

AGENDA SUPPLEMENT (1)

Meeting: Southern Area Planning Committee

Place: The Guildhall, Market Place, Salisbury, Wiltshire, SP1 1JH

Date: Thursday 23 June 2022

Time: 3.00 pm

The Agenda for the above meeting was published on 15 June 2022. Additional documents are now available and are attached to this Agenda Supplement.

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

Part I – Presentation Slides (Pages 3 - 26)

- 7b **APPLICATION NUMBER: PL/2022/01048 - Land Adjacent to 2 Old Sarum Cottages, Portway, Old Sarum, SP4 6BY – Late Correspondence (Pages 27 - 30)**

DATE OF PUBLICATION: 23/06/22

Presentation slides

Late Correspondence

This page is intentionally left blank

Southern Area Planning Committee

23rd June 2022

7a) PL/2022/00560 - 27 The Oakbournes, Bishopdown, Salisbury, SP1 3FZ
Single storey front extension.
Recommendation: Approve with Conditions

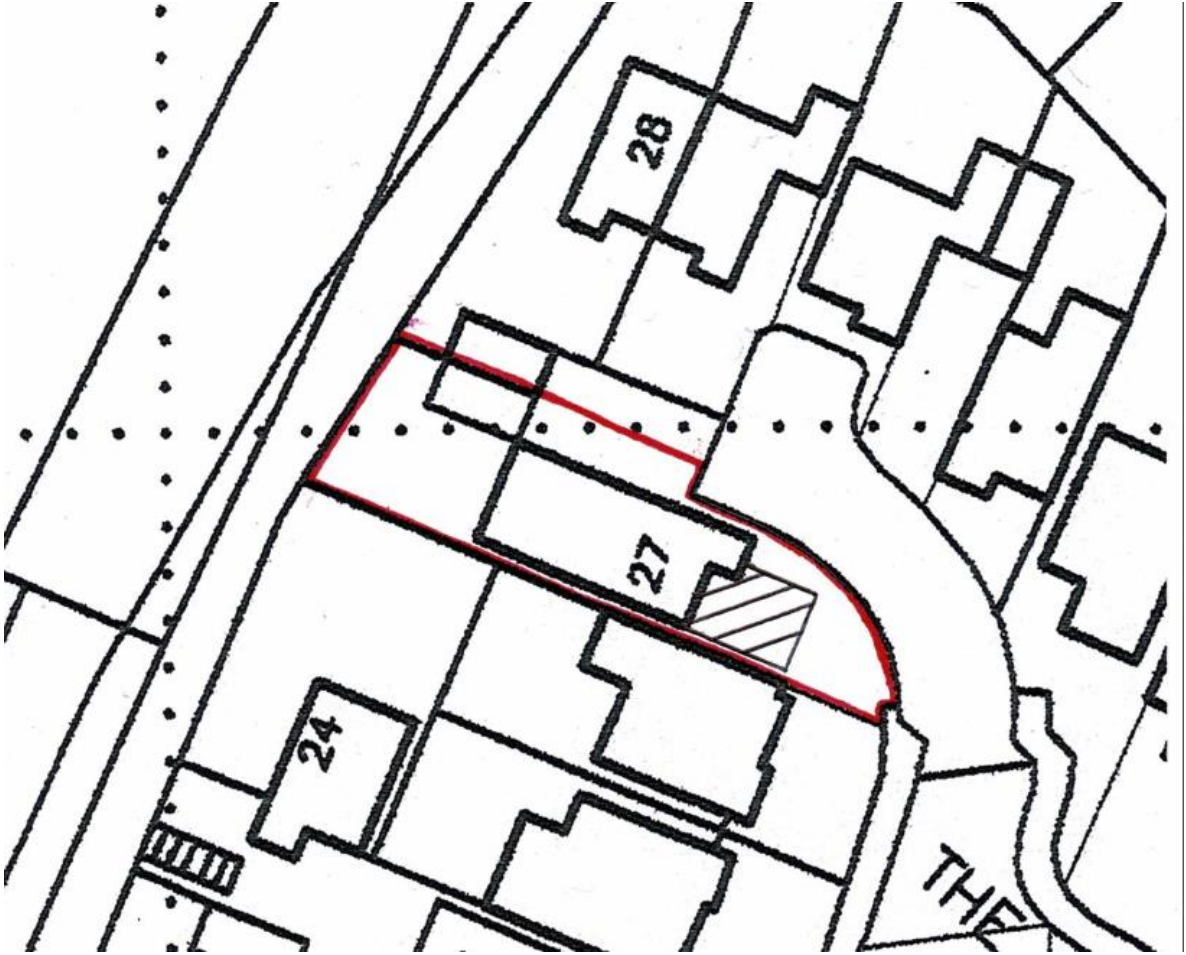


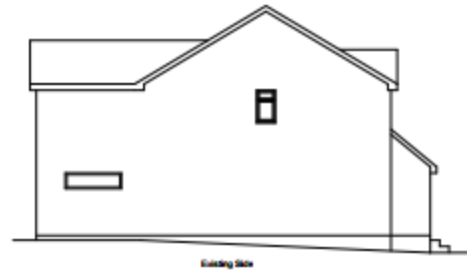
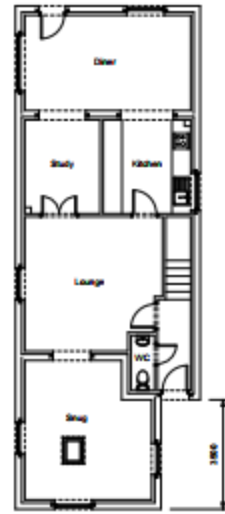
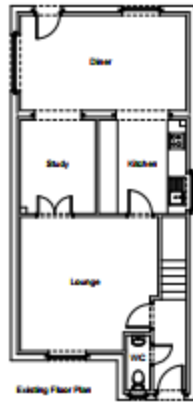
Site Location Plan



Aerial Photography

Block Plan





Front of the application property



Page 7





Page 9

View of neighbouring properties



Page 10



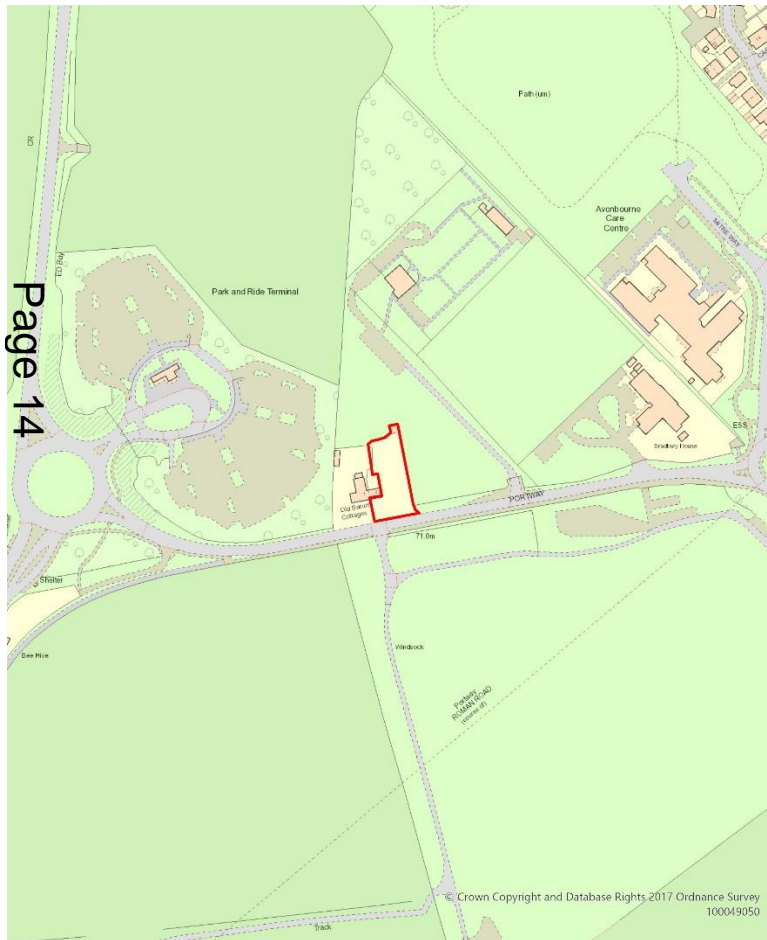




7b) PL/2022/01048 - Land adjacent 2 Old Sarum Cottages, Portway, Old Sarum, Salisbury, SP4 6BY

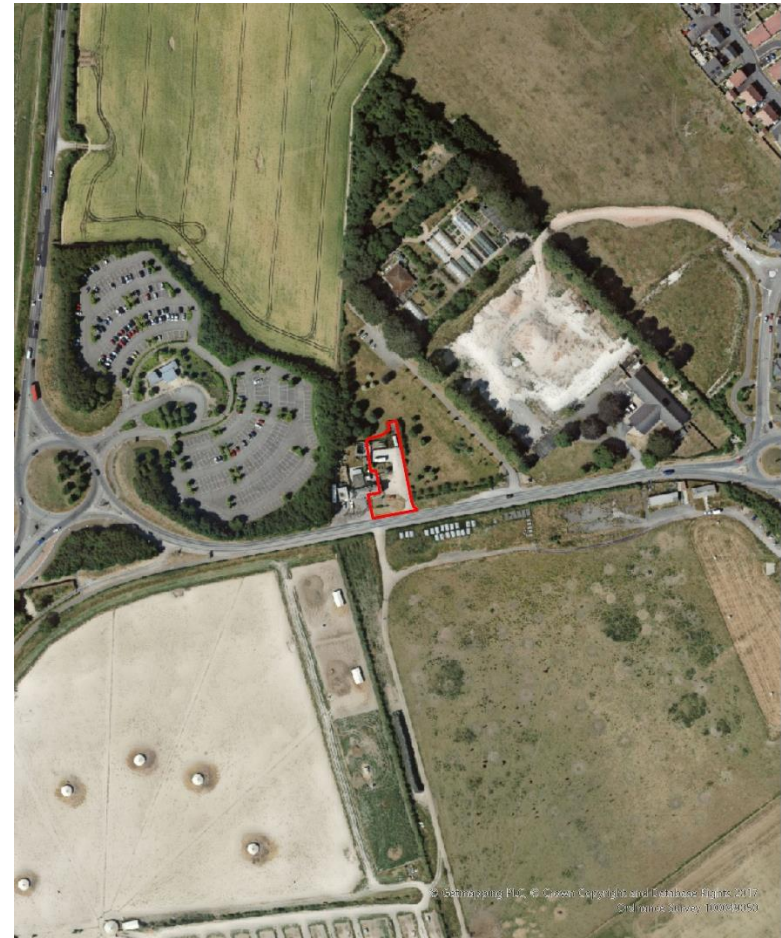
Erection of 4 terraced dwellings with parking, amenity areas and new access road.

Recommendation: Approve with Conditions



Page 14

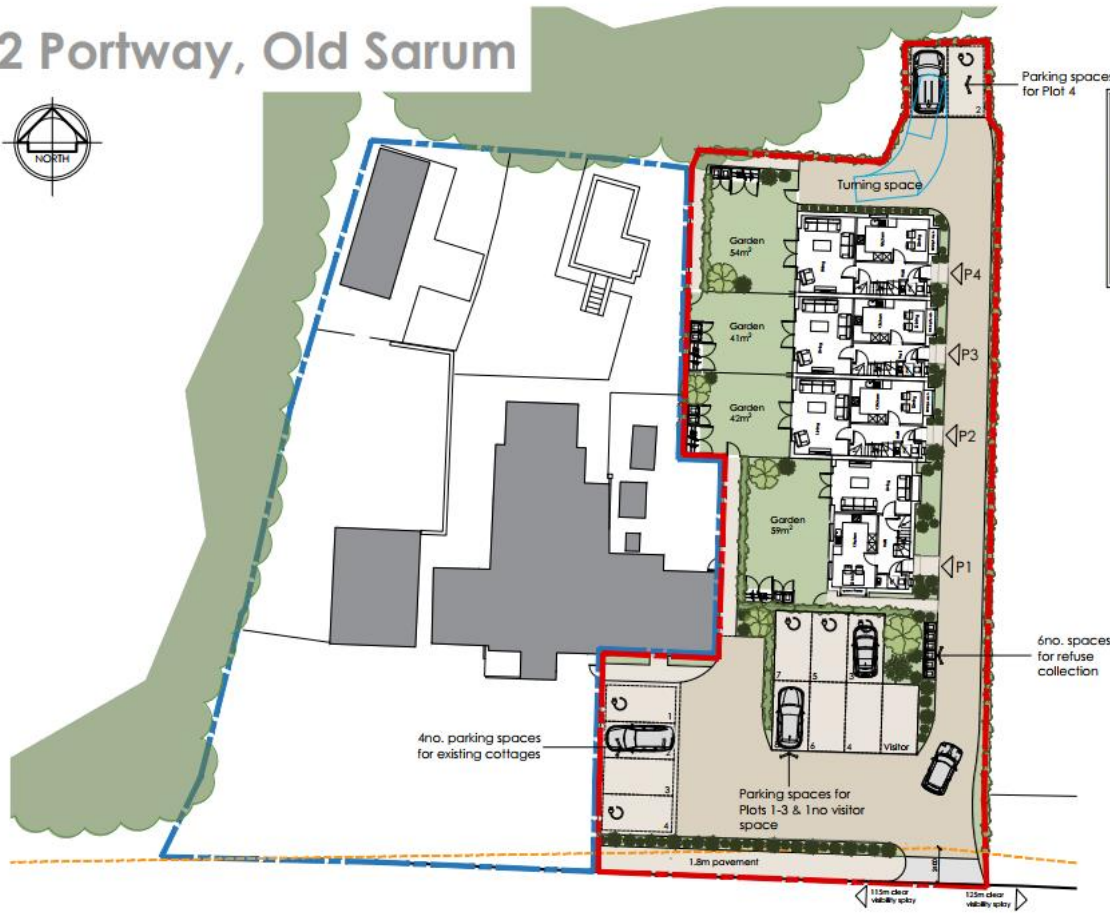
Site Location Plan



Aerial Photography

Site plan

2 Portway, Old Sarum



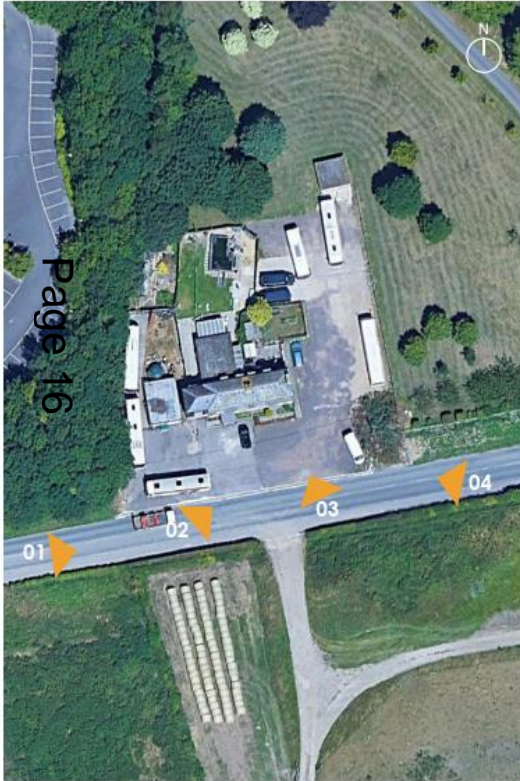
This drawing is copyright and is not to be reproduced. The contractor will be held responsible for the accuracy of works involving the setting out and checking of all dimensions on the drawing and on site. Dimensions must not be scaled from this drawing.

ACCOMMODATION SCHEDULE	
Total Site:	1148 sqm / 12357 sqft
Communal: (Inc. parking spaces)	692 sqm / 7449 sqft
Plot 1:	137 sqm / 1475 sqft
Plot 2:	102 sqm / 1098 sqft
Plot 3:	99 sqm / 1065 sqft
Plot 4:	118 sqm / 1270 sqft

- Indicative lawned/ planted areas
- Permeable surface
- Black paving to parking & pathways
- Tarmac apron
- Bin & Bike Store
- Indicative hedges - native hedgerows to site boundaries
- Heavy standards
- Indicative shrub planting
- Parking spaces with electric charging

Views of the site

1.4 Key Site Views



View 01



View 02



View 03



View 04

Further site photos



Proposed elevations

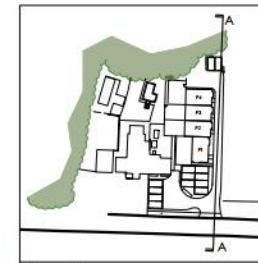
2 Portway, Old Sarum

This drawing is copyright and is not to be reproduced. The contractor will be held responsible for the accuracy of works involving the setting out and checking of all dimensions on the drawing and on site. Dimensions must not be scaled from this drawing.

Page 18



Site Section 1:200



Key Plan



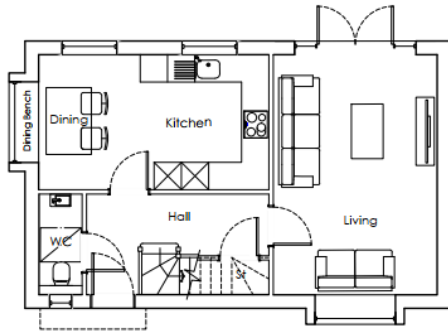
Site Section 1:100

Elevation to Highway

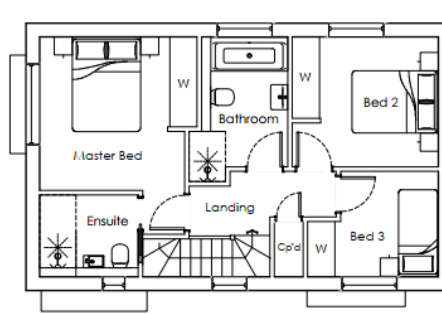


Side Elevation

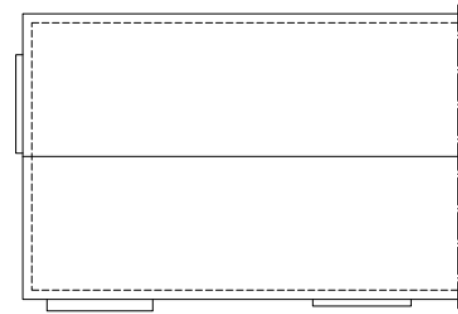
Plot 1 Floor Plans



Ground Floor



First Floor



Roof

Schedule of Accommodation

Ground Floor 46.2 sqm / 497.3 sqft

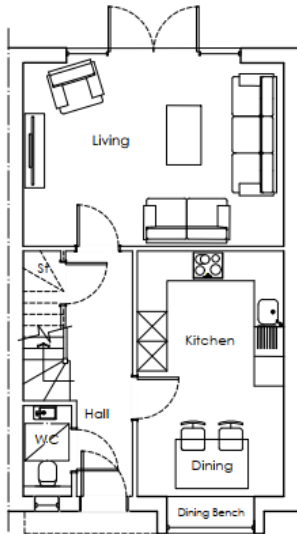
First Floor 43.8 sqm / 471.4 sqft

Total 90 sqm / 968.7 sqft

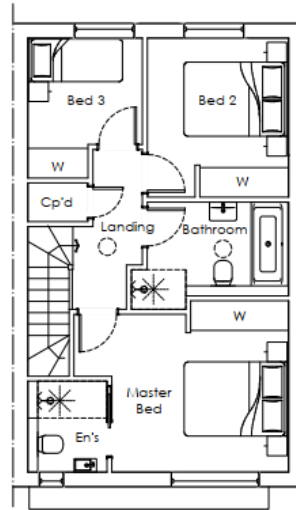
nb. areas exclude stairs at first floor

Plots 2 – 4 Floor Plans

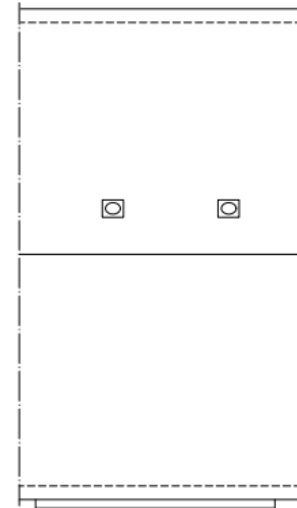
Page 21



Ground Floor



First Floor



Roof

Schedule of Accommodation

Ground Floor	46.2 sqm / 497.3 sqft
First Floor	43.8 sqm / 471.4 sqft
Total	90 sqm / 968.7 sqft
nb. areas exclude stairs at first floor	

Proximity to local facilities

LOCAL LANDMARKS

- 01 Beehive Park & Ride
- 02 Old Sarum Airfield
- 03 Sarum Business Park
- 04 The Co-Operative Food
- 05 Old Sarum Primary School
- 06 Salisbury Football Club
- 07 The Church of Jesus Christ of Latter-day Saints
- 08 Old Sarum Community Room
- 09 Old Sarum Garden Centre



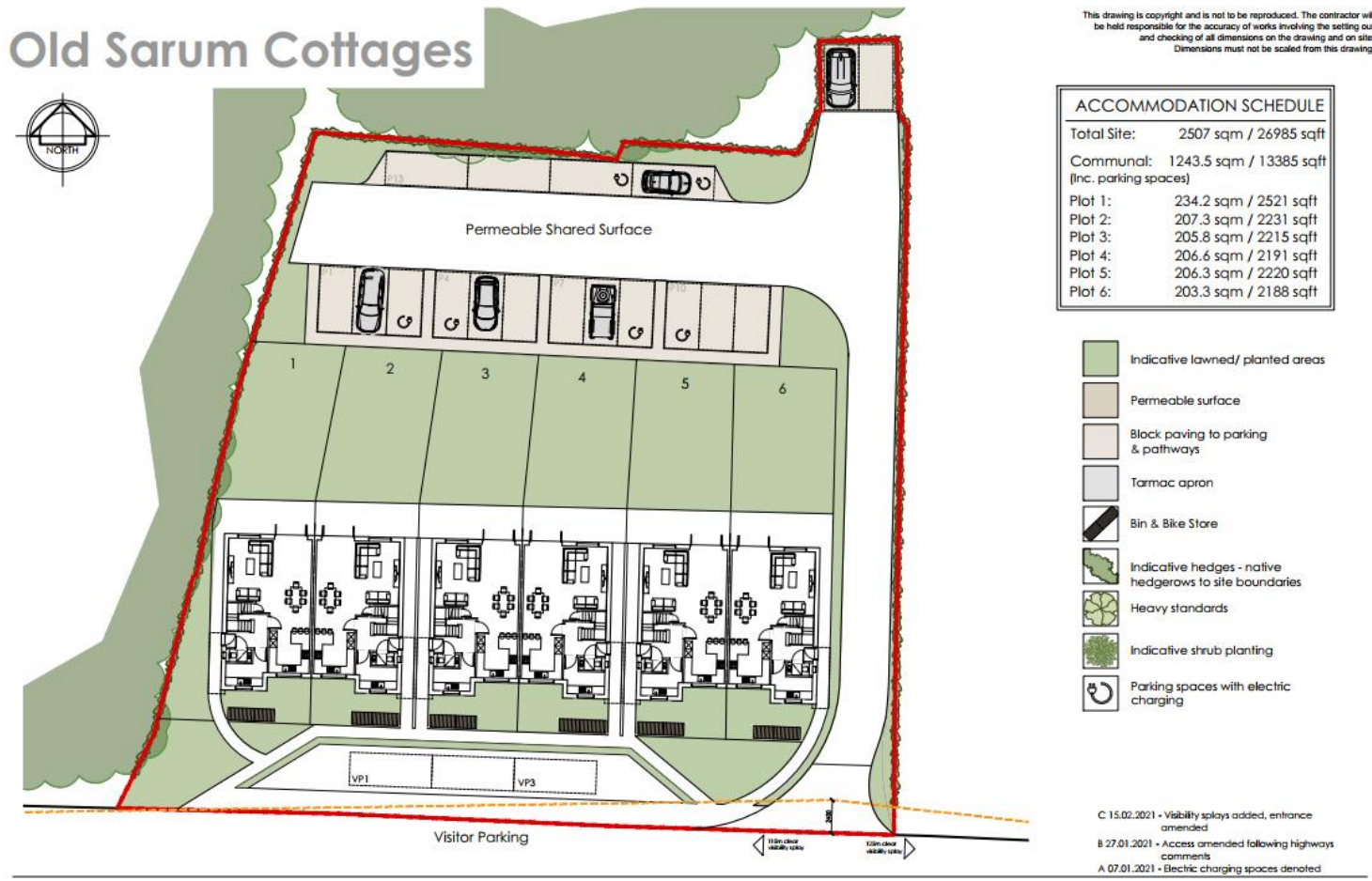
Site

 Sarum Development Site boundary



Scheme approved under 20/09977/FUL

Page 23



Previously approved elevations

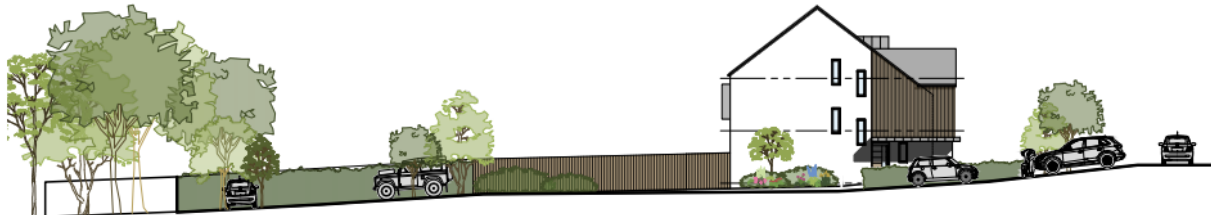
Old Sarum Cottages

TH

Page 24



Section AA



Section BB

Southern Area Planning Committee

23rd June 2022

This page is intentionally left blank

Update Sheet for Southern Area Planning Committee Meeting 23rd June 2022

Item 7a - 2022/00560 27 - The Oakbournes, Bishopdown

Item 7b – 2022/01048 – Land adjacent 2 Old Sarum Cottages, Portway, Old Sarum

Additional Conditions proposed following consultation responses from WC Ecology and WC Public Protection

Ecology:- No objection in principle subject to the following conditions.

(Replaces condition 9 contained in the Committee Report)

1) No development or removal of trees or shrubs shall take place until full details of a Wildlife Protection and Enhancement Scheme have been submitted to and approved in writing by the local planning authority. These details shall be in accordance with the mitigation and enhancement recommended in Sections 6 and 7 of the Ecology Report prepared by (KP Ecology, 1 June 2020), and include:

(i) Details of proposed measures that will be taken to avoid harm to wildlife, including but not exclusively, nesting birds, reptiles and bats.

(iii) Quantification of biodiversity net gain provision.

(iii) A development drawing showing the location(s) and type(s) of feature(s) to enhance the site for birds, bats, hedgehog and invertebrates.

(iv) A development drawing showing the location of 50m of native hedge.

REASON: To avoid adverse impacts on biodiversity.

2) No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority. The submitted strategy must demonstrate that artificial light will not be directed on retained and vegetated corridors at the western boundaries of the Site.

REASON: In the interests of conserving biodiversity.

Informative:

Bats

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost.

Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space.

Bat roosts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Public Protection:- No objection in principle to the development subject to the following conditions.

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

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site and any adjacent sites for at least the last 100 years and a description of the current condition of the sites with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site and the potential impact of any adjacent sites.

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

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the

approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON:- To ensure that any contaminants are remediated from the site prior to the development hereby approved commencing.

2. Prior to commencement of development an acoustic report shall be submitted to the LPA for approval in writing prior to implementation. The report shall demonstrate that the internal and external amenity standards of BS8233:2014 *Guidance on sound insulation and noise reduction for buildings (or any subsequent version)* and WHO *Guidelines for Community Noise* (1999) can be achieved within the development. The report must include full details of any scheme of mitigation required to achieve this which if approved must be implemented in full and maintained in that way in perpetuity.

In discharging this condition the applicant should engage an Acoustic Consultant. The consultant should carry out a background noise survey and noise assessment according to BS8233: 2014 (or any subsequent version) and demonstrate that internal and external noise levels will not exceed the guideline noise levels contained in Section 7.7 (table 4) of BS8233:2014. The report should also demonstrate that internal maximum noise levels in bedrooms will not normally exceed 45dB L_{Amax} between the hours of 23:00 and 07:00.

REASON: To ensure that the occupants of the dwellings hereby approved are safeguarded from any potential traffic noise.

3. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interests of the amenities of nearby residents

4. No pressure washers shall be used on the adjoining coach parking area on the land outlined in blue on the approved plans after 18:00 and before 08:00 Monday to Sunday.

REASON: In the interests of the amenities of nearby residents

This page is intentionally left blank