of residential amenity.

POLICY: G2 General criteria for development

6 Restriction on numbers of vehicles repaired at any one time.

No more than two vehicles shall be repaired, serviced and/or MoT tested at the site at any one time.

REASON: To accord with the terms of the application and to control the number of vehicles at the site at any one time in view of the limited number of on-site vehicle parking spaces.

POLICY: G2 General criteria for development

7 Water run-off.

No development shall take place until details of a scheme for the discharge of surface water from all hard surfaces has been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details.

REASON: In the interests of highway safety, to prevent the discharge of surface water on the highway.

POLICY: G2 General criteria for development

8 Contamination investigation and de-contamination as necessary.

Prior to the commencement of the development approved by this planning permission (or such other date or stage in the development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority: 1. A preliminary risk assessment which has identified:

- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors;
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 3. The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express

consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure the protection of controlled waters

POLICY PPS23 prevention of pollution

9 Doors closed when work undertaken

No industrial processes, repair or maintenance of any vehicle, plant or machinery shall be carried out or undertaken within any of the buildings, unless the doors/windows to those buildings are closed and at no time shall any industrial processes, repair or maintenance of any vehicle, plant or machinery be carried out outside of any building on the site.

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

POLICY: G2 General criteria for development

10 Parking areas retained

The parking and turning area shown on drawing reference no. 1408/07 Rev B shall be provided and permanently retained and used for those purposes

REASON: In the interests of the amenities of the neighbours

POLICY: G2 General criteria for development.

11 Noise insulation of building

The development hereby permitted shall not be brought into use until a scheme of suitable noise attenuation works has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed before the premises are first occupied and shall thereafter be maintained in effect.

REASON: In order to minimise nuisance and safeguard the amenities of the area in which the development is located

POLICY: G2, General criteria for development

12 Documents

This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.
Plan Ref .1408/07 Rev A. Date Received 28 March 2011.

REASON : For the avoidance of doubt

INFORMATIVE:

The applicant should be made aware that the lay-by that fronts the site is part of the public highway and as such, is available for all users of the public highway. Therefore, the parking shown on the submitted drawing (1408/07 Rev A) in this area cannot be assumed to be an entitlement of the applicant.

85. Planning Appeals

The committee received details of the following appeal decisions:

S/2010/0893 – Golden Cottage, Mead End, Bowerchalke – delegated – dismissed

S/2010/1319 - 19A The Close, Salisbury – committee - allowed

And forthcoming appeals as follows:

S/2011/0420 - Site at Market Place, Wilton

S/2011/0408 - Layby near Scotland Lodge, Winterbourne Stoke

S/2010/1083 - Adj.LimeTree Cottage, Flower Lane, Amesbury

S/2010/1409/S/2010/1410 - 132 Castle Street, Salisbury

S/2011/0218 - 57 New Canal, Salisbury

86. Planning Applications

2a **S/2011/0708 - Hillbilly Acre, Southampton Road, Clarendon, Salisbury, SP5 3DG**

This item was deferred for a site visit – minute 82 above refers.

2b **S/2011/0518 - Summerfield House, Berwick St. James, Salisbury, SP3 4TQ**

This item was deferred – minute 82 above refers.

2c S/2011/0642 - 35 York Road, Salisbury, SP2 7AT

Public participation:

Mrs Ann Burke spoke in objection to the application

Mrs Peggy Marchant spoke in objection to the application

Councillor Richard Clewer, local member, spoke in objection to the application.

The Planning Officer introduced the report which was recommended for approval. A lengthy debate ensued during which the issues of parking and overdevelopment were discussed. The Solicitor gave advice regarding the possibility of the use of a S106 agreement to control parking issues and it was requested that some advice regarding parking permits also be obtained.

Resolved:

To defer the item –

(i) for a site visit to assess the impact of off-street parking;

(ii) in order to obtain guidance on how parking standards are being applied in the city and how the parking permit scheme functions; and in order to obtain guidance on the possibility of using a S106 agreement to control, or restrict entirely, the number of parking permits that may issued in respect of a property

2d S/2011/0702 - 46 Rambridge Crescent, Salisbury, SP2 9JE

The Planning Officer presented the report and drew attention to the late correspondence which detailed a response received from the Highways department. The Planning Officer also drew attention to a unilateral undertaking presented by the applicant which addresses reason for refusal no. 2 relating to open space contributions. With this reason for refusal no. 2 was withdrawn.

A debate ensued with concerns regarding parking issues being raised.

Resolved

That planning permission be REFUSED for the following reason:

The proposal, by reason of the inadequate provision of off-street parking and the insufficient manoeuvrability space of the proposed two car parking spaces, would encourage parking on the highway with consequent risk of

additional hazards to all users of the road and is therefore considered to adversely affect both highway safety and the amenities of the neighbours contrary to Salisbury District Local Plan policy G2 and the Wiltshire Local Transportation Plan 2011-2026.

87. Urgent Items

There were no urgent items

(Duration of meeting: 6.00 - 8.50 pm)

The Officer who has produced these minutes is Pam Denton, of Democratic Services, direct line (01225) 718371, e-mail pam.denton@wiltshire.gov.uk

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

APPEALS

Appeal Decisions

Application Number	Site	Appeal Type	Application Delegated/ Committee	Decision	Overturn	Costs
S/2010/0451	Land at 7 School Lane/ Folly Close, Alderbury	WR	Committee	Dismissed	Yes	No
S/2009/1272 S/2010/1248 S/2010/1275	Former Knightwood Kennels, West Grimstead	WR	Delegated	Dismissed	No	No
S/2010/1661 S/2010/0007 S/2011/0001	Stonehenge Campsite, Berwick St James	LI	Committee	Allowed	Yes	No

New Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee	Decision	Overturn	Costs Applied for?
S/2011/0566	36 Sidney Street/ 8 James Street, Salisbury	WR	Delegated			
S/2011/0527	19 Southbourne Way, Porton	HH	Delegated			

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

18th July 2011

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1

Application No: S/2011/0708

Site Visit: 3.00pm

Site Location: Hillbilly Acre Southampton Road Clarendon Salisbury SP5 3DG

Development: Resubmission of S/2011/0422 - Change of use of land to residential gypsy site containing eight mobile home units (three of which are retrospective), alterations to highway access, boundary treatments, provision of parking areas and associated landscaping

Recommendation: Approved With Conditions

Division Member: Cllr Christopher Devine

2

Application No: S/2011/0642

Site Visit: 2.00pm

Site Location: 35 York Road Salisbury SP2 7AT

Development: Convert existing 4-bed house into 4x 1-bed flats with a 2 storey extension at the rear and including a loft conversion with 3x rooflights

Recommendation: Approved With Conditions

Division Member: Cllr Richard Clewer

3

Application No: S/2011/0518

Site Location: Summerfield House Berwick St. James Salisbury SP3 4TQ

Development: Demolition of existing derelict poultry sheds and silos, temporary retention of two outbuildings, and redevelopment of the site by the erection of a replacement dwelling, stable block, commercial office building, storage building, retrospective access and menage, and landscaping

Recommendation: Approved With Conditions

Division Member: Cllr Ian West

4

Application No: S/2011/0697

Site Location: 4 Churchfields Road Salisbury SP2 7NH

Development: Alteration and extension to 4 Churchfields Road to convert the existing house into 3 flats

Recommendation: Approved subject to Section 106

Division Member: Cllr Richard Clewer

5

Application No: S/2011/0632

Site Location: The Manse Boar Street Mere Warminster BA126DD

Development: Remove rendering from south elevation, replace existing bricked up doorway and timber lintel with stone to match existing and re-point stone wall

Recommendation: Refused

Division Member: Cllr George Jeans

6

Application No: S/2011/0678

Site Location: The Lime Yard Crockford Crockford Corner West Grimstead Salisbury SP5 3RH

Development: Change of use of land from lime yard to a B2/B8 mixed use with B2 use constrained to the existing crushing plant area

Recommendation: Approved With Conditions

Division Member: Cllr Richard Britton

7

Application No: S/2010/1549

Site Location: Packway Garage The Packway Larkhill Salisbury SP4 8PZ

Development: To use existing static caravan as a location to base on site out of hours security staff

Recommendation: Approved With Conditions

Division Member: Cllr Graham Wright

8

Application No: S/2011/0551

Site Location: Site adjacent to Fitz Farm Teffont Salisbury SP3 5QY

Development: Erect dwelling and garage. Amendments to planning application and approval S/08/0871

Recommendation: Approved With Conditions

Division Member: Cllr Bridget Wayman

Agenda Item 7a

Application Number:	S/2011/0708		
Deadline:	11/07/11		
Site Address:	Hillbilly Acre Southampton Road Clarendon Salisbury SP5 3DG		
Proposal:	Resubmission of S/2011/0422 - Change of use of land to residential gypsy site containing eight mobile home units (three of which are retrospective), alterations to highway access, boundary treatments, provision of parking areas and associated landscaping		
Applicant/ Agent:	Mr David Cooper		
Parish:	Alderbury		
Grid Reference:	417228 128257		
Type of Application:	FULL		
Conservation Area:		LB Grade:	
Case Officer:	Mr W Simmonds	Contact Number:	01722 434553

Reason for the application being considered by Committee:

Councillor Devine has called the application before Committee due to widespread public concern in the villages of Alderbury and Clarendon.

The application was deferred from the Committee meeting on 07.07.2011 for a site visit.

1. Purpose of report

To consider the above application and, subject to the landowner entering into an appropriate unilateral planning obligation and submitting the relevant financial contribution, to recommend that planning permission be GRANTED subject to conditions.

2. Report summary

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

- Principle of proposed development including Housing policy considerations as set out under local plan policies and other relevant local and national planning guidance
- Impact upon highway safety
- Impact upon visual amenity and landscape character
- Impact upon nature conservation interests including the adjacent River Avon SSSI and SAC
- Impact upon neighbour amenity
- Impact on the character and setting of adjacent listed buildings
- Flood risk
- Provision of recreational open space

The application has generated objections from two parish councils and 174 letters/representations of objection from the public.

Neighbourhood Responses

174 letters/representations received objecting to the proposal

1 letter of support received

3. Site Description

The application relates to an approximately rectangular parcel of land of approximately 0.7 hectares on the southwest side of Southampton Road, between Petersfinger and Alderbury. The access to the land is via a lay-by off of Southampton Road (at the north east end of the

site) and a connecting internal driveway providing access to each of the four internally divided plots (referred to as Avon View, Rambling Rose, Hillbilly Acre and Sunhill).

The application site is screened from public views from the roadside by solid metal panel gates, walls, fences and a combination of tree and other natural foliage along the roadside boundary. The north west and south east side boundaries of the site consist of significant mature mixed tree and hedge screening, and the rear south west boundary towards the river valley is comprised of large mature trees and mixed foliage.

The site contains a number of single storey, block-built and timber constructed buildings and static mobile homes, three static mobile homes are understood to be currently occupied by persons of Gypsy and Traveller status.

The adjoining land to the immediate south west of the application site is designated within the adopted local plan as an Area of High Ecological Value. Part of the adjoining land is included within the Clarendon Grange Meadows County Wildlife Site (CWS), and the River Avon is a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC).

4. Relevant Planning History

Application Number	Proposal	Decision
S/2011/0422	Change of use to residential gypsy site containing eight mobile home units (three retrospective), alterations to Highway access, boundary treatments, provision of parking areas and associated landscaping	WD 03.05.11
S/2009/1831	Retention of greenhouse, shed and retaining wall. Provision of new storage building and boundary fence	REF 29.01.10
S/2008/1559	Erection of a single storey residential dwelling with on-site parking and the provision of a new vehicular access	REF 03.11.08
S/2002/1447	Construction of dwelling	REF 19.10.02
S/2001/0918	Siting of a caravan for residential purposes	REF 17.12.01
S/1998/0583	Erection of shed	WD 15.07.04

5. Proposal

The application proposes the change of use of land to a residential gypsy site containing eight mobile home units (three of which are retrospective), alterations to highway access, boundary treatments, the provision of parking areas (internal to the site) and associated landscaping.

6. Planning Policy

Local Plan: policies G1, G2, C2, C11, CN3, CN5, H34, C7, R2

ODPM Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites

Emerging South Wiltshire Core Strategy (SWCS) Core Policy 4 (Making adequate provision for gypsies and travellers)

7. Consultations

Environment Agency

No objection, subject to Conditions and Informative

Building Control

No response received

Minerals and Waste Policy Team

No response received

Education Officer

No response received

Environmental Health

No comments or objections

Conservation Officer

No response received

English Heritage

No comment in detail; the application should be determined in accordance with national and local policy guidance, and on the basis of Wilts Council's specialist conservation advice

Fire Officer

No response received

Principal Ecologist

No objection, no likely significant effects on the adjacent River Avon SAC

Planning Enforcement Officer

Any previously unauthorized development at the site is the subject of the current planning application

Forward Planning (Planning Policy) Team

Recommend approval

Wiltshire Highways

No Highway objection, subject to a Condition requiring minor alterations to access

Wessex Water Authority

No objection, standard letter of advice provided re foul and surface water disposal

Aldbury Parish Council

Objection, grounds include Highway safety, neighbour amenity, impact on listed buildings, impact on adjacent River Avon SSSI

Clarendon Park Parish Council

Objection, grounds including Highway safety, over development, landscape impact & impact on services

Winterslow Parish Council

No response received

8. Publicity

The application was advertised by site notices and neighbour consultation.

174 letters/emails of objection were received

One email in support of the application was received

Summary of key relevant points raised:

- Principle
- Highway safety
- Landscape impact
- Neighbour amenity
- Impact on nature conservation/adjacent River Avon SAC
- Impact on adjacent listed buildings

9. Planning Considerations

9.1 Principle of proposed development including Housing policy considerations as set out under local plan policies and other relevant local and national planning guidance

The application is in part retrospective and relates to an approximately rectangular parcel of land of approximately 0.7 hectares on the southwest side of Southampton Road, between Petersfinger and Alderbury.

The land has a lay-by and connecting internal driveway from the highway at the north eastern corner providing access to each of the four internally divided plots (referred to as Avon View, Rambling Rose, Hillbilly Acre and Sunhill).

The application site is screened from public views from the roadside by solid metal panel gates, walls, fences and a combination of tree and other natural foliage along the roadside boundary. The north west and south east side boundaries of the site consist of significant mature mixed tree and hedge screening, and the rear south west boundary towards the river valley is comprised of large mature trees and mixed foliage.

The site contains a number of single storey, block-built and timber constructed buildings and static mobile homes, three static mobile homes are understood to be currently occupied by persons of Gypsy and Traveller status.

The site is not within a Housing Policy Boundary or other such designated area within the local plan where new residential development would be acceptable in principle, however the application relates to the provision of residential accommodation for a persons of Gypsy and Traveller status, the application should be judged against the criteria of local plan policy H34 (together with other relevant policy context).

The Council does not dispute the status of the applicant and existing/future occupiers of the site as a Gypsies within the definition of Gypsies and Travellers as set out within ODPM Circular 01/2006.

Local plan policy H34 is applicable in the determination of the application.

9.2 Status of the local plan and ODPM Circular 01/2006:

The Council's Spatial Planning Team (Planning Policy) advises that current adopted policy relating to Gypsy and Traveller Sites is provided by the Wiltshire and Swindon Structure Plan 2016 (As saved) Policy DP15 and the Salisbury District Local Plan (As saved) Policy H34. In addition, guidance is provided at the national level through the ODPM Circular 01/06 *Planning for Gypsy and Traveller Caravan Sites*. The Coalition Government has indicated that guidance contained within this Circular will be replaced with a light-touch guidance outlining the council's statutory obligations, however Circular 01/06 remains pertinent to this particular case until a replacement is issued.

The DCLG *Designing Gypsy and Traveller Sites – Good Practice Guide* (May 2008) should also be considered in assessing the suitability of this site for Gypsy and Traveller Accommodation.

In addition to this guidance the Gypsy and Traveller Site Allocations DPD *Issues and General Approach Report* (April 2010) identifies a Site Selection Methodology to assist in indentifying sites to meet Gypsy and Traveller needs. The criteria is based on Circular 01/06 and Good Practice Guidance and is being developed through a process of local

consultation, with both the settled and travelling communities. An initial assessment of this site based on the Site Assessment Template found at Appendix C of the DPD suggests that this site would be suitable for development given its relatively sustainable location.

The conclusion and recommendation of the Council's Spatial Policy Team is as follows:

In accordance with Section 54A of the Town and Country Planning Act 1990 and Section 38 (6) of the Planning and Compulsory Purchase Act 2004 planning permission should be approved, because:

The proposal would conform in principle to Policy H34 of the Adopted Salisbury District Local Plan and Core Policy 4 of the Emerging South Wiltshire Core Strategy.

9.3 Impact upon highway safety

The Highways officer has visited the site and taken measurements at the access lay-by. Subject to the agreement of a scheme to create minor improvements to visibility by partially reducing the height of existing walls forming the sides of the lay-by access, and the creation of a consolidated driveway surface within the lay-by, there is no Highway objection.

9.4 Impact upon visual amenity and landscape character

By virtue of the existing boundary features, the application site is well screened within the immediate and wider local environment. The closest right of way is passes approximately between 118m and 78m to the south west on the opposite side of the River Avon. The north west and south east side boundaries of the site consist of significant mature mixed tree and hedge screening, and the rear south west boundary towards the river valley is comprised of large mature trees and mixed foliage.

The proposal principally relates to the provision of a limited number of single storey modular structures within the site. By reason of the existing significant level of boundary screening, the proposed development is not considered to be out of sympathy with the landscape of the surrounding designated Landscape Setting of Salisbury and Wilton.

9.5 Impact upon nature conservation interests including the adjacent River Avon SSSI and SAC

The adjoining land to the immediate south west of the application site is designated within the adopted local plan as an Area of High Ecological Value. Part of the adjoining land is included within the Clarendon Grange Meadows County Wildlife Site (CWS), and the River Avon is a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC).

The potential impact(s) of the proposed development have been assessed by the Council's Principal Ecologist (the District Ecologist) and Natural England.

The Principal Ecologist has undertaken a judgement of likely significant effects for the River Avon SAC which concludes there would be no likely significant effects. The Principal Ecologist has noted that part of the Clarendon Grange Meadows CWS lies between the application site and the River Avon SAC, however she concludes that as the site is screened from the CWS by a line of trees, and there is no public right of way through the site, there is no reason to presume the CWS site would be vulnerable to the effects of the proposed development.

Natural England has confirmed its position of no objection, provided the granting of planning permission for the proposed development would not lead to an increased risk in pollution to the river.

The proposed development is therefore considered accordant with the nature conservation policies of the adopted local plan and relevant national and European guidance and legislation.

9.6 Impact upon neighbour amenity

The closest neighbouring residential properties to the application site are St Maries Grange to the immediate south east, Alderbury Holt to the east (on the opposite side of the road), and Belmont House to the north west.

The proposed development constitutes a residential use of the land which in principle is considered compatible with the residential use of adjoining land.

The application site is contained within significant boundary features, and has its own established access and internal driveway. The structures proposed are single storey modular static mobile home units which it is considered would not result in the undue overlooking or overshadowing of neighbouring properties. In this respect 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.

9.7 Impact on the character and setting of adjacent listed buildings

By reason of the lack of permanent buildings or structures proposed within the site, and by reason of the existing significant boundary features between the site and the adjacent G1 (St Maries Grange) and GII (Belmont House) listed buildings, and the position of the existing access to the site being set approximately equidistant between the neighbouring listed dwellinghouses, it is considered the proposed development would not have an adverse impact on the character and setting of the listed buildings.

English Heritage was consulted on the development proposal but, at the time of writing, had not provided a consultation response.

9.8 Flood risk

The applicant's Hydrological Report and submitted flood risk information has been assessed by the Environment Agency. The Environment Agency raise no objection to the proposed development, subject to Conditions relating to floor levels for the mobile homes and surface water drainage methodology, and informatives relating to Flood Defence Consent and non-mains drainage.

9.9 Provision of recreational open space

The proposed new residential development, if approved on a permanent basis (i.e. not a time limited or temporary consent) would require a contribution towards public recreational open space in the form of a unilateral planning obligation completed by the applicant and the submission of funds for the relevant contribution.

Subject to the landowner entering into an appropriate unilateral planning obligation and submitting the relevant financial contribution, the proposed development would be accordant with Policy R2 of the adopted Salisbury District Local Plan.

10. Recommendation

Subject to the landowner entering into an appropriate unilateral planning obligation and submitting the relevant financial contribution in accordance with Policy R2 of the adopted Salisbury District Local Plan

Planning permission be GRANTED for the following reason:

The proposed development accords with the provisions of the Development Plan, and in particular Policies G1 & G2 (General Criteria for Development), C2 (Development in the Countryside), H34 (Gypsy sites), C7 (Landscape Conservation), C11 (Nature Conservation), CN3 & CN5 (Listed Buildings) and R2 (Recreational Open Space) of the saved policies of the adopted local plan, insofar as the proposed development relates to the provision of residential accommodation for person(s) of Gypsy and Traveller status and is considered accordant with the criteria set out within adopted local plan policy H34 and the criteria of Core Policy 4 of the emerging South Wiltshire Core Strategy in terms of being acceptable in landscape and nature conservation terms, and being located within close proximity of settlement(s) and their local services and amenities. The proposal would not unduly affect the amenity of neighbours or adversely affect the wider landscape setting of Salisbury and Wilton.

The proposed development would not have adverse impacts on nature conservation, or the adjacent River Avon SAC and SSSI.

Subject to the following conditions:

1) The number of mobile home units stored and/or occupied within the overall site shall not exceed eight units in total.

REASON: To enable the local planning authority to control the intensity of the occupation of the site, in the interests of amenity, highway safety and nature conservation interests.

POLICY - H34 (Gypsy Sites), G1 & G2 (General Criteria for Development), C11 (Nature Conservation) & C7 (Landscape Setting of Salisbury & Wilton) of the adopted local plan

2) The occupation of the mobile homes hereby approved shall be limited to a person or persons of gypsy and traveller status as defined within ODPM Circular 01/2006, or a widow or widower of such a person or persons, and to any resident dependants.

REASON: Permission would not normally be granted for this development, but regard has been paid to the personal circumstances of the applicant, being of Gypsy and Traveler status which are considered, to be sufficient to outweigh the normal planning policy considerations which would normally lead to a refusal of planning permission.

POLICY - H34 (Gypsy Sites) of the adopted local plan and Core Policy 4 of the emerging South Wiltshire Core Strategy

3) This development shall be in accordance with the submitted drawing[s] deposited with the Local Planning Authority on 30.03.2011, unless otherwise agreed in writing by the Local Planning Authority.

REASON: For the avoidance of doubt

4) The development hereby permitted shall not be commenced until such time as a scheme to ensure finished floor levels are set no lower than 43.0m above Ordnance Datum (AOD) has been submitted to, and approved in writing by, the local planning authority.

REASON: To reduce the risk of flooding to the proposed development and future occupants.

5) Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, and ensure future maintenance of the surface water drainage system.

POLICY: G2

6) Development shall not begin until a scheme for improvements to the existing highway access to the site has been submitted to, and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include a schedule of works to improve visibility at the site access by reducing the height of the existing block walls and cutting back vegetation. The scheme shall also include the provision of a consolidated surface of the existing splayed access area and the delineation of the highway edge.

REASON: In the interests of Highway safety.

INFORMATIVES

All works in, under, over or within 8 metres of a Main River channel will require prior Flood Defence Consent (FDC) from the Environment Agency, in accordance with the Water Resources Act 1991 and Byelaws legislation. Works within the extent of Flood Zone 3 (1:100 year floodplain) may equally require FDC unless granted exemption via the issue of planning permission. Should you or the applicant wish to discuss the above please contact Gary Cleaver (Development and Flood Risk Engineer) on (01258) 483434.

If a new septic tank/treatment plant is the only feasible option for the disposal of foul water, or if there is an increase in effluent volume into an existing system, an Environmental Permit may be required. This must be obtained from us before any discharge occurs and before any development commences. This process can take up to four months to complete and no guarantee can be given regarding the eventual outcome of any application. The applicant is advised to contact the Environment Agency on 08708 506506 for further details on Environmental Permits or visit <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>.

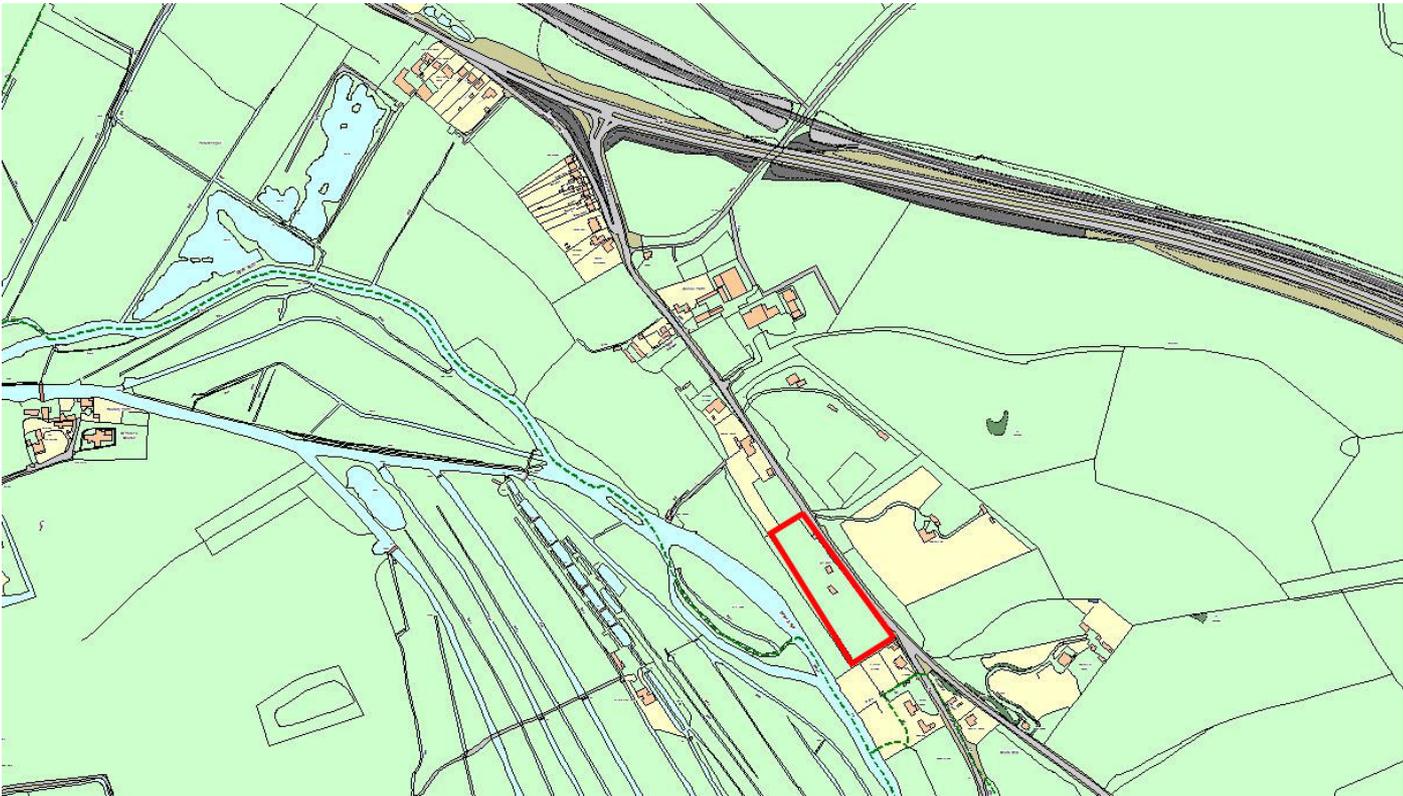
ENVIRONMENT AGENCY NOTE TO APPLICANT

If you want to discharge treated sewage effluent, to a river, stream, estuary or the sea and the volume is 5 cubic metres per day or less, you might be eligible for an exemption rather than a permit. Similarly, if you want to discharge sewage effluent, to groundwater via a drainage field or infiltration system, and the volume is 2 cubic metres per day or less, you might be eligible for an exemption rather than a permit. Please note, this Environmental Permit may be subject to an Appropriate Assessment under the Habitats Directive, which would involve consultation with, and agreement from, Natural England. This is likely to apply if it is proposed to discharge into a watercourse that is within or up to 3km upstream of a

SAC, SPA, Ramsar or SSSI. This may also apply if it is proposed to discharge into the ground (Eg soakaway) within 250m of a SAC, SPA, Ramsar or SSSI.

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Hillbilly Acre Southampton Road SP5 3DG S/2011/0708



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Agenda Item 7b

Application Number:	S/2011/0642		
Deadline	06/07/11		
Site Address:	35 York Road Salisbury SP2 7AT		
Proposal:	Convert existing 4-bed house into 4x 1-bed flats with a 2 storey extension at the rear and including a loft conversion with 3x rooflights		
Applicant/ Agent:	Mr S P Mankin		
Parish:	Salisbury City Council		
Grid Reference:	413893 130491		
Type of Application:	FULL		
Conservation Area:		LB Grade:	
Case Officer:	Mr W Simmonds	Contact Number:	01722 434553

Reason for the application being considered by Committee:

The application has been called to Committee by Cllr Clewer due to concerns in respect of relationship to adjoining properties, design, environmental/highway impact and car parking

The application was deferred from the Committee meeting on 07.07.2011 for a site visit and for additional information to be collated in respect of the residents parking permits system and the possible use of section 106 agreements to restrict occupation of properties by car users.

Legal advice on the Use of Section 106 Agreements

Section 106 agreements may not be used to prevent or restrict car ownership per se since this would be an impermissible infringement on the rights of an individual. Such agreements are however used widely to prevent occupiers from applying for or possessing a resident's parking permit in a designated parking bay. Such agreements also commonly exempt holders of a disabled person's badge issued.

Where private off street parking is provided the same agreement could be used to prevent all users from having a residential permit. The developer then decides herself to whom to allocate the private off street spaces. But no one would be entitled to a resident permit. So, in some cases a property may be part carfree, with some units being allowed a resident's permit. (For example when a conversion happens and an existing unit is split into two or more properties; in some cases the existing dwelling will be allowed to keep its resident permit status and the new flats given carfree status).

The enforceability of the agreement depends on there being sufficient support within the Council's planning policies for the area within which it is sought to apply such restrictions.

The advice of the Highways Officer is as follows:

The Car Parking Strategy for Wiltshire was approved by Full Council on 22nd February 2011 as part of Local Transport Plan 3 (LTP3) for the period 2011-2026. Most areas of guidance remain unchanged from the original guidance developed for LTP1 in 2001, which set out maximum parking standards for a range of use classes. However, following changes to PPG13 and in line with other local authorities, minimum standards now apply to residential development. It is considered and evidenced, that car ownership levels are not directly influenced by restrictions in the amount of parking for new development, and of course, by restricting parking provision, other road safety issues can arise. But current PPS's identify areas where these minimum standards can clearly be reduced without harm to road safety. For example in town centres where parking demand is reduced through the availability of services, facilities and public transport and where on street and off street

parking is strongly restricted and controlled.

Therefore, in recommending on residential development in Wiltshire where the development is within or very close to town centres and Salisbury city centre, the use of minimum standards can be reduced. Dependant on the scale of the development and its specific location, it would be acceptable to recommend approval where no parking is provided or where a level of parking is provided which can be controlled by the developer and/or through on street parking restrictions which only allow existing residents to park. Each site must be viewed on its own merits and may involve further assessment through access statements or transport assessments and residential travel plans may, in some cases, be appropriate.

Planning applications involving property conversions to multiple occupation or new residential development within and close to the city centre are considered on the basis that no new parking permits will be offered to these developments. Parking Services operate the permit scheme and confirm that this system has operated for some years. An existing property undergoing conversion to multiple occupation will continue to be allowed the previous permit allocation and therefore the property owner would have some control over which occupants could make use of the permit. New development may include some off street parking provision, but no new permits would be offered. Members of the public are free to apply for permits but the above rules will apply and there is no right of appeal to a decision not to provide permits. Informative advice is generally offered to applicants to briefly explain this process. No representations against this system have so far been received.

It would clearly be inappropriate for new development to add to the burden of limited on street parking and developers are normally fully aware of the implications for new residents in these central locations. Quite simply, if a new occupation takes place where there is no car provision, car ownership by the individual occupant would present serious practicable problems and, alongside strong parking controls, the occupant is highly unlikely to even consider car ownership in these locations. Whilst there is no means to prevent car ownership, strong factors which discourage ownership apply in most locations within the city centre and near to centre and, of course, each development has to be considered on its own individual merits.

1. Purpose of report

To consider the above application and to recommend that, subject to the landowner entering into an appropriate unilateral planning obligation and submitting the relevant financial contribution in accordance with Policy R2 of the adopted Salisbury District Local Plan, planning permission be GRANTED subject to conditions.

2. Report summary

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

- Principle of development
- Scale, design and materials
- Impact upon neighbour amenity
- Car parking and impact upon highway safety
- Compliance with Policy R2 of the adopted local plan

The application has generated no response from Salisbury City Council and 3 letters of objection from the public.

Neighbourhood Responses

3 letters received objecting to the proposal

No letters of support received

1 letter commenting on the application received

3. Site Description

Number 35 York Road is a two storey, four bedroom terraced dwellinghouse located within a predominantly residential area within close proximity to the city centre. The property has direct street frontage at the front (south east) and an enclosed rear yard at the back (north west) which is accessed via a pedestrian passageway from George Street. The existing property has an integral garage accessed from York Road.

4. Relevant Planning History

Application Number	Proposal	Decision
S/2011/0344	Convert house to 4 flats with 2 extensions to the rear	WD 07.04.11

5. Proposal

The application proposes the conversion of the dwellinghouse and integral garage, together with a two storey rear extension and loft conversion, to create 4 No. 1 bedroom flats.

6. Planning Policy

Local Plan: policies G2, H8, D3, TR14, R2

7. Consultations

Salisbury City Council

No response received (Objection to previous withdrawn application S/11/0344 on grounds of overdevelopment and impact on car parking provision)

WC Highways

No Highway objection, informative suggested: No new car parking permits will be allocated

Environmental Health

No objection subject to a Condition requiring contaminated land investigation

WC Building Control

No adverse comments

8. Publicity

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

3 letters received objecting to the proposal

No letters of support received

1 letter commenting on the application received

Summary of key relevant points raised:

- Overdevelopment in an already densely populated area
- Insufficient parking provision

9. Planning Considerations

9.1 The principle of the proposed development in the context of the policies of the adopted local plan

The application site, being a two storey terraced dwellinghouse, is located within the H8 Housing Policy Boundary of Salisbury where, except as provided by the other policies of the local plan, residential development will be permitted. In this respect the principle of the proposed development is considered acceptable.

9.2 Scale, design and materials

The application proposes the extension and conversion of the existing building to facilitate the creation of 4 No. 1 bed flats. The physical alterations include the addition of a two storey rear extension (abutting an existing and larger two storey extension at the rear of the adjoining 33 York Road), alterations to the garage door at the front to create a pedestrian doorway and casement window, the insertion of a new first floor window within the rear elevation of the existing building, and the insertion of 3 No. rooflight windows within the existing roof plane of the front elevation in association with the conversion of the roof void to create additional accommodation.

The proposed new two storey rear extension has a subservient, fully hipped roof and abuts an existing and larger two storey extension at the rear of the adjoining 33 York Road. The proposed extension is considered to be of generally modest scale, compatible in terms of the scale, design and character of the existing property and proposes the use of complementary (matching) external materials. In this respect the proposed enlargement of the property is not considered to constitute an overdevelopment of the site.

The other external alterations to the existing building are relatively minor and relate to changes to door and windows fenestration.

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

9.3 Impact on neighbour amenity

The proposed subdivision of the existing dwellinghouse would not change the Use Class of the property, but would create four separate residential units within the existing property over three floors. The proposed new door and window, and the proposed new rooflight windows within the front elevation would have views onto the public street and are not considered likely to unduly affect the amenity of neighbours through overlooking.

The proposed two storey rear extension is considered to be of modest, subservient scale and abuts an existing and larger two storey extension at the rear of the adjoining 33 York Road. The rear extension would not unduly overshadow neighbouring properties.

By reason of the layout of the proposed flats, and the orientation and relationship between the property and surrounding residential 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 Highway issues

Representations from third parties and the city council have raised concerns in respect of the impact of the proposed subdivision on the existing on-street parking in the surrounding area.

The application site is within close proximity to the city centre, local amenities, shops, services and transport links. The adopted local plan does not stipulate minimum parking standards for dwellings (only maximum levels are prescribed) and a lack of off-street parking provision in a city centre location is not considered as constituting a reason for refusing the application. The Highways officer has assessed the proposed development and raises no Highway objection.

9.5 Provision of recreational open space

The proposed new residential development would require a contribution towards public recreational open space in the form of a unilateral planning obligation completed by the applicant and the submission of funds for the relevant contribution.

Subject to the landowner entering into an appropriate unilateral planning obligation and submitting the relevant financial contribution, the proposed development would be accordant with Policy R2 of the adopted Salisbury District Local Plan.

10. Conclusion

Subject to the landowner entering into an appropriate unilateral planning obligation and submitting the relevant financial contribution in accordance with Policy R2 of the adopted Salisbury District Local Plan, the proposed development is considered accordant with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D3 (Design), H8 (Housing Policy), TR14 (Transportation) and R2 (Open Space Provision) of the saved policies of the adopted Salisbury District Local Plan, insofar as the proposed development would not adversely affect the amenity of neighbours, and makes provision for outdoor recreational facilities in accordance with Policy R2.

11. Recommendation

Subject to the landowner entering into an appropriate unilateral planning obligation and submitting the relevant financial contribution in accordance with Policy R2 of the adopted Salisbury District Local Plan

Planning permission be GRANTED for the following reason:

The proposed development is considered accordant with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D3 (Design), H8 (Housing Policy), TR14 (Transportation) and R2 (Open Space Provision) of the saved policies of the adopted Salisbury District Local Plan, insofar as the proposed development would not adversely affect the amenity of neighbours, and makes provision for outdoor recreational facilities in accordance with Policy R2.

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) This development shall be in accordance with the submitted drawing[s] deposited with the Local Planning Authority on 27.04.2011 and 11.05.2011, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt

3) Before development commences the applicant shall commission the services of a competent contaminated land consultant to carry out a detailed contaminated land investigation of the site and the results shall be submitted to the local planning authority. The investigation shall include

- (i) A full desktop survey of historic land use data
- (ii) A conceptual model of the site indentifying all potential and actual contaminants, receptors and pathways (pollution linkages)
- (iii) A risk assessment of the actual and potential pollution linkages identified
- (iv) A remediation programme for contaminants identified, to incorporate a validation protocol for the remediation work implemented, confirming whether the site is suitable for use.

REASON: In the interests of public health and safety.

POLICY: G2

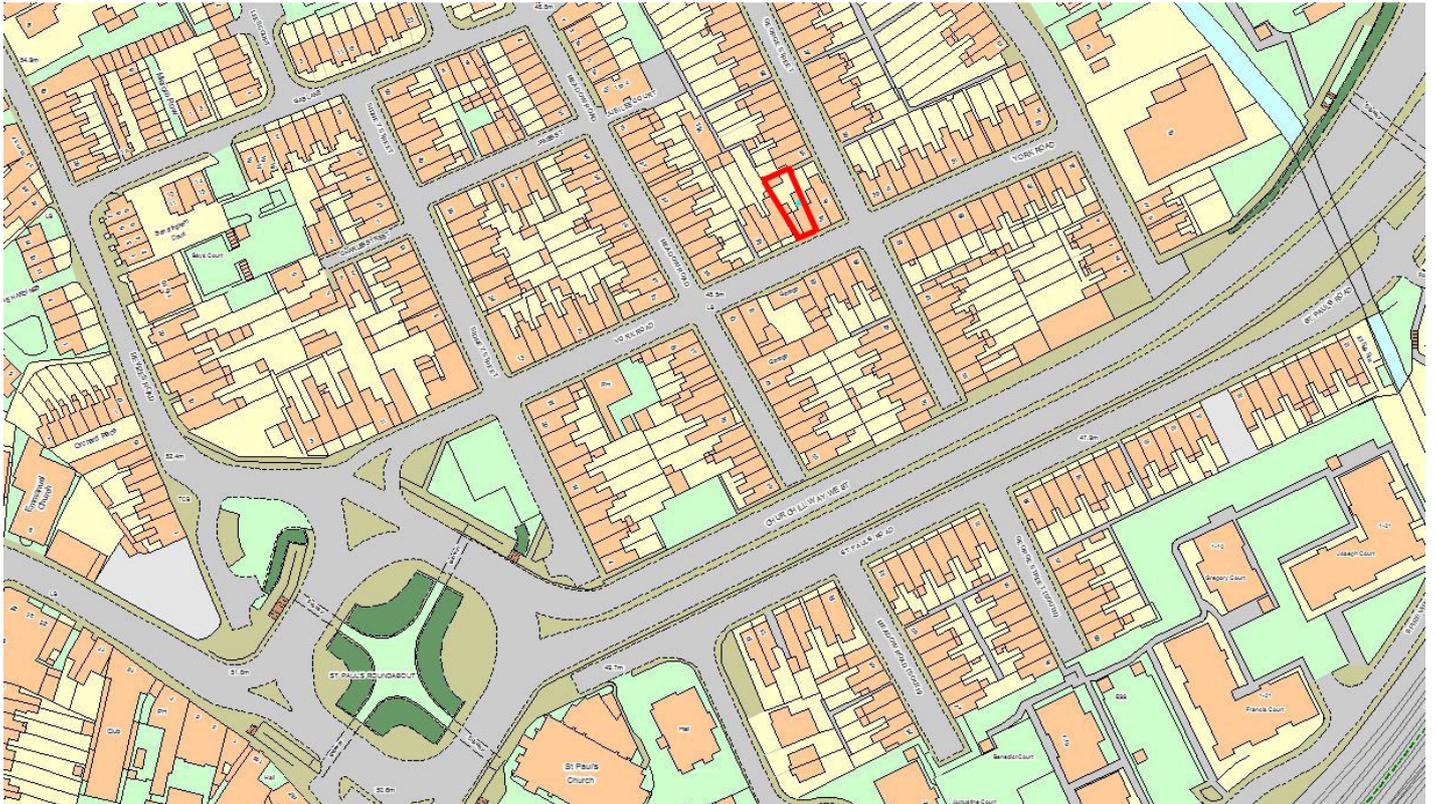
4) The land contamination remediation programme shall be agreed in writing by the local planning authority before development is commenced, and the remediation works shall be carried out in accordance with the details thereby agreed.

REASON: In the interests of public health and safety.

POLICY: G2

Informative:

The applicant should note that additional residents parking permits will not be allocated to new developments in restricted parking areas. In this case no more than the two permits to which the existing dwelling is already entitled will be issued.



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Agenda Item 7c

Application Number:	S/2011/0518		
Deadline:	13/07/11		
Site Address:	Summerfield House Berwick St. James Salisbury SP3 4TQ		
Proposal:	Demolition of existing derelict poultry sheds and silos, temporary retention of two outbuildings, and redevelopment of the site by the erection of a replacement dwelling, stable block, commercial office building, storage building, retrospective access and menage, and landscaping works.		
Applicant/ Agent:	Washbourne Greenwood Development Planning		
Parish:	Winterbourne Stoke		
Grid Reference:	407430 140420		
Type of Application:	FULL		
Conservation Area:		LB Grade:	
Case Officer:	Charlie Bruce-White	Contact Number:	01722 434682

Reason for the application being considered by Committee:

Cllr West has called-in the application since it proposes amendments to an extant scheme that was recently considered by the Southern Area Committee.

The application was due to be considered at the previous committee meeting although was deferred in order to wait the outcome of a planning appeal which had implications for an access proposed as part of the current application. The appeal has since been issued, confirming the approval of the access.

1. Purpose of report

To consider the above application and the recommendation of the Case Officer that planning permission be GRANTED subject to conditions.

2. Report summary

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

- The principle of development;
- Character and appearance of the area;
- Highways considerations;
- Ecology;
- Drainage and affect upon water quality;
- Land contamination;
- Archaeology;
- Amenities of adjoining and nearby property.

The application has generated in principle support from Winterbourne Stoke Parish Council and comments from Berwick St. James Parish Council; and letters of representation from 6 members of the public.

3. Site Description

The application site comprises a currently unused poultry farm that is located on the eastern side of the B3083, about 700 metres to the north of the village of Berwick St James and approximately 350 metres to the south of the junction of the B3083 with the A303. The site is also located a short distance (about 150 metres) to the south west of the settlement

boundary of Winterbourne Stoke. The B3083, from which the site is accessed, links into the A303 west of Winterbourne Stoke and into the A36 at Stapleford.

The site extends to an area of about 2.16 hectares and was formerly used as a poultry farm and is occupied by a timber framed poultry shed that is constructed from blockwork and timber boarding and measures about 80m x 15m. In addition, there is also the remains of a second poultry shed, now only approximately one fifth the size of the adjacent one, and a steel framed hay barn measuring about 12m x 18m that is located close to the site frontage and is enclosed by metal cladding to the road (west) elevation.

The site is also occupied by a detached, single storey bungalow that is located towards the south eastern corner of the site. The existing dwelling has a pitched roof form and is finished in render under a concrete tiled roof. As such, the site is clearly divided into two separate uses, the agricultural use that occupies about three quarters of the site area and the residential area that occupies the remainder of the site. There are also several small outbuildings scattered around the eastern end of the overall site.

The remainder of the site forms an open and grassed area that is largely devoid of vegetation and effectively forms an agricultural field. The site is generally level, although the area of land between the existing poultry shed and the frontage boundary forms a small terrace at a slightly higher level to the rest of the site and there is a gentle slope down towards the east. The boundaries of the site are predominantly demarcated by post and rail fencing, although there is a conifer screen along part of the length of the northern boundary and a line of hawthorn trees along about half the length of the frontage boundary to the site.

The site is located outside of any settlement boundaries within the open countryside of the Special Landscape Area.

4. Relevant Planning History

Application Number	Proposal	Decision
73/203	O/L application for the erection of 2 poultry houses, 15,000 square feet in total area	AC 26.11.73
77/89	Extension to poultry houses	R 08.6.77
78/880	Erection of building for poultry farming	AC 08.11.78
88/214	Erection of barn	AC 07.04.88
96/1202	Provision of mobile home for agricultural worker	R 27.11.96
00/2036	Erection of agricultural building (Replacement)	AC 08.01.01
00/2037	Erection of agricultural building (Replacement)	AC 08.01.01
05/2522	Redevelop buildings and land for equestrian & business purposes	WD 24.01.06
06/2122	Demolish existing derelict poultry sheds and silos, steel framed barn and associated outbuildings. Redevelop site by erection of replacement dwelling, stable block, lambing shed and stores, office building, storage building, construction of a menage and associated access & landscape works.	REF 19.04.07 Appeal allowed 28.02.10
07/2046	Demolition of existing agricultural buildings, existing dwelling and outbuildings. Construction of replacement dwelling and replacement agricultural buildings.	AC 28.03.08
10/1713	Renew planning permission 06/2122	AC 01.03.11
10/0007	Change of use of land to touring caravan and camping site, including retention of access, driveway, hardstandings, shower/wc block, chemical toilet disposal area, cess pit and	REF 28.09.10 Appeal

	electric hook up points	allowed 11.07.11
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5. Proposal

Consent is sought to revise the layout of an extant scheme to redevelop the site with a replacement dwelling, stables, menage, office building, storage building, new access and landscaping. Notably the revisions relate to the following

- New access to be moved to land to the north (retrospective);
- Existing residential access to be retained to solely serve the replacement dwelling;
- Slight relocation to position of proposed replacement dwelling;
- Relocation and slight reduction in size to stable building;
- Relocation and slight reduction in size to propose ménage (retrospective);
- Proposed commercial office relocated further to the west;
- Proposed store building relocated slightly to the east;
- Temporary retention of two outbuildings previously proposed to be demolished whilst proposed stables are constructed;
- New central access way and internal driveways to be omitted.

6. Planning Policy

Local Plan: policies G1, G2, G4, H30, E21, CN21, CN22, C2, C6, C8, C12, TR11, TR14, R1C

Central government planning policy: PPS1, PPS4, PPS5, PPS7, PPS25, PPG13

Other material guidance: Ministerial Statement *Planning for Growth*, Habitats Regulations 2010

7. Consultations

Winterbourne Stoke PC

Support subject to conditions that: a) No development be permitted until the derelict poultry sheds and silos have been removed and disposed of in accordance with current legislation; and b) The access road be reinstated in the position approved by the Planning Inspector; this would enable access to both the commercial office buildings and the replacement dwelling

Berwick St. James PC

The location of the access should be as in the plan agreed by the Inspector in February 2008 (APP/T3915/A/07/2058432) and not as in the current application through the agricultural field. All existing buildings on the site (two buildings and the poultry sheds) should be demolished before the house and office building commences.

Highways Officer

No objection subject to conditions requiring the provision and maintenance of visibility splays, and the creation of a consolidated surface to the new access.

Highways Agency

No objection

Landscape Officer

I do not object to the principle of altering the internal layout of the buildings on site but there are other differences between the proposed scheme and that approved at appeal. From a landscape perspective the submitted scheme falls short of that approved at appeal. If you are minded to grant this application I would expect there to be a resubmitted landscape scheme for approval which at least reflects the scheme approved at appeal i.e native woodland planting to west, south and south east boundaries as a minimum.

Archaeologist

No objection subject to condition requiring an archaeological watching brief.

Ecologist

No objection subject to conditions and plans being submitted to illustrate how the ecological recommendations will be incorporated into the design of the proposed buildings.

Natural England

Agrees with Council's conclusion that there would be no likely significant effects upon the River Avon SAC, subject to the recommended conditions.

Environment Agency

No objection subject to conditions.

8. Publicity

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

6 letters of representation were received.

Summary of key relevant points raised:

- Whilst aspects of the proposal are supported in principle, there are concerns with regards to:
 - the timing of demolition of buildings,
 - the adherence to conditions,
 - the necessity of the revised access within the adjacent field,
 - the increase of car parking for the proposed office from 8 to 10 spaces,
 - inaccuracies contained within the submitted application.
- The revised application is not necessary given the extant consent;
- The site should remain as a farm and offices would not be in keeping with the rural area.

9. Planning Considerations

9.1 The principle of development

The principle of the site's redevelopment for the proposed purposes has already been agreed, and considerations should therefore relate to the key differences between the proposed and extant schemes, and their implications in relation to issues noted below.

9.2 Character and appearance of the area

The applicant's submitted Landscape Appraisal concludes that the overall impact of the scheme will remain positive due to the removal of intrusive reflective and prominent agricultural buildings and their replacement with less intrusive development which is more in keeping with the rural setting. Whilst the Council's Landscape Officer does not disagree with this contention, her opinion is that the scheme has a lesser positive impact than the extant one. This is predominantly due to the lesser extent of planting to the site boundaries, and the provision of a new access to serve the office building which is deemed as unnecessary. However, the Landscape Officer does suggest that it would still be feasible to provide almost as much planting as per the extant scheme, and that this should be insisted upon through a condition should planning permission be granted. This would bring the beneficial landscape impact of the revised development much closer to the extant scheme. With regards to the proposed new access, its visible part where it adjoins the highway has now been granted consent under appeal, as has the adjacent bunding which would screen the remaining part of the access. Consequently it is considered that the proposal would be acceptable in visual terms subject to a condition requiring an appropriate landscaping scheme to be agreed.

The Parish Councils and several third parties have raised concerns that some of the existing buildings could be retained for an unduly long period whilst the development of the site is undertaken. In order to ensure that the existing buildings are demolished within a reasonable time period, and the visual benefits of the redevelopment are achieved, it is considered that a condition should be imposed to agree an appropriate timetable for demolition.

9.3 Highway considerations

The Council's Highways Officer raises no objection to the proposal in highway safety terms, subject to the provision and maintenance of visibility splays measuring 2.4m x 70m, and the creation of a consolidated surface to the new access. These can be secured through planning conditions.

9.4 Ecology

The submitted protected species survey demonstrates that the poultry sheds may have been used as a feeding perch for brown long-eared bats and that the hay loft is used by breeding birds (jackdaws and possibly kestrel). A record from the Wiltshire and Swindon Biological Records Centre shows that barn owls were recorded roosting at the farm in 2006 but this was not mentioned in the latest survey report. An emergence survey did not find bats emerging from the farmhouse or any other buildings and overall it seems that the risk of a significant roost being present on the site is low and it is unlikely that a breach of the Habitats Regulations 2010 would occur. The protected species report identified a number of mitigation measures to be incorporated into the design.

The Council's Ecologist recommends that plans be submitted to illustrate how the ecological recommendations will be incorporated into the design of the proposed buildings. It is considered that this can be agreed through a planning condition. A further condition is also recommended with regards to the timing of demolition of buildings in order to avoid affecting nesting birds. An assessment of the likely significant affects of the development upon the River Avon SAC has also been undertaken by the Council's Ecologist. Subject to additional conditions as recommended by the Environment Agency, the Council's Ecologist concludes that there would be no likely significant affects. Natural England have been consulted and concur with this judgement.

9.5 Drainage and affect upon water quality

The Environment Agency are satisfied that the development would be acceptable in drainage and water quality terms subject to the imposition of conditions requiring the further agreement of a surface water drainage scheme, details of foul drainage, and water efficiency measures.

9.6 Land contamination

It is considered appropriate to impose the same conditions as per the extant consent in relation to measures to minimise the risk of land contamination.

9.7 Archaeology

The Councils Archaeologist raises no objection subject to a condition requiring an archaeological watching brief during construction works.

9.8 Amenities of adjoining and nearby property

It is not considered that the proposed revisions to the extant scheme introduce any additional material impacts upon neighbours, and the redevelopment of the site would still offer benefits over the former poultry farm use.

10. Conclusion

The principle of the general redevelopment of the site as proposed has already been agreed and, subject to conditions, it is not considered that the revisions now proposed would result in any significant additional impacts which would make the development unacceptable in planning terms. The development would therefore accord with the aims and objectives of the development plan and other material Government guidance, having particular regard to saved policies G1, G2, G4, H30, E21, CN21, CN22, C2, C6, C8, C12, TR11, TR14, R1C and PPS1, PPS4, PPS5, PPS7, PPS25, PPG13.

11. Recommendation

Planning Permission be **GRANTED** for the following reason:

The principle of the general redevelopment of the site as proposed has already been agreed and, subject to conditions, it is not considered that the revisions now proposed would result in any significant additional impacts which would make the development unacceptable in planning terms. The development would therefore accord with the aims and objectives of the development plan and other material Government guidance, having particular regard to saved policies G1, G2, G4, H30, E21, CN21, CN22, C2, C6, C8, C12, TR11, TR14, R1C and PPS1, PPS4, PPS5, PPS7, PPS25, PPG13.

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 Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2) This decision relates to documents/plans submitted with the application, listed below:

Plan Ref....Gbsj/p/05...
Plan Ref....Gws/wd/02A...
Plan Ref....Gws/wd/03A...
Plan Ref....Proposed stable block details...
Plan Ref....Proposed secure store details...
Plan Ref....Proposed office details...

Reason: For the avoidance of doubt.

- 3) Notwithstanding the information originally submitted with the application, no development shall take place until details of the timing of demolition works for all existing buildings on the site have been submitted to and agreed in writing by the local planning authority. The building shall be demolished in accordance with the agreed details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the visual benefits of removing existing buildings, which are essential to the development's overall acceptability, are secured within a reasonable timeframe.

Policy: C6

- 4) No development shall take place until details and samples of all external facing and roofing materials (including the colour of any timber stain) to be used in the construction of the replacement dwelling, stable block/store building, office building and storage building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

Policy: C6

- 5) No development shall take place, including site clearance, until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include indications of all existing trees, hedgerows and other site features and details of any to be retained together with measures for their protection in the course of development and proposed finished levels or contours. The details of the hard landscaping of the site shall include details of the surfacing materials and colours of all hard surfaces and where so required by the Local Planning Authority, samples of such materials and finishes.

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

Policy: C6

- 6) Soft landscape works shall include planting plans and full written specifications and schedules of plants, including species, plant sizes, numbers/densities and positions. If within a period of 5 years from the date of the planting or establishment of any tree, shrub or plant, that tree, shrub or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub or plant of the same species and size as that originally planted shall be planted at the same place unless the Local Planning Authority gives its written consent to any variation.

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

Policy: C6

- 7) No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

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

Policy: C6

- 8) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

Policy: C6

- 9) No development shall take place until further details of the ecological mitigation measures have been submitted to and agreed in writing by the local planning authority. Details shall include drawings to demonstrate that the mitigation measures detailed within sections 6.1, 6.2 and 6.5 of the submitted Survey for Protected Wildlife Species (Country Contracts, May 2010) can and will be incorporated into the development design, and a timetable for implementation. The development shall be carried out in accordance with the agreed details.

Reason: In the interests of protected species

Policy C12

- 10) No work shall be undertaken to demolish any building during the period 1st March to 31st August, unless otherwise agreed in writing by the local planning authority.

Reason: In order to protect nesting birds

Policy: C12

- 11) The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (ref: Brimble Lea & Partners / Development Partnerships Ltd - August 2006).

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

Policy: PPS25

- 12) Development shall not begin until the detailed design of the revised surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include details of the proposed soakaways and clarification of any overland flow routes in an exceedance event.

Reason: To prevent the risk of surface water flooding.

Policy: PPS25

- 13) No development shall take place until a scheme of water efficiency measures to reduce the water consumption of the replacement dwelling, stable block/store building, office building and storage building, hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented and thereafter retained in accordance with the approved details.

Reason: In the interests of the conservation of water and energy resources.

Policy: G1

14) No development shall take place until a scheme for the discharge of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out prior to the first commencement of the use of the buildings hereby approved and shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposal is provided with a satisfactory means of drainage.

Policy: G2, G5

15) No development shall take place until a method statement detailing the potential risks from pollution, such as the storage of oils, fuels and chemicals to include mitigation measures during and after construction to the river system has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To minimise the risk of pollution of the water environment.

Policy: G2, C18

16) Development shall not begin until a desk study report of the historic uses of the site and sites surrounding area and the likelihood of contaminant extent and type has been submitted to the Local Planning Authority. If the report indicates the possibility of soil contamination, development shall not begin until a site investigation report documenting the ground conditions of the site, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors should be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of public health and safety.

Policy: G2

17) If risk assessment identifies unacceptable risk a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants or gases when the site is developed shall be submitted to and approved in writing by the Local Planning Authority. The remediation scheme as approved shall be implemented in accordance with the approved details prior to the first occupation or use of the buildings hereby approved, unless agreed by the Local Planning Authority.

Reason: In the interests of public health and safety.

Policy: G2

18) If during development contamination not previously identified is found to be present at the site, no further development shall be carried out until a revised remediation programme detailing the nature and extent of the unforeseen contamination and any remedial works, has been submitted to and approved in writing by the Local Planning Authority. The remediation works as approved shall be implemented in accordance with the approved details prior to the first occupation or use of the buildings hereby approved. On completion of the works a validation report detailing the implementation of the agreed remedial works and measures shall be submitted to and approved in writing by the Local Planning Authority prior to the first commencement of the use hereby permitted.

Reason: In the interests of public health and safety.

Policy: G2

19) 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.

Policy: CN22

20) No development shall take place until a Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall include targets and objectives for the minimisation and recycling of any waste or materials generated during the demolition and construction phases. The development shall be carried out in accordance with the approved details.

Reason: In the interests of ensuring sustainable development

Policy: G1

21) The development hereby permitted shall not be first brought into use until the first five metres of the northern site access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

Reason: In the interests of highway safety.

Policy: G2

22) No part of the development shall be commenced until the visibility splays indicated on the revised Block Plan numbered Gbsj/p/05 have been provided, with nothing over 1.0m in height above the adjacent carriageway level being planted, erected or maintained in front of (highway side) of the 2.4m x 70m visibility splays indicated thereon.

Reason: In the interests of highway safety.

Policy: G2

23) The extent of the area of land related to the employment use, hereby approved, shall be limited to that area of land as illustrated within the blue line on submitted plan (drawing AP/001/RevA received on 23.06.11) and the residential curtilage associated with the replacement dwelling hereby approved, shall be limited to that area of land contained within the red line as illustrated on this plan.

Reason: In the interests of highways safety and the amenity of the area.

Policy: G2

24) Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactments thereof, the office building hereby approved shall enure solely for the benefit of Fox Grant Ltd and shall be used as office accommodation and ancillary storage and for no other use including any other purpose in Class B1 of the Town and Country Planning (Use Classes) (Amendment) Order 1987 or any subsequent re-enactment, without formal planning permission first being obtained.

Reason: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

Policy: G2

25) Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactments thereof, the storage building hereby approved shall be used solely as an ancillary storage facility to the office use and menage hereby approved, and for no other use without formal planning permission first being obtained.

Reason: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

Policy: G2

26) There shall be no external storage of any goods, plant or material associated with the employment use hereby approved.

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

Policy: C6

27) No development shall take place until details of any external lighting, including lighting to the car parking area associated with the employment use hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

Policy: C6

28) The menage hereby permitted shall be used only for private and domestic purposes incidental to the enjoyment of the associated dwelling at Summerfield House and shall not be used on a commercial basis or for any other business or commercial use whatsoever.

Reason: In the interests of highway safety and/or to protect the living conditions of nearby residents.

Policy: G2

INFORMATIVES:

Conditions 5 & 6 – Soft landscaping

It is expected that the scheme of landscaping should more closely reflect the scheme indicated within the extant approval (S/2010/1713), i.e. denser, native woodland planting to west, south and south east boundaries.

Condition 13 – Water efficiency

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered. Any submitted scheme should include detailed information (capacities, consumption rates etc) on proposed water saving measures, not manufacturer's specifications. Applicants are advised to refer to the following for further guidance:

<http://www.environment-agency.gov.uk/homeandleisure/drought/31755.aspx>

<http://www.savewatersavemoney.co.uk/>

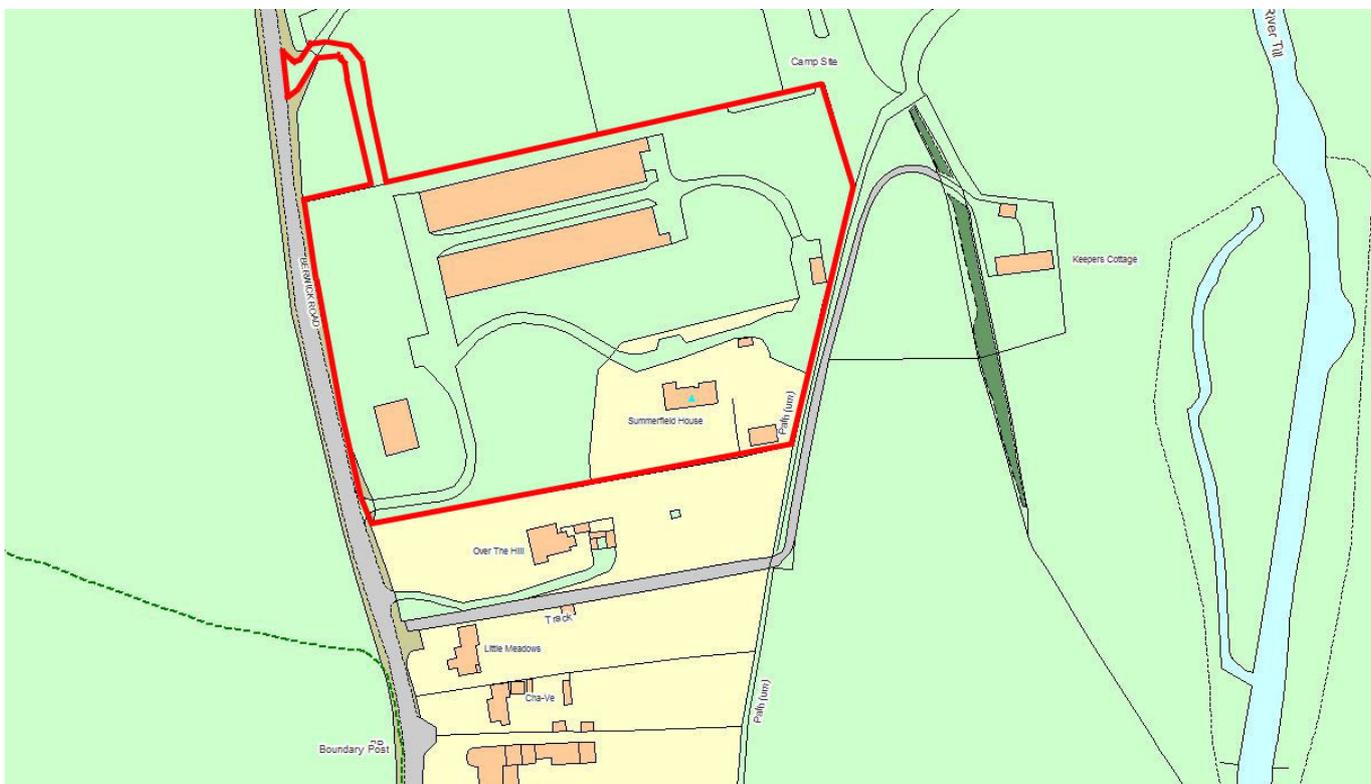
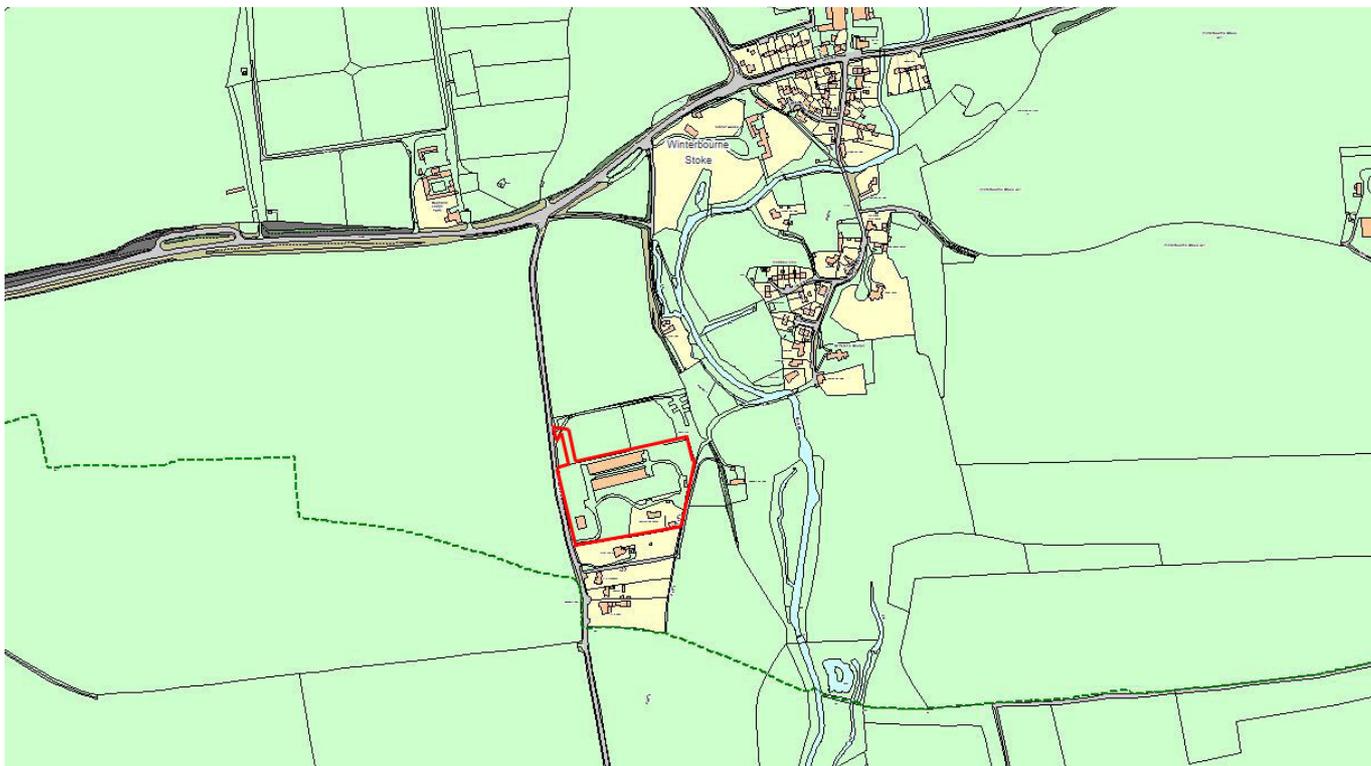
Conservation of Habitats and Species Regulations 2010

There is a risk that bats may occasionally roost in buildings due for demolition under this permission. Under the Conservation of Habitats and Species Regulations 2010, it is an offence to harm or disturb bats. Planning permission does not provide a defence against prosecution under this legislation. If bats are found during the works, the applicant is advised to stop work and follow advice from their own Ecologist or to contact an Ecologist at Wiltshire Council (01225 718478) before proceeding further.

Environment Agency letter

The applicant's attention is drawn to the information contained within the Environment Agency's letter of 05/05/11.

Summerfield House, Berwick st James SP3 4TQ S/2011/0518



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Agenda Item 7d

Application Number:	S/2011/0697		
Deadline:	13/07/11		
Site Address:	4 Churchfields Road Salisbury SP2 7NH		
Proposal:	Alteration and extension to 4 Churchfields Road to convert the existing house into 3 flats		
Applicant/ Agent:	Mr C Mitchell		
Parish:	Salisbury City Council		
Grid Reference:	413758 130036		
Type of Application:	FULL		
Conservation Area:	Salisbury	LB Grade:	
Case Officer:	Mrs J Wallace	Contact Number:	01722 434687

Reason for the application being considered by Committee

Councillor Richard Clewer has requested that this item be determined by Committee due to scale of development, visual impact upon the surrounding area, relationship to adjoining property, and design, bulk height and general appearance

1. Purpose of report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

2. Report summary

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

- Principle of development
- Scale and design
- Impact upon Conservation Area and street scene
- Impact upon neighbour amenity
- Impact upon highway safety
- Public Open space, policy R2

The application has generated an objection from the City Council; no letters of support and three letters of objection from the public.

3. Site Description

The site is within the Salisbury Conservation Area. It is adjacent to the junction of Churchfields Road and Mill Road, on the access road to the industrial estate. The locality is in an established residential area of dwellings of mixed ages and styles, with the recently converted Clovelly Hotel immediately to the north.

The site backs on to the former St Clements graveyard, now disused, and there is a group of large pine trees immediately to the rear. The trees overhang the site but are within the graveyard and not in the ownership of the applicant. At this point, the burial ground is at a higher level than the existing dwelling which is built immediately adjacent to the graveyard's retaining wall.

The dwelling is one of a pair of semi-detached eighteenth century houses, with a small courtyard and covered car port to the west. It is in the Conservation Area, and though not listed, is built of the distinctive Fisherton grey bricks with red brick detailing. The adjacent pair of dwellings nos.5 and 6 are at right-angles to Churchfields Road with their main

elevations overlooking the courtyard and gable end of the dwelling, though these are screened by the existing dwelling's car port. As the site is close to the junction with double yellow lines, there is no off-street parking available adjacent to the house.

4. Relevant Planning History

None

5. Proposal

It is proposed to sub-divide the existing dwelling into two one-bedroomed flats, demolish the existing single storey utility and the car port/garage and erect over them and the adjacent small courtyard; a two-bedroomed dwelling and a communal bin/recycling and bike store. The existing redundant chimney on the rear of the existing dwelling is to be demolished and a new decorative chimney erected in the roof, on the boundary between the two properties.

6. Planning Policy

Local Plan: policies G1, G2, H8, D2, D3, CN8, CN11, TR11, TR14, R2

SPG Creating Places

Wiltshire Local Transportation Plan 2011-2026.

Central Government Planning Policy: PPS1, PPS3

7. Consultations

City Council

Object, overdevelopment of the area

Conservation

No objection as long as the detailing matches the historic details of the adjacent original house. Front elevation should use Fisherton greys and side elevation be painted brick. Notwithstanding the use of modern tiles on the existing house, the new roof should be natural slate

Arboricultural officer

No objections

Highways

No objections. The additional dwellings would not be entitled to residents' car parking permits

Environmental Health

Object. Site is close to a busy junction and there are concerns regarding the impact of noise on the development. A lack of information regarding noise levels, their impact and the mitigation methods to be employed.

Fire and rescue

Comments upon need for adequate access to water supplies for fire fighting and support for the provision of domestic sprinklers in new dwellings.

Civic Trust

Principle of extending a terrace house and converting it to flats is not contentious in an area with good access to public transport and close to the city centre. Problems are with the details and the design. Also problems regarding new brickwork. Existing bricks are Fisherton Greys, which are unobtainable and for which no close match is available. The extension of walling in a new brick only very approximately similar in colour will immediately create a jarring effect which will be far from seamless. Maintaining original character of the Conservation Area would be far better served by the use of a timber front door, and

windows. If plastic windows have to be used, they should resemble a traditional sash window. Loss of gable end to N^o 4, typical of the building's period, adds to the damaging impact of the proposals.

8. Publicity

The application was advertised by site notice and neighbour consultation.

Three letters/e-mails of letters of objection have been received
Summary of key relevant points raised:

Description of development is misleading; not extension of dwelling and conversion into 3 flats but conversion of house to 2 flats and erection of an additional house
Will increase pressure on existing residents parking facilities, which is at capacity now
Where will their visitors park? Already people leave their cars in Churchfields to avoid station car parking charges
Need locally is for small houses not tiny 1-bed flats
Overdevelopment of site
No amenity space at all
Residents of new properties will have very poor light and ventilation due to traffic at front and to the rear views of graveyard and over-shading trees.
Limited out-side space as at present, is better than none.
New dwelling will not improve Conservation Area and will restrict public view of churchyard trees
Poor light and ventilation for residents of new properties
Loss of light to neighbours
Lower levels of new house will be below the level of the burials in the graveyard; what are implications?
There are practical problems of construction traffic at this busy junction to the industrial estate

9. Planning Considerations

9.1 Principle of development

The application site, a two storey terraced dwelling on Churchfields Road, is located within the H8 Housing Policy Boundary of Salisbury where, except as provided by the other policies of the local plan, residential development will be permitted. In this respect the principle of the proposed development is considered acceptable.

9.2 Scale design and materials

The application proposes the extension and conversion of the existing building to facilitate the creation of 3 dwellings. The physical alterations include the removal of the carport and the erection of a two storey side extension which will provide a single two-bedroomed dwelling and internal alterations to the existing house to convert it into two one-bedroomed flats.

The proposed new two storey side extension has been designed so that it will emulate the current pair of houses adjacent, retaining the key proportions of the windows so as to retain the character of the area. It is also proposed to continue the current ridge line, add a chimney to retain balance and have a partially hipped roof on the western elevation.

The proposed extension is considered to be of a generally modest scale, compatible in terms of the scale, design and character to the existing property. It was originally proposed

to use matching bricks, though it is difficult to find new bricks which would match the original Fisherton bricks. As an alternative, the re-use of the Fisherton bricks has been suggested so that the front elevation would be complementary to the existing pair of dwellings. The Conservation Officer advises that the re-use of Fisherton grey bricks, would be the most satisfactory solution. The agent has confirmed that there are an adequate number of bricks available to create the proposed front elevation. It is proposed that the side elevation should be painted brick. This would be a historically appropriate solution and on this basis, suitably conditioned; it is considered that the development would integrate satisfactorily in relation to other properties in the area and the surrounding Conservation Area.

9.3 Impact upon Conservation Area and street scene

The existing pair of dwellings is the remnant of a small terrace, of modest dwellings, probably partially demolished when the mini-roundabout and larger junction were created to improve the city's traffic circulation. The site is adjacent to the burial ground and visually dominated by a group of mature trees which are located within the burial ground. The trees have a high canopy and the council's Arboricultural Officer does not consider that these trees would be detrimentally affected by this proposal.

The proposed development has been designed to reflect the scale and design of the current dwelling on the site. In comparison with the existing situation, this will enhance the Conservation Area. The gable end will be prominent in the street scene and it is considered that whilst the use of Fisherton bricks would be preferred, in their absence, the use of painted brick, which would give texture to the elevation, and as this is relatively common within the Conservation Area, it would be acceptable. It is not considered that the loss of the small open space behind the boundary wall, will impact upon the wider Conservation Area and overall, it is considered that the scheme will comply with the relevant policies of the Local Plan.

9.4 Impact upon neighbour amenity

The proposed extension and subdivision of the existing dwelling would create three separate residential units without any amenity space, within the existing site. This will increase the intensity of use of this established residential area. However, it is not considered that this would adversely affect the amenities of the immediate neighbours.

The proposed new door and windows, within the front elevation would have views onto the public street and are not considered likely to unduly affect the amenity of the neighbours opposite through overlooking. The proposed two storey side extension will have no windows on the western end, the side elevation, and so the new dwelling will not overlook the gardens or front elevations of nos.5 and 6 Churchfields whose front elevations are at right angles to this extended property. In view of the separation distance and the use of a hip on the roof of the new dwelling, it is not considered that the new dwelling would appear overbearing or overshadow these neighbouring properties.

By reason of the layout of the proposed flats, which will overlook the street and the graveyard and the orientation and relationship between the extended property and the adjacent residential 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.

9.5 Impact upon amenities of future occupants.

The Environmental Health officer is concerned regarding the impact of the noise of traffic using the access to the industrial estate as well as that created by the nearby railway

station on the future inhabitants of the dwellings. No information regarding noise levels was provided with the application. However, the current occupier of the dwelling confirms that the traffic noise is mainly a day time phenomena and that he does not suffer from noise disturbance due to the use of double glazing.

The existing dwelling is also overshadowed by the trees at the rear, reducing the light to the habitable rooms. However, the Council's Arboricultural Officer confirms that due to the location of the trees; this overshadowing will have less effect upon the new dwelling than the current one. The existence of the trees has been taken into account by the architect and the three new dwellings have been designed to take advantage of the natural day light with the living and bed rooms overlooking the street. This has resulted in some bedrooms backing on to living rooms. In view of the likely conflicts between living spaces and bedrooms, the applicant proposes to install, much higher than usual levels of sound insulation.

Whilst the dwellings will have no amenity space and will be subject to high noise levels as well as being somewhat overshadowed by the trees to the rear, overall, it is not considered that these factors are likely to be so detrimental to the amenities of the future inhabitants, as to warrant refusal of the proposal to create an additional two small living units close to the centre of the City.

9.6 Impact upon highway safety

Representations from third parties have raised concerns in respect of the impact of the proposed development on the existing on-street parking in the surrounding area.

The application site is within close proximity to the city centre, local amenities, shops, services and transport links. The adopted local plan does not stipulate minimum parking standards for dwellings (only maximum levels are prescribed) and a lack of off-street parking provision in a city centre location within easy walking distance of public transport and other local facilities which reduces the need for a private car, is not considered as constituting a reason for refusing the application.

Additionally, it is confirmed that no additional residents parking permits (in this case no more than the two permits to which the existing dwelling is already entitled) would be allocated to the new development in this restricted parking zone and therefore there would be no additional pressure on the existing residents' only parking spaces. As the proposal also includes the provision of cycle parking facilities, the Highway Authority has no objection to this proposal.

9.7 Public Open Space Policy R2

The proposed new residential development would require a contribution towards public recreational open space in the form of a unilateral planning obligation completed by the applicant and the submission of funds for the relevant contribution. The owner has entered into an appropriate unilateral planning obligation and subject to providing the relevant financial contribution the proposed development would be accordant with Policy R2 of the adopted Salisbury District Local Plan.

10. Conclusion

The proposed development is considered accordant with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D3 (Design), H8 (Housing Policy), TR14 (Transportation) and R2 (Open Space Provision) of the saved policies of the adopted Salisbury District Local Plan, insofar as the proposed development

would not adversely affect the amenity of neighbours, and makes provision for outdoor recreational facilities in accordance with Policy R2.

11. Recommendation

Subject to the owner completing the unilateral planning obligation by submitting the relevant financial contribution, the proposed development would be accordant with Policy R2 of the adopted Salisbury District Local Plan.

Planning Permission be GRANTED for the following reason:

The proposed development is considered accordant with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D3 (Design), H8 (Housing Policy), TR14 (Transportation) and R2 (Open Space Provision) of the saved policies of the adopted Salisbury District Local Plan, insofar as the proposed development would not adversely affect the amenity of neighbours, and makes provision for outdoor recreational facilities in accordance with Policy R2.

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) This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Drawing ref.no.02 received on 18 May 2011

Drawing ref.no.03 received on 18 May 2011

Design, access and heritage statement

REASON For the avoidance of doubt

3) Notwithstanding the approved drawings, no works shall commence until details of the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) Large scale details of windows (which shall be traditional painted timber sash) to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;

(ii) Large scale details of external doors including fanlight and door arch formation

(iii) Full details of proposed rooflights, which shall be conservation style

(iv) Details of rainwater goods.

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

REASON: In the interests of preserving the character and appearance of the Conservation Area

Policy CN8 and CN11 Conservation Area

4) Notwithstanding the details shown on the submitted plans and forms, no development shall commence on site until details of the materials for the walls and roof as well as the brick bond have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

POLICY: CN8 and CN11 Conservation Area

5) No development shall commence on site until a scheme of works for noise attenuation including that separating wall and floor structures has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed prior to the premises are first brought into use/first occupied and shall be maintained in accordance with the approved details at all times thereafter.

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.

POLICY: G2 General criteria for development

6) No construction work shall take place outside the hours of 0800 in the morning and 1800 in the evening from Mondays to Fridays and outside the hours of 0900 and 1300 on Saturdays. No work shall 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.

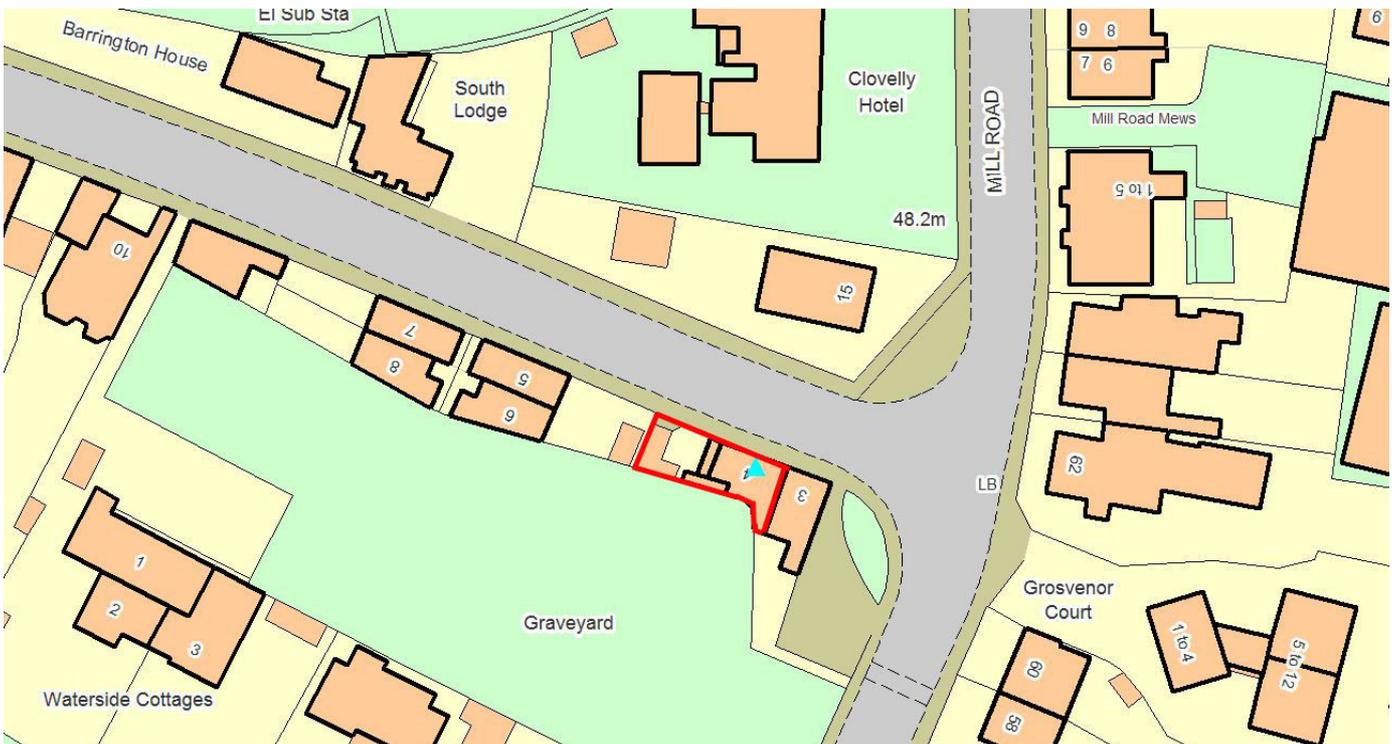
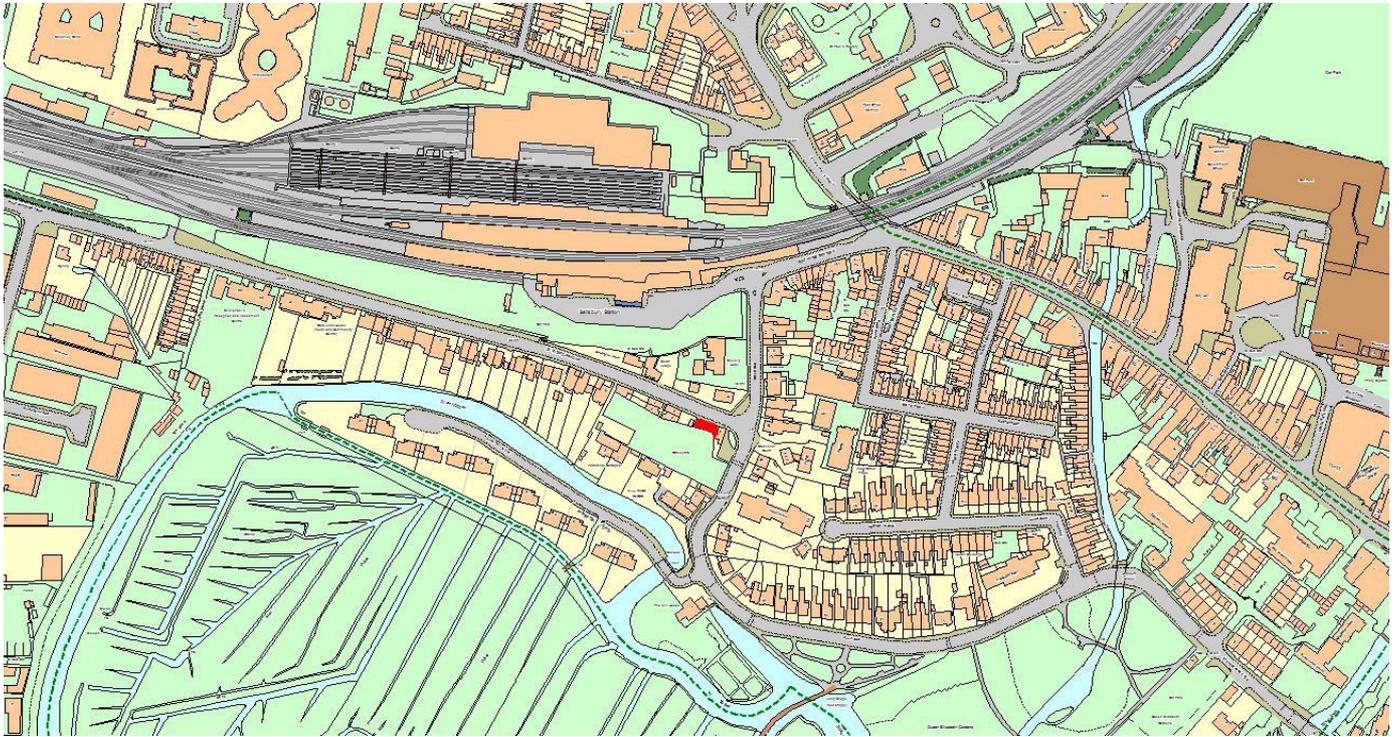
POLICY: G2 General criteria for development

Informative

Given the limited capacity of the nearby on-street residents parking scheme, to ensure that any existing on-street parking problems are not exacerbated, the proposed development will not be eligible for any additional parking permits.

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4 Churchfields Road, Salisbury SP27NH S/2011/0697



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Agenda Item 7e

Application Number:	S/2011/0632		
Deadline	22/06/11		
Site Address:	The Manse Boar Street Mere Warminster BA126DD		
Proposal:	Remove rendering from south elevation, replace existing bricked up doorway and timber lintel with stone to match existing and re-point stone wall		
Applicant/ Agent:	Brimble, Lea & Partners		
Parish:	Mere		
Grid Reference:	381353.627 132359.188		
Type of Application:	LBC		
Conservation Area:	Mere	LB Grade:	II
Case Officer:	Mr Andrew Minting	Contact Number:	01722434734

Reason for the application being considered by Committee:

Cllr Jeans asked that the committee consider the application due to the level of public interest.

1. Purpose of report

To consider the above application and to recommend that Listed Building Consent be REFUSED subject to conditions.

2. Report summary

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

- Impact upon character of listed building

The application has generated no objections; support from Mere Parish Council; 6 letters of support from the public.

3. Site Description

The Manse is a grade II listed dwelling to the eastern end of the square in the centre of Mere, probably dating from the late 18th century. Built of rubble stone under a slate roof, it is a tall two-storey building with formally lined render to the south and west elevations to resemble ashlar stonework. Sash windows to the front elevation are framed with an architrave standing proud of the surrounding render.

Prior to submission of this application the applicant had intended to repair the render on the south and western elevations, and then paint in a soft colour. Having removed all of the render on the south side, they have decided that they would prefer to retain the exposed stonework, and have subsequently repointed it. The western elevation has been repaired and the plaster lined out as it had been historically.

4. Relevant Planning History

Application Number	Proposal	Decision
S/2010/0865	Remove defective rendering on south elevation and repoint existing stone wall N.B. This was essentially the same proposal as in the current application, and was refused under delegated	REF

5. Proposal

To leave the stonework of the southern elevation exposed, and repoint.

6. Planning Policy

Local Plan: policies CN3

Government policy: PPS5

The site also lies within the Mere Conservation Area.

7. Consultations

None

8. Publicity

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

6 letters of letters of support received

Summary of key relevant points raised:

Almost uniformly suggest that removal of the render is an improvement and that the building and conservation area are enhanced by the works, such that it 'blends perfectly with the other original buildings'.

9. Planning Considerations

9.1 Impact upon character of listed building

The Manse, as its name suggests, was owned by the United Reformed Church in Mere from the mid 19th century. It is a tall and relatively formal building, standing out in the street scene for these features. The fenestration of the southern elevation suggests that there has been some historical rearrangement of the properties on the corner of the square, or possibly westward extension of the building, and the removal of the render has indeed shown a blocked up doorway to the west of the existing front door.



This doorway was blocked up with red bricks, possibly of circa 1900 Gillingham origin, and this is not referred to in the application; the applicant has removed these and replaced with some new non-matching stone.

The architrave of the windows, standing proud of the stonework, is a feature which would only be used where the walls were to be rendered; other houses in the vicinity, and of similar age, which have never been rendered, such as Hatherleigh (photo on file) show no such details; without the render, this detail looks out of place and inappropriate, as well as being a feature which will weather poorly. The single dressed stones at mid height either side of the windows, and the plain stone lintels, stand out as unusual details and were clearly never intended to be visible.

The condition of the stone, having had at least a century of protection from the weather, is extremely good, and indeed looks too good to have ever seen

the weather previously. The stone is, however, largely of very small rubble pieces, not dressed or coursed, and it presents a very different image from that of lined render; the latter, to look like finely dressed ashlar, gives an air of grandeur and formality, albeit by pretence, to this house which had a social status through its association with the church, and is a feature generally considered significant in the design and/or historical development of a building and desirable to be retained, even when the render itself needs replacing. This is a building which is unusual for being rendered historically, and its retention to show its distinction is important.

The repointing, as now executed, is poorly finished and should probably have been brushed back much further to draw less attention to itself.

10. Conclusion

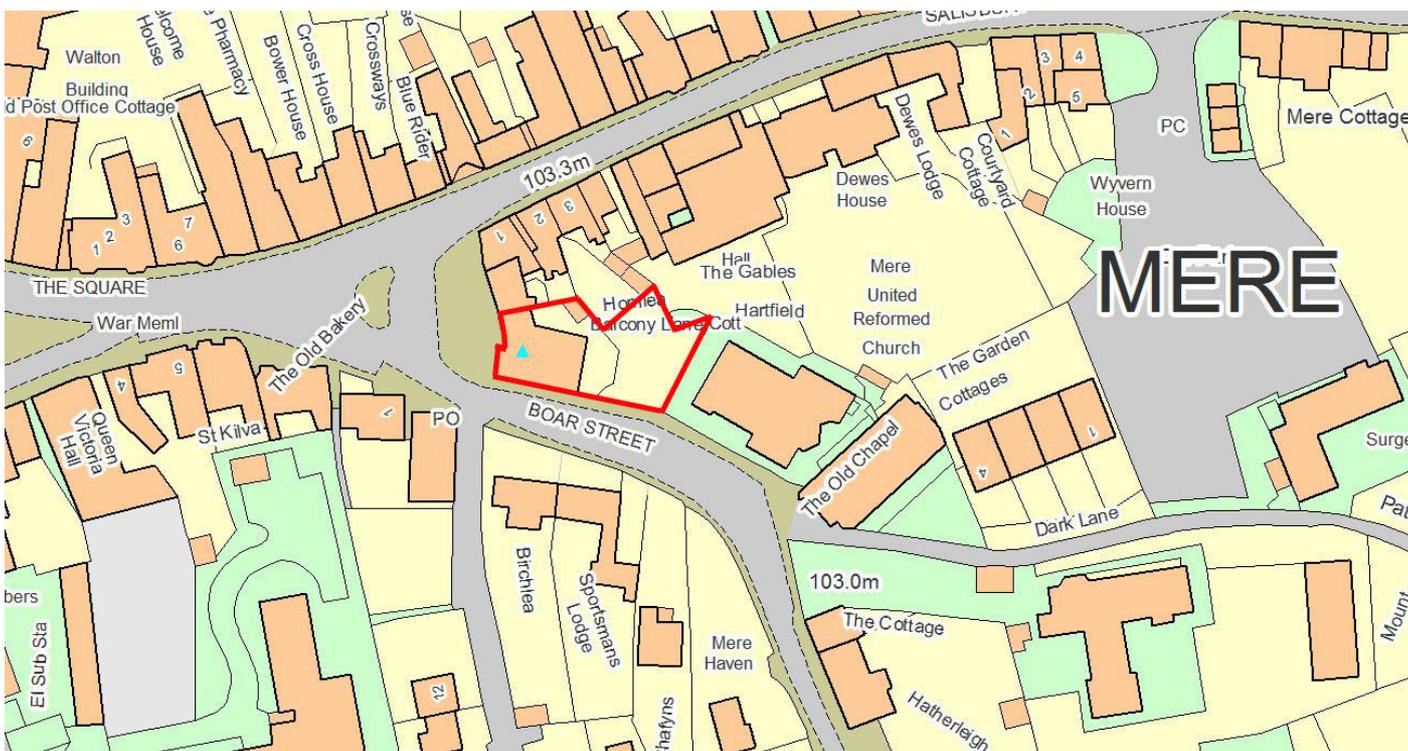
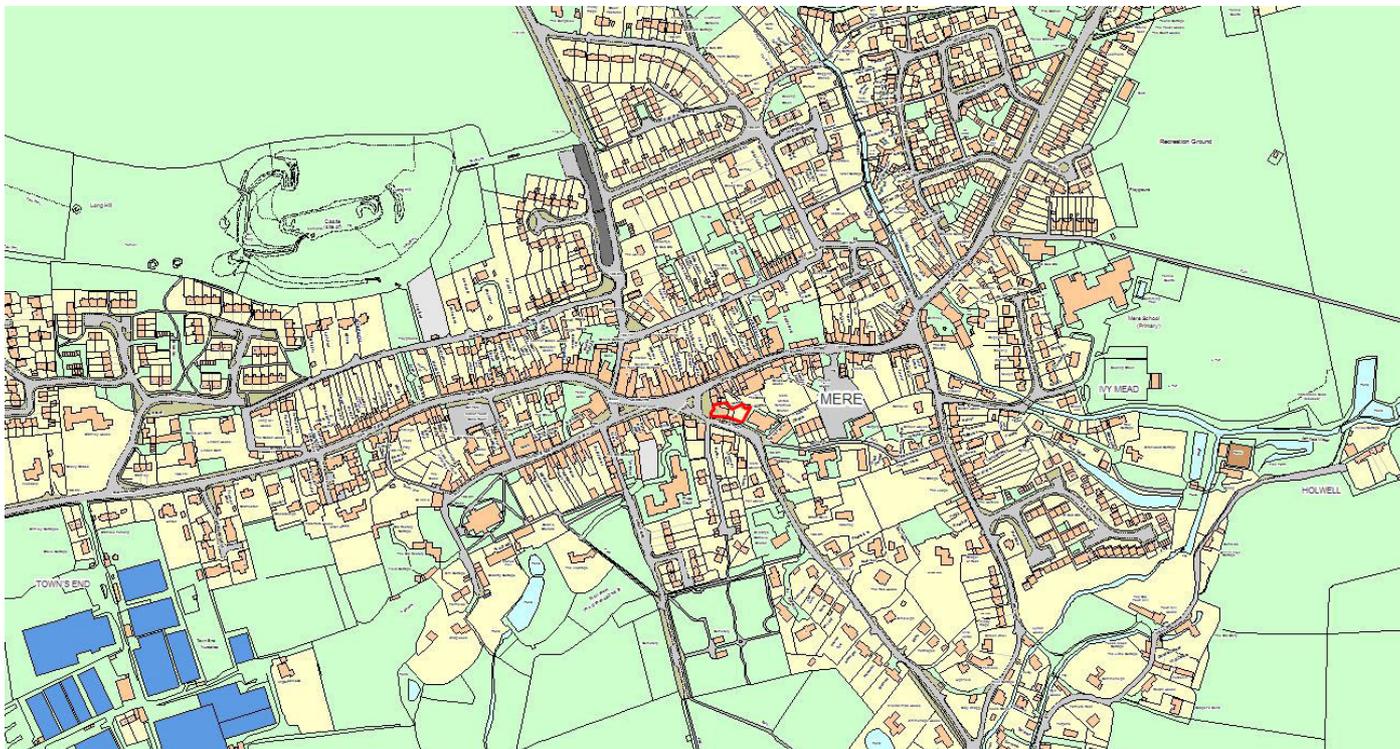
The removal of the lined render finish would fail to preserve the high relative status of this building, and its distinction from other properties in the vicinity. Removal of the render will without doubt cause the stone to begin deteriorating more quickly, and the unnecessary interference with the historic blocked doorway, illustrated above, introduces both inappropriate material and causes further harm to the legibility of the historical evolution of the building, contrary to all guidance in respect of the historic environment.

11. Recommendation

Listed Building Consent be REFUSED for the following reason:

The works, including the loss of historic fabric from the doorway, and the removal of the lined render and the weather protection and formal image it provided, are considered to have an adverse impact on the significance of the listed building, and are therefore contrary to saved policy CN3 of the Salisbury District Local Plan (Adopted 2003) and PPS5.

The Manse Boar Street Mere BA12 6DD S/2011/0632



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Agenda Item 7f

Application Number:	S/2011/0678		
Deadline:	19/08/11		
Site Address:	The Lime Yard Crockford Crockford Corner West Grimstead Salisbury SP5 3RH		
Proposal:	Change of use of land from lime yard to a B2/B8 mixed use with B2 use constrained to the existing crushing plant area		
Applicant/ Agent:	Allen Planning Ltd		
Parish:	Grimstead		
Grid Reference:	420375 126580		
Type of Application:	CU		
Conservation Area:		LB Grade:	
Case Officer:	Mr W Simmonds	Contact Number:	01722 434553

Reason for the application being considered by Committee

Councillor Britton has called the application to Committee on grounds of environmental/highway impact concerns and concerns raised by the parish council

1. Purpose of report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

2. Report summary

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

- Principle of development
- Impact upon highway safety
- Impact upon visual amenity and landscape character
- Impact upon neighbour amenity

The application has generated objections from Grimstead parish council; no comment from Alderbury parish council; and two written representations of objection from third parties.

Neighbourhood Responses

2 letters received objecting to the proposal

0 letters of support received

0 letters commenting on the application received

3. Site Description

The application site consists of an area of land of approximately 1.6 hectares to the east of the settlement of West Grimstead. The principal access to the site is via a gated access driveway from the north (off Grimstead Road). The site has been used for a number of years for the storage, grading and crushing of lime, before being distributed for re-sale. At the western end of the site are a row of substantial steel framed, open-sided sheds used for the storage and drying of delivered limestone. The site is very well screened on all sides by existing mature trees and woodland, the surrounding land principally consists of countryside and is designated as Special Landscape Area. The closest neighbouring residential properties are approximately 100m to the north east and 140m to the east.

4. Relevant Planning History

Application Number	Proposal	Decision
S/90/0161	Change of use from agricultural to storage of agricultural machinery used in connection with established agricultural lime business	28.03.1990
S/91/1347	Construct building for storage of agricultural lime	AC 03.10.91
S/92/1450	Extension to building to be used for agricultural lime storage	AC 24.11.92
S/96/0549	Extension to lime storage building	AC 03.08.96
S/00/1242	To not comply with Condition 4 (occupancy and restoration) of planning permission S/90/0161	Variation approved 02.11.2000

5. Proposal

The application proposes the change of use of the land from an agricultural lime yard to a B2/B8 mixed use with B2 use constrained to the existing crushing plant area. The proposed B2 (general industry) use would be restricted to the western end of the site and would incorporate the existing steel framed buildings. The remainder of the site would be used for B8 storage and distribution (no new buildings or structures proposed). The access remains the same as existing.

6. Planning Policy

Local Plan: policies G2, C2, C6, E16, C11, CN21

The site lies within the designated Special Landscape Area and is an Area of Special Archaeological Significance

Central government planning policy: PPS4

Ministerial Statement (23 March 2011) by the Right Hon Greg Clark 'Planning for Growth'

7. Consultations

Wiltshire Highways

No Highway safety implications foreseen, but object to proposal on PPGN13 sustainability grounds

Highways Agency

No objections subject to the applicant submitting additional traffic generation information before the commencement of works

District Ecologist

Response not yet received

WC Archaeology

Response not yet received

Environmental Health

No comments

Environment Agency

No objection subject to Condition and Informative

8. Publicity

The application was advertised by site notice and neighbour consultation.

Two third party representations objecting to the proposal were received. Grimstead parish council also objected to the proposal.

Summary of key relevant points raised:

- The original planning consent was temporary and the land should revert to agriculture
- Impact on neighbour amenity
- Potential for protected species to be present on the site
- Traffic generation and highway safety

9. Planning Considerations

9.1 Principle of the proposed development

The application site constitutes an area of previously developed land in the countryside. The site is particularly well screened within the immediate and wider surrounding landscape by reason of extensive tree screening. The site also has good highway links to the nearby A36. Whilst the previously authorised use of the land was limited by Condition to revert to agriculture, consideration should be given to the potential economic implications of the loss of the site as a more intensive and economic use.

PPS4 is a national planning policy document which sets out the Government's comprehensive policy framework for planning for sustainable economic development in urban and rural areas. Policy EC6.2c in particular states that local planning authorities 'should support the conversion and re-use of appropriately located and suitably constructed existing buildings in the countryside (particularly those adjacent or closely related to towns or villages) for economic development'.

The recent Ministerial Statement (23 March 2011) by the Right Hon Greg Clark 'Planning for Growth' publishes 'an ambitious set of proposals to help rebuild Britain's economy'. The planning system has a key role to play in this, by ensuring that the sustainable development needed to support economic growth is able to proceed as easily as possible, and the statement sets out the steps the Government expects local planning authorities to take with immediate effect. The Statement directs that, in determining planning applications, local planning authorities are obliged to have regard to all relevant considerations, should ensure that appropriate weight is given to the need to support economic recovery, and that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4).

The Statement is a material planning consideration in the determination of planning applications.

Taking into consideration the existing condition of the site, being set out for commercial scale activities with large existing industrial scale buildings in good condition, and the well screened nature of the site having no undue adverse impact on the surrounding landscape, and the location of the site with good vehicular access and highway links to the A36, it is considered desirable, on balance, that the site remains available for economic and employment use.

9.2 Impact on Highway safety

The site has an adequate existing access off Grimstead Road which has been designed and is suitable to accommodate large goods vehicles. Grimstead Road connects with the A36 trunk road a short distance to the west and the site is therefore considered to benefit from very good Highway links, without passing through settlements.

The Highways agency has assessed the proposal and raises no objections to the application.

Wiltshire Highways has provided comment that no highway safety implications are foreseen as a result of the proposal, however they maintain an objection on sustainability grounds as the site is located outside of an existing settlement.

Taking into consideration the suitable access and highway links to the site, that the proposal would not raise highway safety implications, and taking into consideration the desirability of maintaining the site in use as an operational site in the interests of employment and economic development, it is considered the benefits brought by the proposed development outweigh the sustainability objection raised by Wiltshire Council Highways.

9.3 Impact on visual amenity/landscape character

The site is very well screened on all sides by existing mature trees and woodland, the surrounding land principally consists of countryside and is designated as Special Landscape Area. By reason of the high level of existing boundary and wider screening around the site it is considered the proposed development would not adversely affect visual amenity within, or the existing character of, the surrounding landscape.

9.4 Impact on neighbour amenity

The site is very well screened on all sides by existing mature trees and woodland, the surrounding land principally consists of countryside and is designated as Special Landscape Area. The closest neighbouring residential properties are approximately 50m to the north east and east.

The Environmental Health officer has assessed the proposal and raises no objection. The proposal constitutes a mix (split into two defined areas) of B8 open storage and B2 general industry. The B2 area is located to the westernmost end of the site, and the furthest away (approximately 180m to the north east and 220m to the east) from the closest residential properties.

By reason of the distance and relationship between the application site and the nearest residential properties, it is considered the proposed development would not unduly disturb, interfere, conflict with dwellings or uses to the detriment of existing occupiers.

10. Conclusion

The proposed development accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), C2 (Development in the Countryside), C6 (Landscape Conservation), E16 (Employment), C11 (Nature Conservation) & CN21 (Archaeology) of the saved policies of the adopted Salisbury District Local Plan, and the aims and objectives of PPS4 (Planning for Sustainable Economic Growth) and the Ministerial Statement by the Rt Hon Greg Clark (23.03.2011) 'Planning for Growth', insofar as the proposed development is considered an appropriate re-use of a previously developed site that would retain employment opportunities and promote economic development without undue detriment to the character and appearance of the

surrounding Special Landscape Area and without detriment to Highway safety of the amenity of nearby residential occupiers.

11. Recommendation

Planning Permission be GRANTED for the following reason:

The proposed development accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), C2 (Development in the Countryside), C6 (Landscape Conservation), E16 (Employment), C11 (Nature Conservation) & CN21 (Archaeology) of the saved policies of the adopted Salisbury District Local Plan, and the aims and objectives of PPS4 (Planning for Sustainable Economic Growth) and the Ministerial Statement by the Rt Hon Greg Clark (23.03.2011) 'Planning for Growth', insofar as the proposed development is considered an appropriate re-use of a previously developed site that would retain employment opportunities and promote economic development without undue detriment to the character and appearance of the surrounding Special Landscape Area and without detriment to Highway safety of the amenity of nearby residential occupiers.

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) This development shall be in accordance with the submitted drawing[s] deposited with the Local Planning Authority on 03.05.2011 & 13.05.2011, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt

3) 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, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

REASON: To protect controlled waters.

Policy: G2

Informative

The applicant/landowner is requested to submit to the Highways Agency a report detailing additional traffic generation information relevant to the proposed use of the site, to allow the Highways Agency to assess/advise on any temporary traffic management requirements to ensure the safety and free flow of the A36.

Informatives provided by the Environment Agency

If a new septic tank/treatment plant is the only feasible option for the disposal of foul

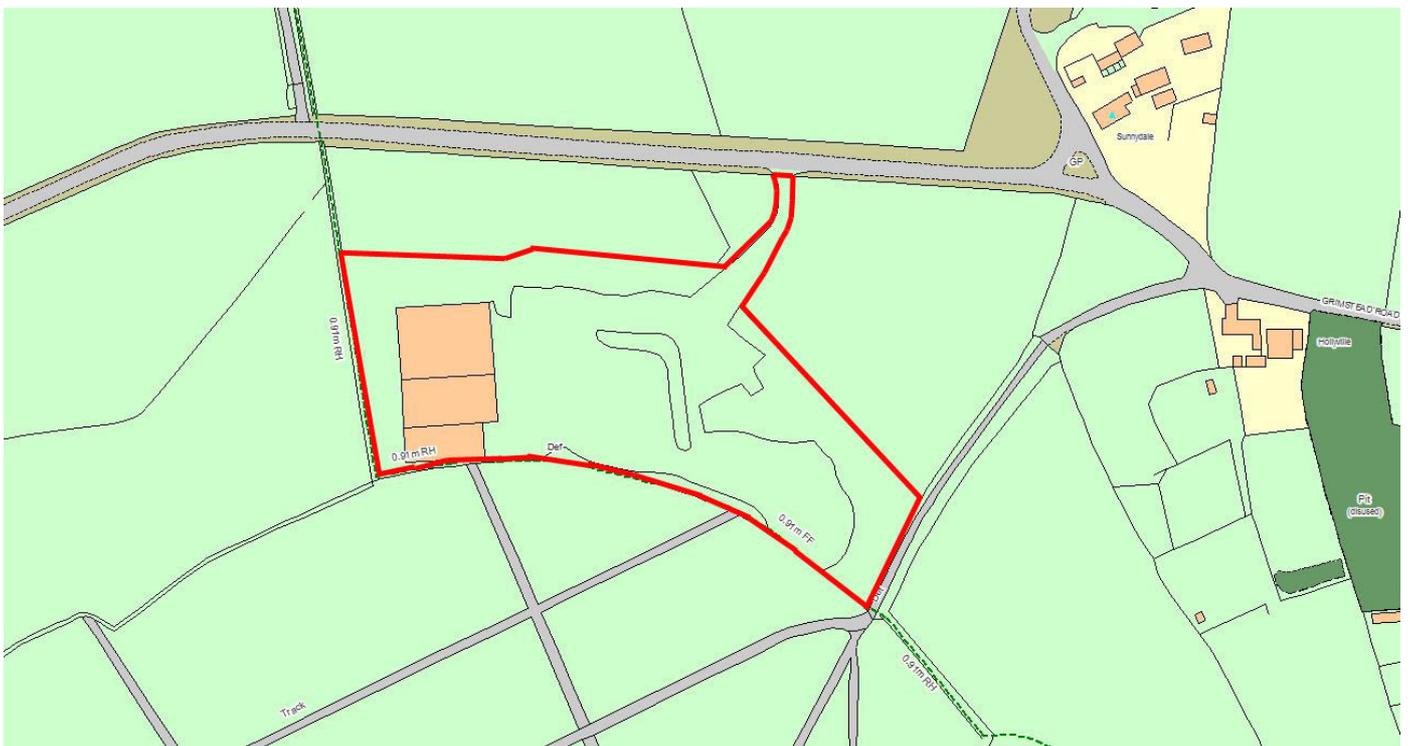
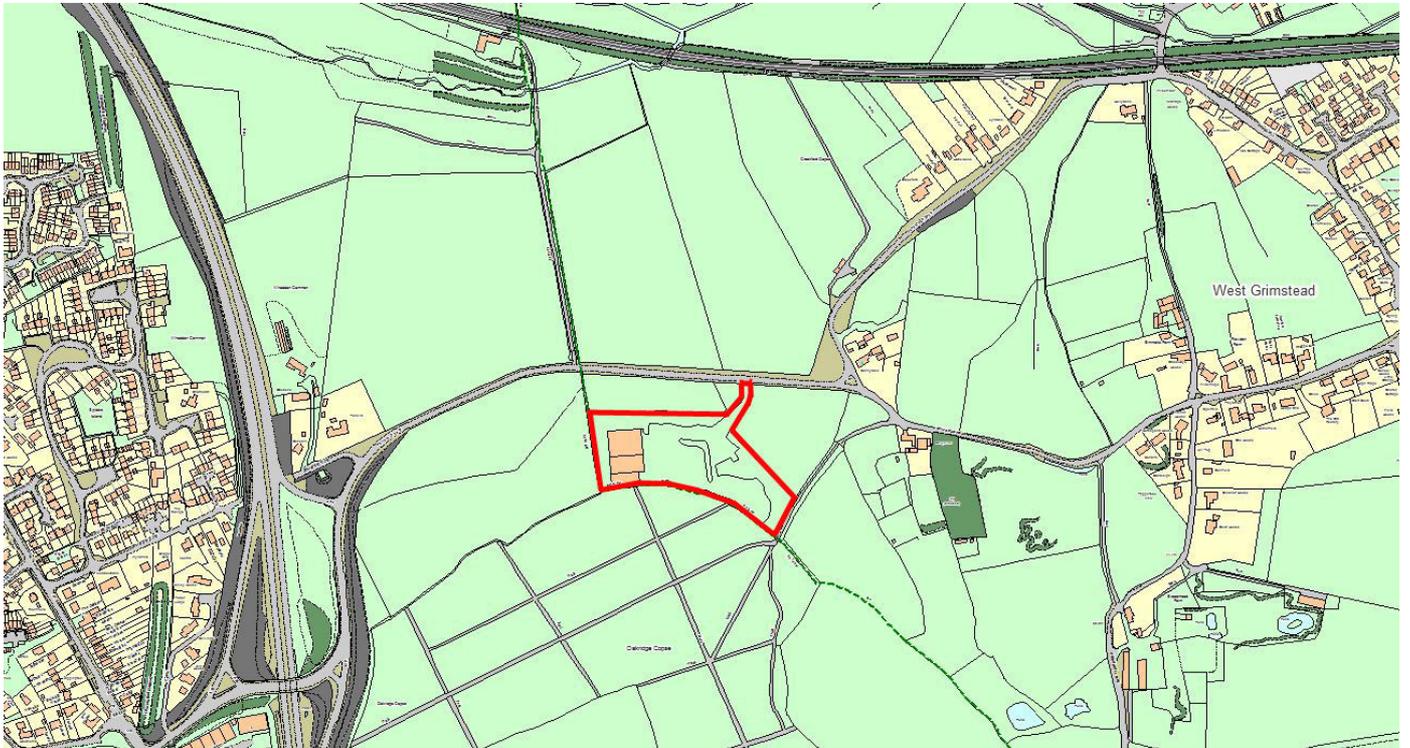
water, or if there is an increase in effluent volume into an existing system, an Environmental Permit may be required. This must be obtained from the Environment Agency before any discharge occurs and before any development commences. This process can take up to four months to complete and no guarantee can be given regarding the eventual outcome of any application. The applicant is advised to contact us on 03708 506 506 for further details on Environmental Permits or visit <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>.

NOTE TO APPLICANT

If you want to discharge treated sewage effluent, to a river, stream, estuary or the sea and the volume is 5 cubic metres per day or less, you might be eligible for an exemption rather than a permit. Similarly, if you want to discharge sewage effluent, to groundwater via a drainage field or infiltration system, and the volume is 2 cubic metres per day or less, you might be eligible for an exemption rather than a permit.

Please note, this Environmental Permit may be subject to an Appropriate Assessment under the Habitats Directive, which would involve consultation with, and agreement from, Natural England. This is likely to apply if it is proposed to discharge into a watercourse that is within or up to 3km upstream of a SAC, SPA, Ramsar or SSSI. This may also apply if it is proposed to discharge into the ground (Eg soakaway) within 250m of a SAC, SPA, Ramsar or SSSI.

The Lime Yard Crockford Corner SP5 3RH S/2011/0678



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Agenda Item 7g

Deadline:	03/01/11		
Application Number:	S/2010/1549		
Site Address:	Packway Garage The Packway Larkhill Salisbury SP4 8PZ		
Proposal:	To use existing static caravan as a location to base on site out of hours security staff		
Applicant/ Agent:	Mr L Downie		
Parish:	Durrington		
Grid Reference:	414258.8 144087.3		
Type of Application:	FULL		
Conservation Area:		LB Grade:	
Case Officer:	Charlie Bruce-White	Contact Number:	01722 434682

Reason for the application being considered by committee:

Councillor Wright has requested that this item be determined by Committee due to interest shown by the public.

1. Purpose of report

To consider the above application and the recommendation of the Case Officer that planning permission be GRANTED subject to conditions.

2. Report summary

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

- The principle of development;
- Highways considerations;
- Character and appearance of the area;
- Amenities of adjoining and nearby property;
- Other matters.

The application has generated objections from Durrington Parish Council and 1 letter of objection from the public.

3. Site Description

The site relates to the Packway Garage on the eastern edge of the built up part of Larkhill. This comprises a single storey building with forecourt canopy, operated as a business to service cars, with a surrounding yard.

4. Relevant Planning History

Application Number	Proposal	Decision
TP/1571	New pump island to replace existing and installation of new underground petroleum tank	A 27.09.67
90/0693	Erection of canopy and carwash	AC 28.06.90

5. Proposal

Retrospective consent is sought to site a static caravan as a base for out of hours security staff.

6. Planning Policy

Local Plan: policies G1, G2, H32, E16, E17, C6, TR11, TR14

Central government planning policy: PPS1, PPS3, PPS4

7. Consultations

Town Council

Object - Does not enhance the area and the use of existing offices Would be more appropriate.

Highways Officer

No objection

Environmental Health

No objection subject to the static caravan not receiving electricity via an onsite generator.

8. Publicity

The application was advertised by site notice and neighbour consultation.

1 letter of representation was received.

Summary of key relevant points raised:

- Noise disturbance due to loud music being played by occupant into the early hours.

9. Planning Considerations

9.1 *The principle of development*

Policy E17 states that new business development involving the construction of new buildings will be permitted within or on the edge of settlements, subject to the following criteria:

- (i) services, access and the local highway network are satisfactory;
- (ii) the scale of the proposal is appropriate for the size of the settlement;
- (iii) the scale and design of the buildings are compatible with the character of the area;
- (iv) the development is easily accessible to the local workforce by a range of transport modes;
- (v) the proposal will not detract from the amenities and character of the settlement;
- (vi) the environment of any nearby dwellings will not be adversely affected; and
- (vii) there will be no significant adverse impact on the surrounding landscape or nature conservation value of the area.

9.2 *Highway considerations*

The Council's Highways Officer raises no objection and it is considered that access and the local highway network are satisfactory. The site has good accessibility to the local workforce, being connected to Larkhill and Durrington by a paved footway and bus stops being situated less than 50 metres away.

9.3 *Character and appearance of the area*

The proposed static caravan would be of a modest size, situated back from the road and adjacent to high trees situated on the site boundaries. The narrower end of the caravan

would be visible from the road frontage of the site, although it would be seen in relation to the existing functional garage building as well as parked vehicles in the foreground. There would be no wider views of the caravan from the surrounding landscape given the tree screening around the site. Overall it is not considered that the proposal would be out of scale with the settlement or cause significant harm the character of the area.

It is noted that the Parish Council have queried why the existing office within the main part of the garage building cannot be utilised. However, even if the existing office were suitable as a base for security staff, given the limited visual impact of the caravan as proposed, it is considered that it would be unreasonable to refuse the application on the basis that an alternative may be available.

9.4 Amenities of adjoining and nearby property

Given the existing use of the premises, the modest scale of the proposed caravan, and the nature of surrounding tree screening, it is not considered that a caravan used for on-site security staff would be incompatible with adjacent residential property. The Environmental Health Officer confirms no objection subject to the electricity supply to the caravan not being supplied by a generator. This can be secured by a condition.

It is noted that a neighbour has objected to the proposal on the grounds that loud music has been played from the caravan late at night on several occasions. However, this is not considered to be a land use planning matter given that the use being applied for is not associated with causing such disturbance – rather it is a matter which should be addressed through environmental legislation.

9.5 Other matters

A condition shall be imposed to prevent the caravan from being occupied as a persons' sole or main place or residence, since it is not considered that its siting and proximity to the existing garage business would provide a suitable standard of accommodation for such permanent occupation.

10. Conclusion

The proposed use of the static caravan as a location to base on site security staff would support the operation of an existing business within a sustainable location. There would be no significant impacts in terms of the character of the area, the amenity of neighbours or highways safety. Subject to a condition to prevent the caravan from being occupied as persons' sole or main place or residence, the development would not create an unacceptable living environment having regard to the siting and proximity of the accommodation to the existing garage business.

11. Recommendation

Planning Permission be GRANTED for the following reason:

The proposed use of the static caravan as a location to base on site security staff would support the operation of an existing business within a sustainable location. There would be no significant impacts in terms of the character of the area, the amenity of neighbours or highways safety. Subject to a condition to prevent the caravan from being occupied as persons' sole or main place or residence, the development would not create an unacceptable living environment having regard to the siting and proximity of the accommodation to the existing garage business. The proposal would therefore accord with the aims and objectives

of the development plan and other Government guidance, having particular regard to Local Plan policies G1, G2, H32, E16, E17, C6, TR11, TR14 and PPS1, PPS4.

Subject to the following Conditions:

- 1) The development shall only be undertaken in accordance with the following approved plans:

Plan Ref....Site layout...	Date Received....04.10.10....
Plan Ref....Security Caravan Dims...	Date Received....21.10.10....

Reason: For the avoidance of doubt.

- 2) The static caravan shall not be occupied as a persons' sole or main place or residence.

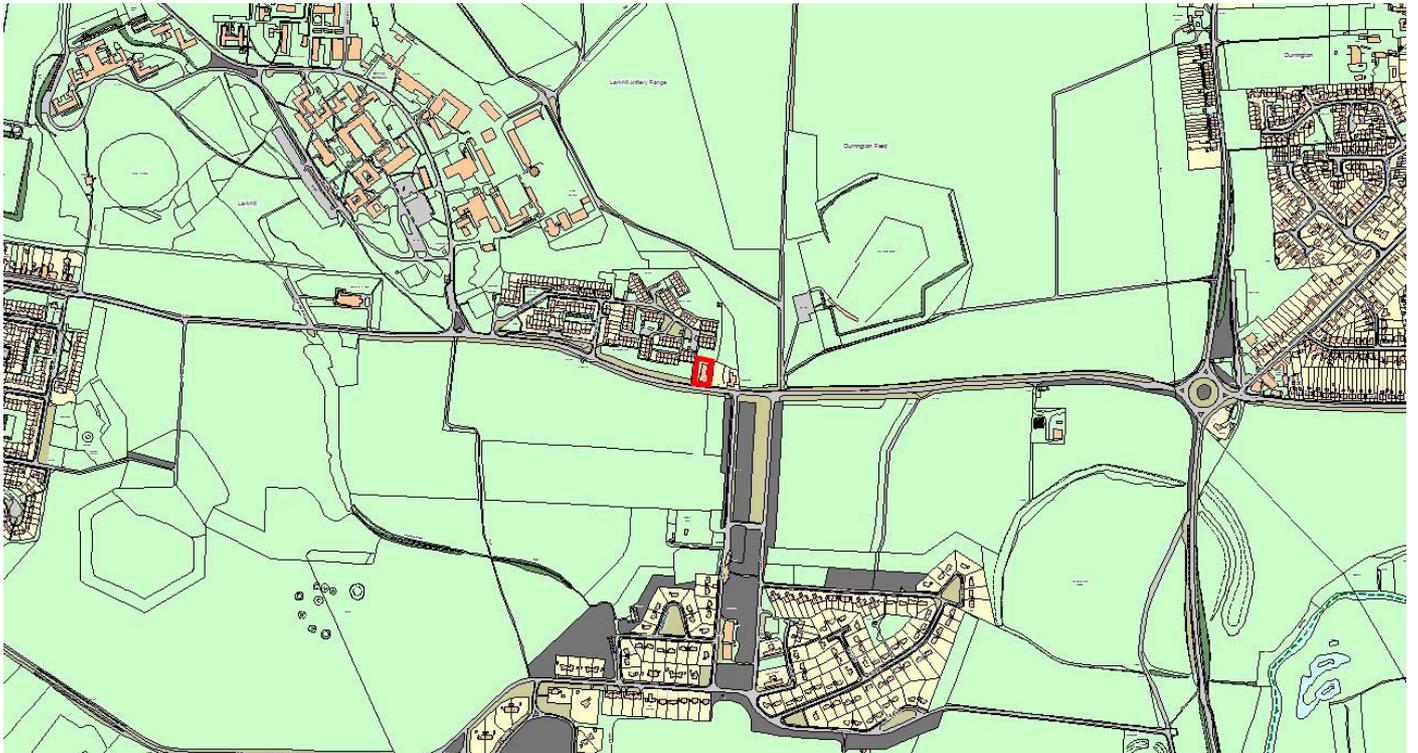
Reason: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity would not permit permanent residential accommodation.

Policy: G2, PPS3

- 3) The static caravan shall not be supplied with electricity via an onsite generator.

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.

Policy: G2



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Agenda Item 7h

Application Number:	S/2011/0551		
Deadline:	13/07/11		
Site Address:	Site adjacent to Fitz Farm Teffont Salisbury SP3 5QY		
Proposal:	Erect dwelling and garage. Amendments to planning application and approval S/08/0871		
Applicant/ Agent:	Mr Gary Adlem		
Parish:	Teffont		
Grid Reference:	398758 132662		
Type of Application:	FULL		
Conservation Area:	Teffont Magna & Evias	LB Grade:	
Case Officer:	Charlie Bruce-White	Contact Number:	01722 434682

Reason for the application being considered by committee

Councillor Wayman has requested that this item be determined by Committee due to issues relating to the scale of development, its relationship to adjoining properties, and design.

1. Purpose of report

To consider the above application and the recommendation of the Case Officer that planning permission be GRANTED subject to conditions.

2. Report summary

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

- The principle of development;
- Character and appearance of the area
- Amenities of adjoining and nearby property;
- Highways considerations.

The application has generated a partial objection from Teffont Parish Council.

3. Site Description

The site relates to a building plot where a two storey stone dwelling has recently been constructed (08/0871), although is yet to be completed and occupied. This is situated towards the northern end of the village, just within the limit of the Housing Restraint Area.

4. Relevant Planning History

Application Number	Proposal	Decision
08/0871	Erect new 2 storey dwelling	AC 07.07.08
10/1879	The construction of a two storey cottage	Resolved for approval. R2 awaited before issuing decision

5. Proposal

Consent is sought to amend the design of the approved dwelling, in order to provide a loft conversion to create a fourth bedroom, and to erect a detached double garage.

6. Planning Policy

Local Plan: policies G1, G2, G5, H19, D2, C4, C5, C12, C13, C17, C18, CN8, CN10, CN11, CN21, CN22, TR11, TR14, R2

Central government planning policy: PPS3, PPS5, PPS9, PPS25

7. Consultations

Parish Council

Object to proposed garage which is an overdevelopment of the site, is too high, and does not use complimentary materials. But no objection to the proposed loft conversion and roof lights subject to the use of obscure glazing.

Conservation Officer

No objection

Archaeologist

No objection subject to condition requiring an archaeological watching brief

8. Publicity

The application was advertised by site notice and neighbour consultation.

No letters of representation were received.

9. Planning Considerations

9.1 The principle of development

The site is within a Housing Restraint Area where policy H19 of the Local plan states that development will be acceptable only if the following criteria are met: i) there will be no adverse impact on the character of the settlement or neighbourhood designated as a Housing Restraint Area; ii) there is no loss of an important open space which contributes to the special character of the area; iii) the loss of features such as trees, hedges and walls, which contribute to the character of the area, is kept to a minimum; and iv) the development will be in keeping with the character of the neighbouring properties.

Policy D2 of the Local Plan states that the design of infill development proposals should respect the character of the area, with particular regard to building lines, scale and height and plot widths.

Policy CN8 states that within Conservation Areas only development which preserves or enhances the character of the area will be permitted.

9.2 Character and appearance of the area

The proposed loft conversion would have minimal impact upon the character of the area, with the only external differences between the approved consent and current proposal being the provision of two roof lights within the non-public facing rear elevation.

The proposed garage, on the other hand, would be visible from the streetscene. However, it would be situated to the rear of the plot and would be of relatively modest proportions and traditional design. It would have a clay tiled roof and stone plinth to match the associated

dwelling, with timber clad walls and timber doors. Whilst the Parish Council have expressed reservations over the use of timber, it considered that this material is not uncharacteristic of ancillary outbuildings within the locality. The Parish Council also suggest that if approval be granted, that the timber be natural and unstained, and it is agreed that this is appropriate.

Given that the siting of the garage would not require the removal of any trees, and that it would be set back some distance from the road, it is not considered that the development would significantly affect the green and spacious character of the Housing Restraint Area, even when considered in combination with the extant consent for the new dwelling granted under consent S/2010/1879.

9.3 Amenities of adjoining and nearby property

It is not considered that the proposed roof lights would cause harmful overlooking subject to the southern-most one being fitted with obscure glazing and being suitably fixed shut. This can be secured through a planning condition.

Given the relatively modest scale of the proposed garage and its distance from neighbouring dwellings, it is not considered that this aspect of the proposal would affect the amenity of neighbours.

9.4 Highway considerations

The proposed garage would provide an additional two potential car parking spaces without significantly impinging upon the previously approved parking/turning area. Consequently it is considered that the proposal would be acceptable in highway terms.

9.5 Recreational open space

Since the amendments to the new dwelling increase the number of bedrooms provided, an additional contribution towards recreational open space within the locality is required in accordance with policy R2.

10. Conclusion

The proposed amendments to the dwelling, comprising a loft conversion and provision of a detached garage, would not significantly alter the planning merits of the scheme as originally consented subject to conditions including the fixing shut and fitting of obscure glazing to a roof light.

11. Recommendation

Subject to the applicant entering into a section 106 legal agreement to secure the appropriate financial contribution towards off-site recreational open space

Planning Permission be GRANTED for the following reason:

The proposed amendments to the dwelling, comprising a loft conversion and provision of a detached garage, would not significantly alter the planning merits of the scheme as originally consented subject to conditions including the fixing shut and fitting of obscure glazing to a roof light. The proposal would therefore still accord with the aims and objectives of the development plan and other Government guidance, having particular regard to Local Plan policies G1, G2, G5, H19, D2, C4, C5, C12, C13, C17, C18, CN8, CN10, CN11, CN21, CN22, TR11, TR14, R2 and PPS3, PPS5, PPS9, PPS25.

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 Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2) The development shall only be undertaken in accordance with the following approved plans:

Plan Ref....C/603/1...	Date Received....18.04.11....
Plan Ref....9.0...	Date Received....29.03.11....
Plan Ref....9.02...	Date Received....29.03.11....
Plan Ref....9.06 First Floor...	Date Received....20.05.11....
Plan Ref....9.06 Second Floor...	Date Received....29.03.11....
Plan Ref....C/603/5...	Date Received....29.03.11....
Plan Ref....C/603/15...	Date Received....18.04.11....
Plan Ref....9.02...	Date Received....29.03.11....

Reason: For the avoidance of doubt.

- 3) No development shall commence on the garage until a schedule of external facing materials, and where so requested samples, 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: To secure a harmonious form of development.

Policy: H19, D2, CN8

- 4) The finished floor level of the garage shall be set no lower than the finished floor level of the dwelling, as detailed within submitted drg. no. C/603/15.

Reason: In the interests of minimising flood risk.

Policy: PPS25

- 5) No development shall commence on the garage until details of all new windows and external doors have been submitted to and approved in writing by the Local Planning Authority. Where so requested by the local planning authority detailed sections and elevations of all new windows shall be submitted to at least 1:5 scale, and detailed sections and elevations of all new doors shall be submitted to at least 1:10 scale. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the development.

Policy: CN8

- 6) Before the first occupation of the development hereby permitted the southern-most roof light in the rear elevation of the dwelling shall be glazed with obscure glass only and permanently fixed shut or fixed with a ventilation stay restricting the opening of the window, in accordance with details which shall have first been submitted to and agreed in writing by the local planning authority.

Reason: In the interests of residential amenity and privacy.

Policy: G2

- 7) No development shall commence on the garage until details of all new rainwater goods have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the development.

Policy: CN8

- 8) No development shall commence on the garage until details of the proposed means of enclosure for the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details before the first occupation of the dwelling.

Reason: In the interests of the visual amenity of the development.

Policy: G2, CN8

- 9) No development shall commence on the garage until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first occupation of the dwelling.

Reason: In the interests of the visual amenity of the development.

Policy: H19, CN8

- 10) No development shall commence within the area of the proposed garage 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.

Policy: CN22

- 11) Notwithstanding the provisions of Classes A to E of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling nor the erection of any structures within the curtilages unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: In the interests of visual and neighbouring amenity.

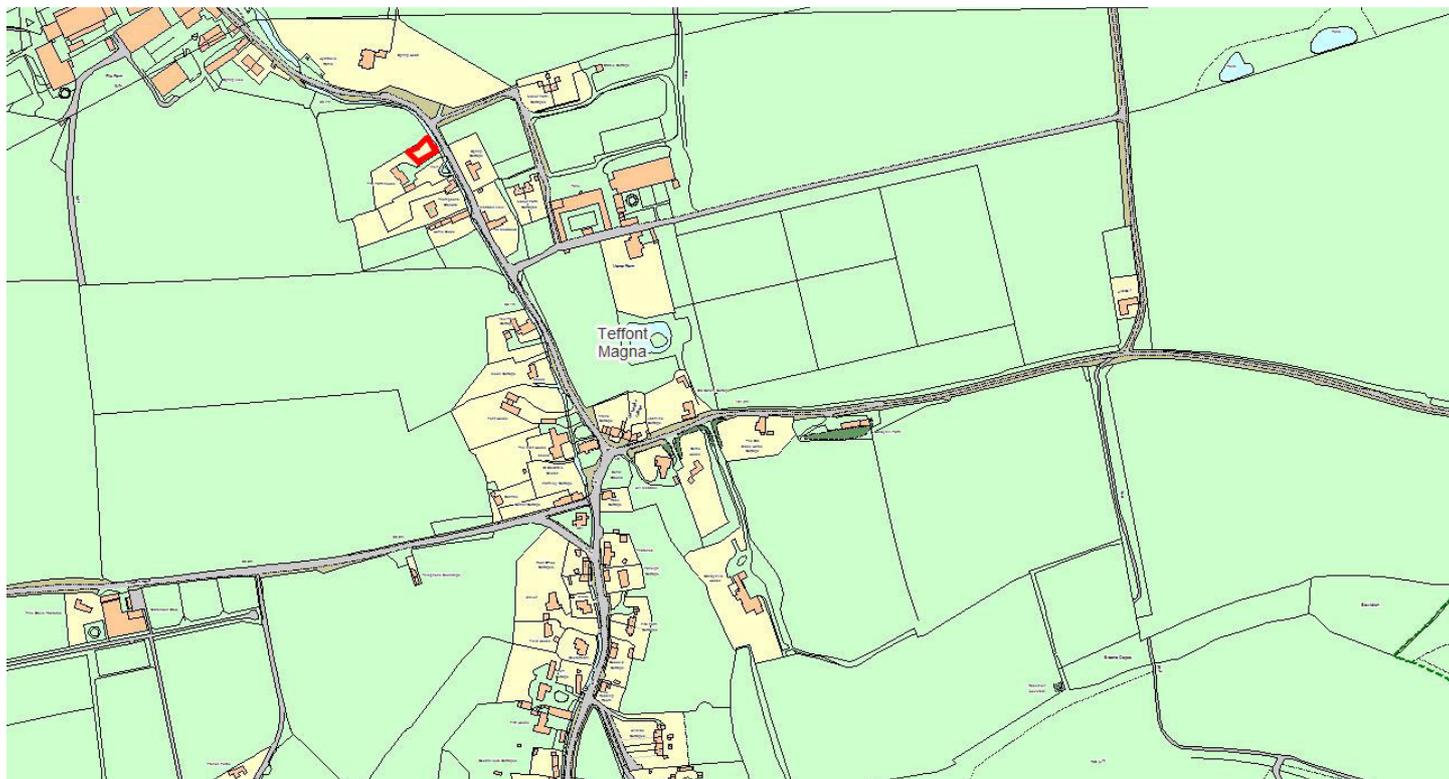
Policy: G2, H19, CN8

12)The development shall be carried out in accordance with the pollution prevention method statement submitted as part of this application.

Reason: To avoid pollution of the river system.

Policy: C18

Site Adjacent to Fitz Farm Teffont SP3 5QY S/2011/0551



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