

# AGENDA SUPPLEMENT (1)

**Meeting:** Southern Area Planning Committee

**Place:** Marlborough Room, The Red Lion Hotel, 4 Milford Street,  
Salisbury, SP1 2A

**Date:** Thursday 17 October 2024

**Time:** 3.00 pm

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**The Agenda for the above meeting was published on 7 October 2024. 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](mailto: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](http://www.wiltshire.gov.uk)

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**Part I – Committee Presentation slides (Pages 3 - 70)**

DATE OF PUBLICATION: 16 October 2024
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# Southern Area Planning Committee

17<sup>th</sup> October 2024

## 7) PL/2023/07895 - Poles Farm, Swallowcliffe, Salisbury, Wilts, SP3 5NX

Change of use of land from agriculture to residential and the Demolition of existing barns and erection of new four bed residential home and detached car port/garden store.

**Recommendation: Approve with Conditions**

Page 4



Site Location Plan

Aerial Photography



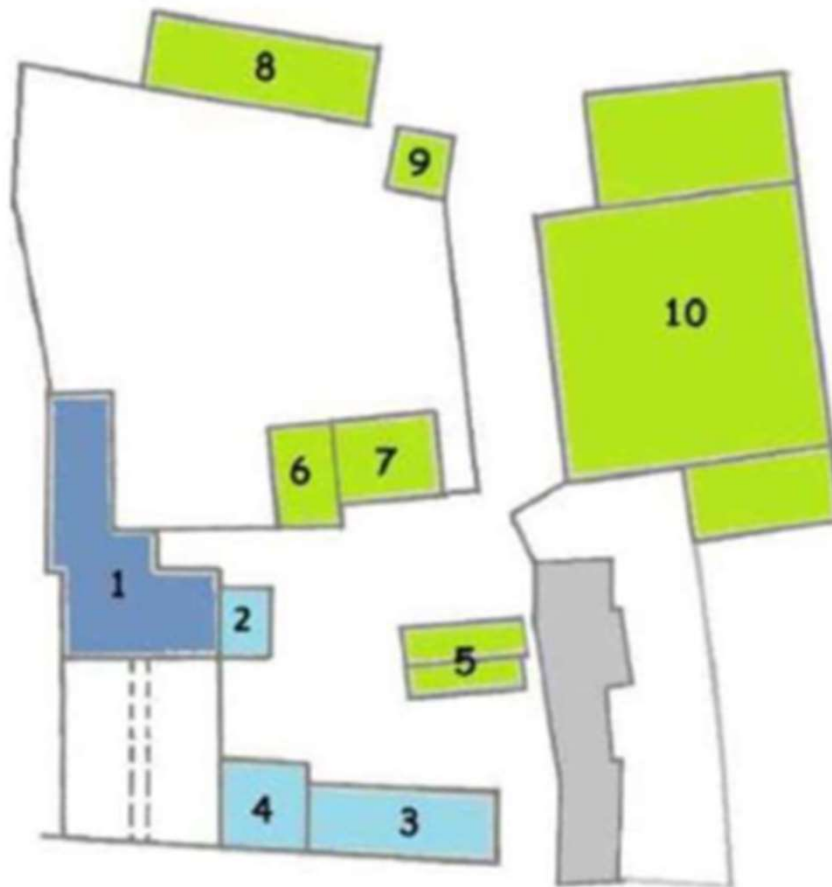
# Context of site and buildings

Page 5



# Key for site taken from the Wiltshire Buildings Record

Poles Farm, Swallowcliffe



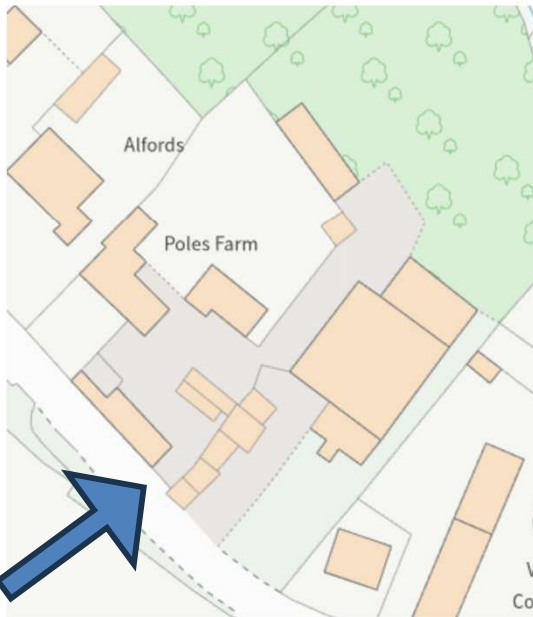
## Site Plan

1. Farmhouse
2. Fuel store
3. Milking shed A
4. Cow shed
5. Milking shed B
6. Stable/office
7. Implement shed
8. Implement shed
9. Garden pavilion
10. Dutch barns



# Access into Poles Farm complex

Page 7



# Poles Farmhouse with Dutch Barn to the rear

Page 8

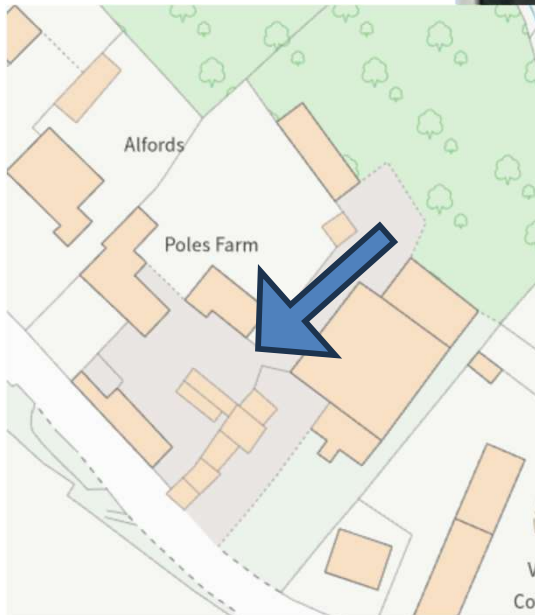




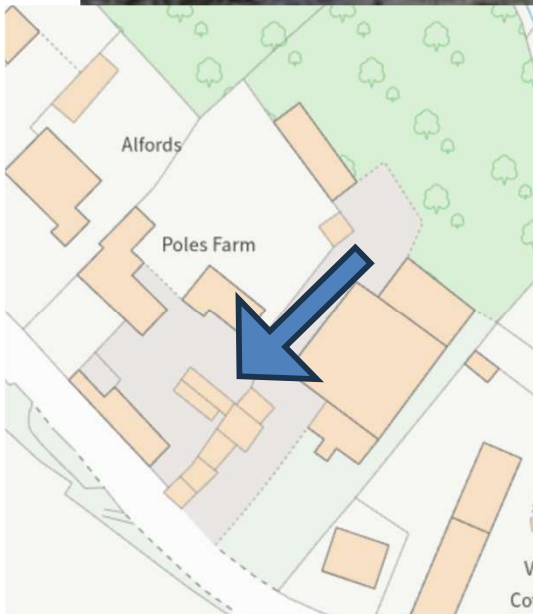
# View of Farmyard complex



Page 9



# Building 5 – Hosier Outbuilding





# View of Farmyard complex with works approved under 2023 consents on-going

Page 11



# View of Dutch Barn (Building 10) to be demolished

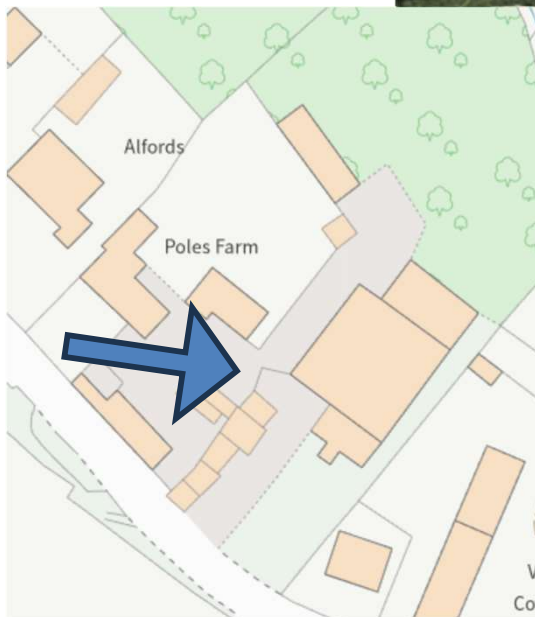




# View of Dutch Barn to be demolished



Page 13

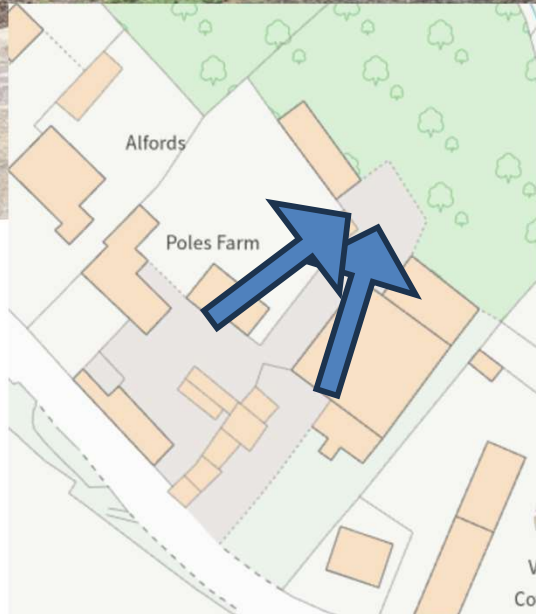




# Views from the rear of the site



Page 14





# View towards neighbouring property Alford's

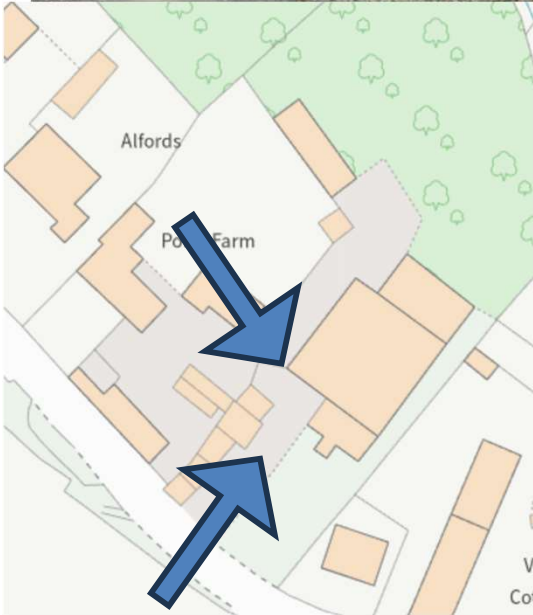


Page 15



# Views of Vine Cottage and into the site from Rosebank

Page 16

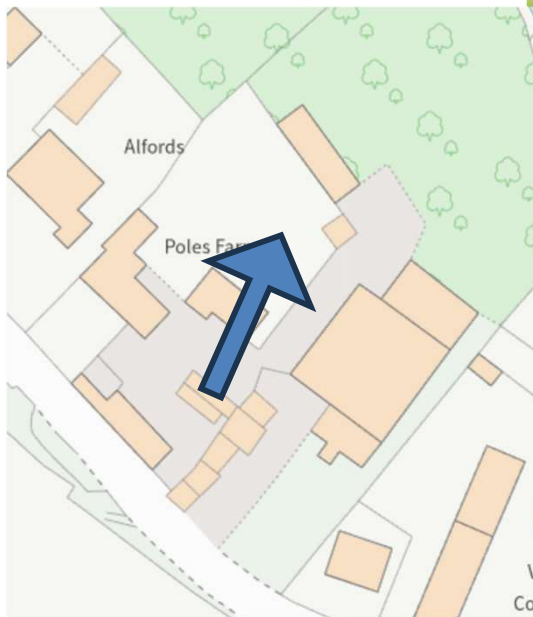




# View of Building 8 to be demolished



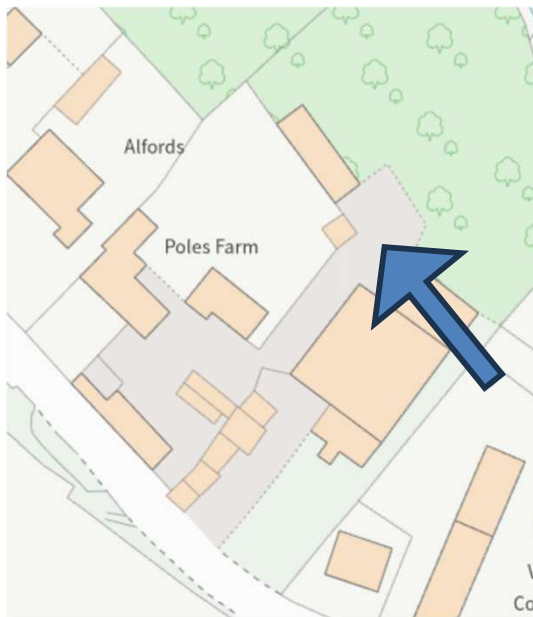
Page 17





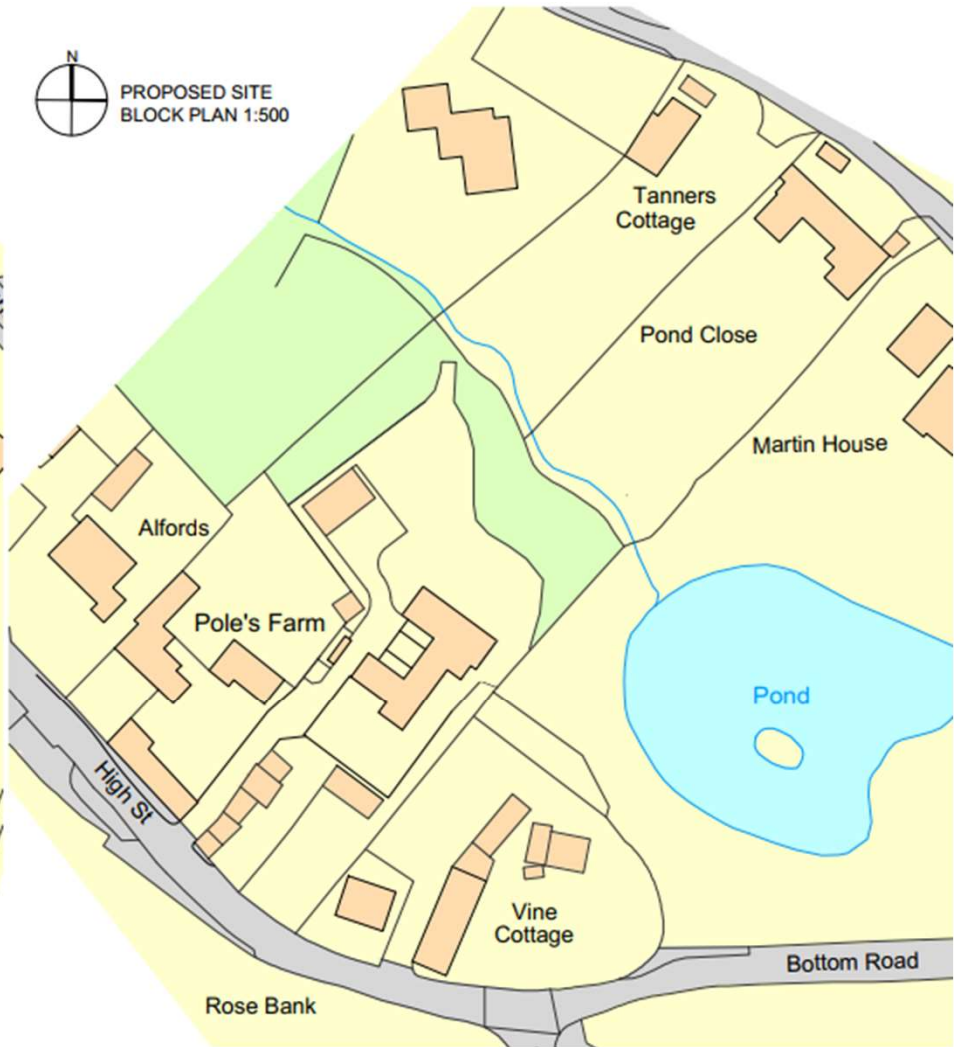
# View of Building 8 to be demolished

Page 18



# Existing and Proposed Block Plans

Page 19

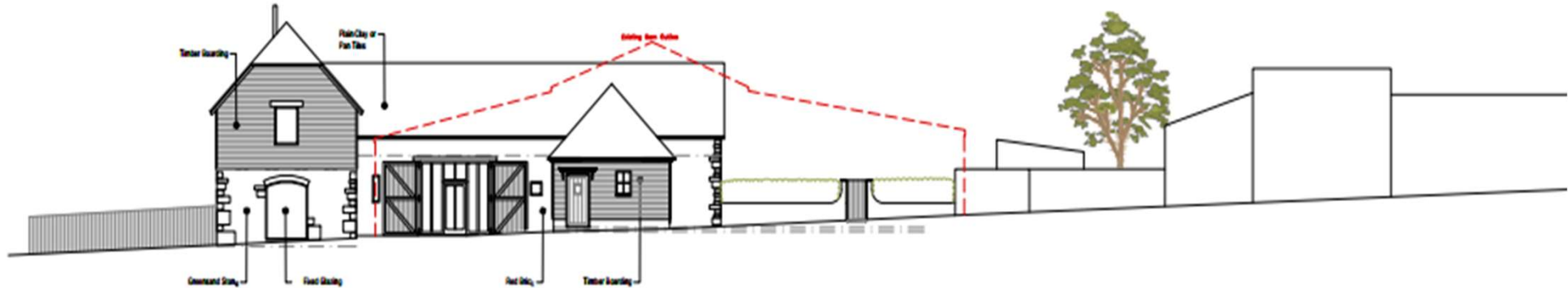




# Proposed Site Layout

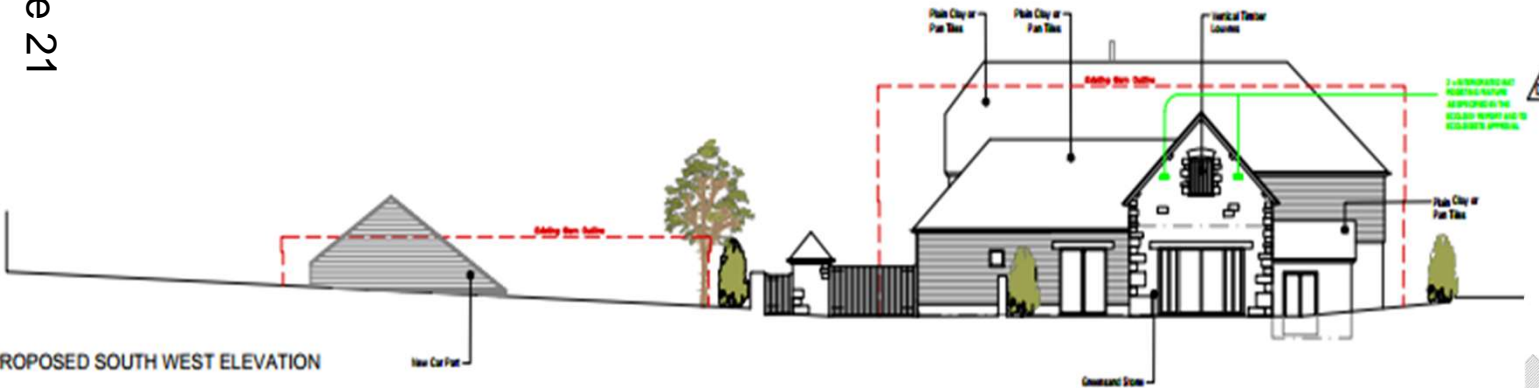


# Proposed South-West (front) and North-West (side) Elevations



PROPOSED NORTH WEST ELEVATION

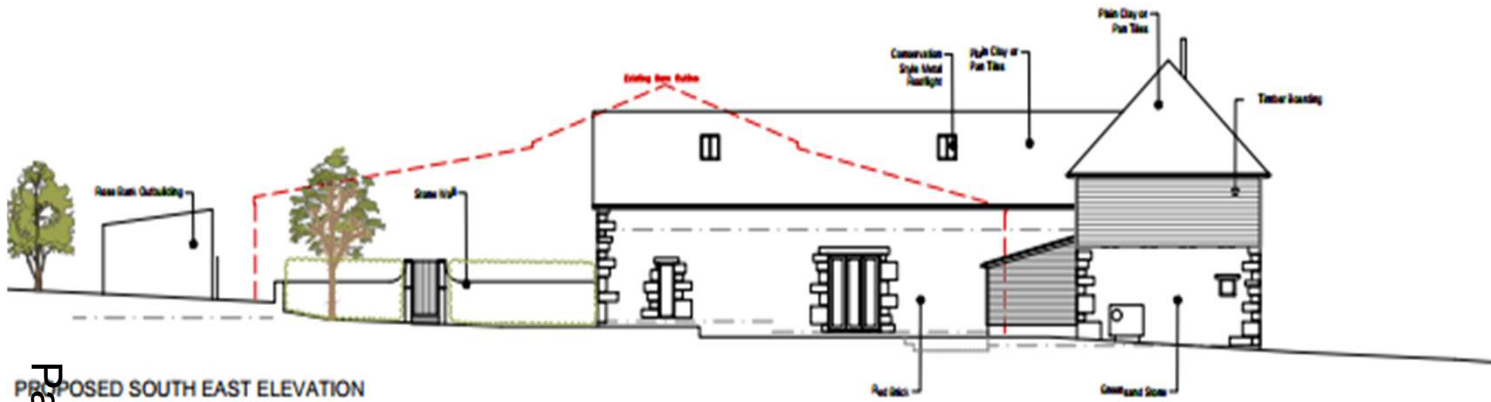
Page 21



PROPOSED SOUTH WEST ELEVATION



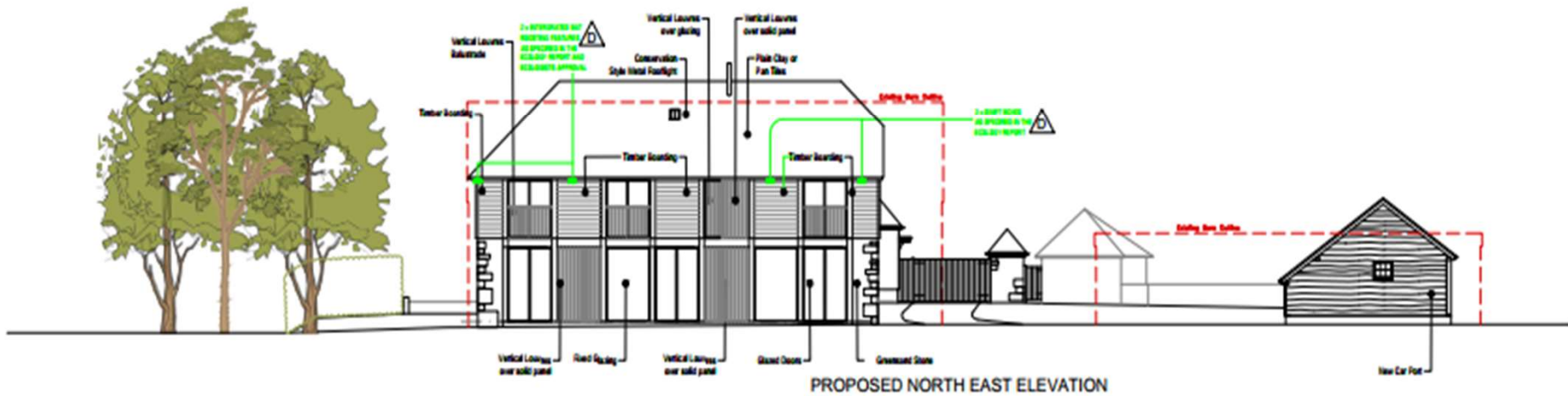
# Proposed South-East (side) and North-East (rear) Elevations



PROPOSED SOUTH EAST ELEVATION



Page 22

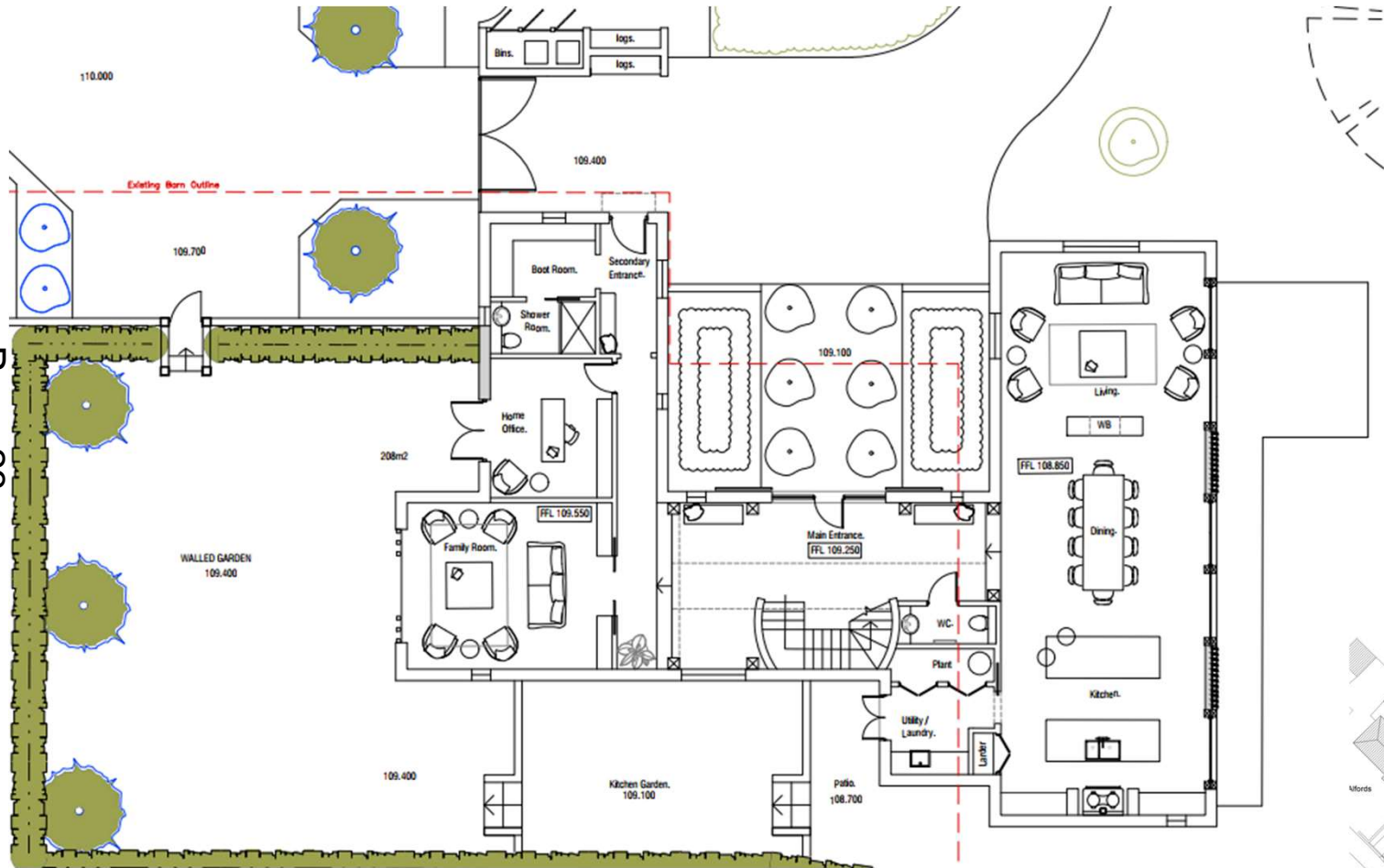


PROPOSED NORTH EAST ELEVATION

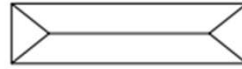


# Proposed Ground Floor Plan

Page 23



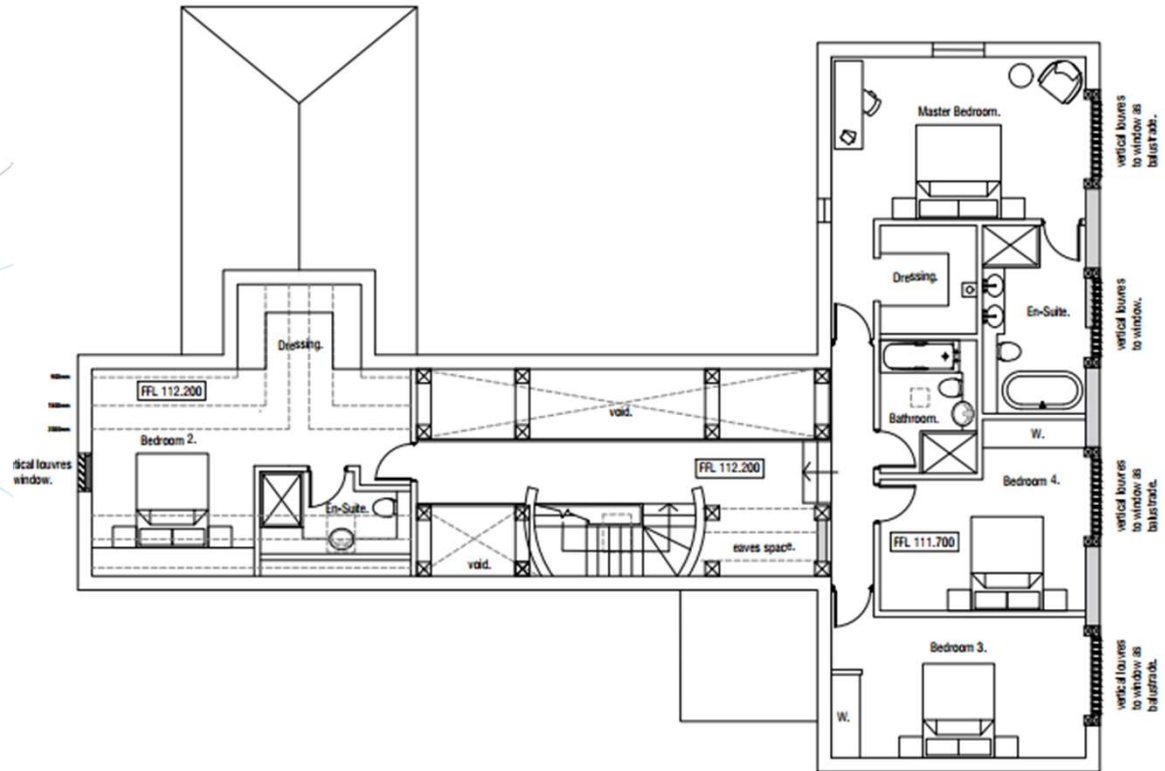
# Proposed First Floor Plan



PROPOSED FIRST FLOOR PLAN



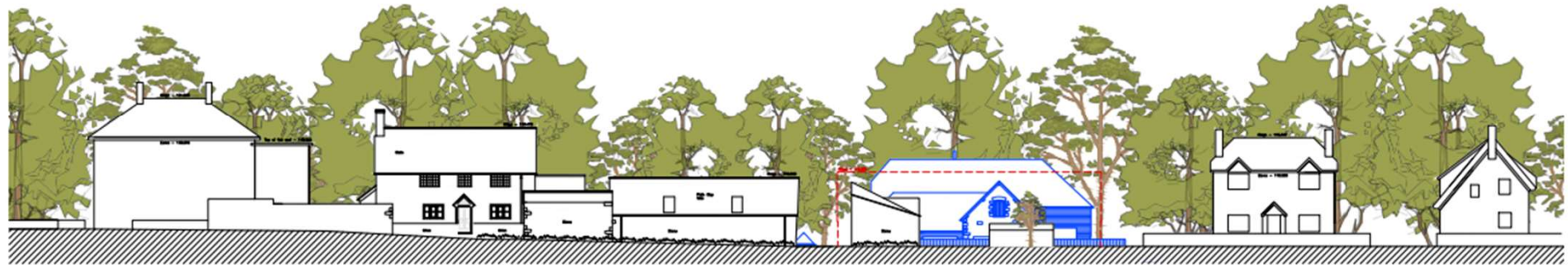
Page 24



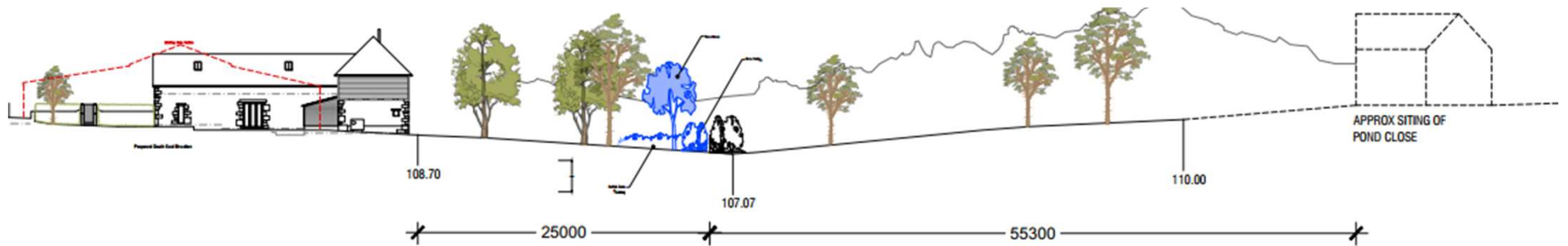
# Existing and Proposed Street Scene and Proposed Long Section



EXISTING STREET SCENE 1:200



PROPOSED STREET SCENE 1:200



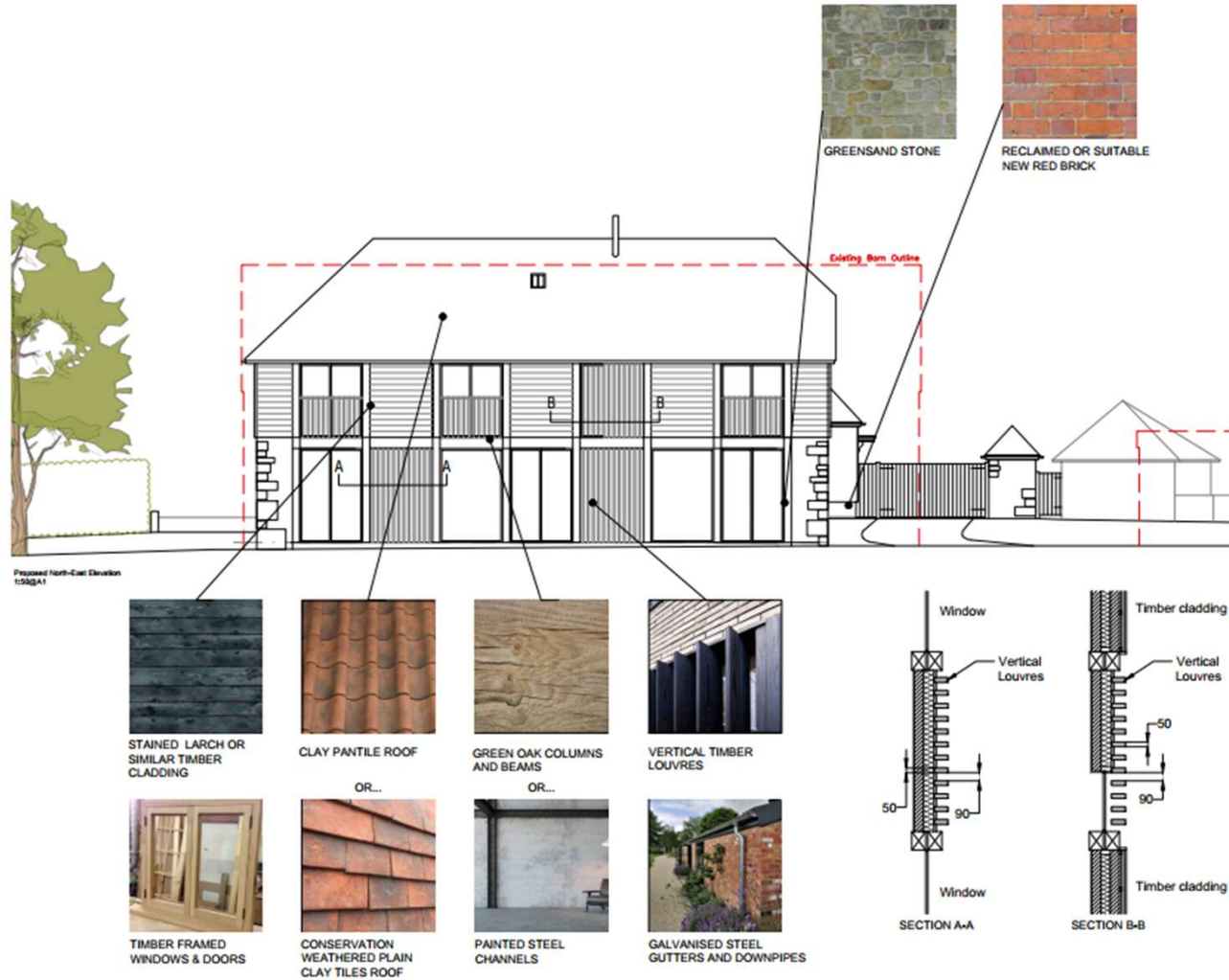
SOUTH-EAST ELEVATION - LONG SECTION

Pin City of



# Materials Palette for proposed dwellinghouse

Page 26



# 3D view of the proposed dwellinghouse

Page 27



PROPOSED OVERVIEW (SOUTH)



PROPOSED OVERVIEW (NORTH)

# 3D views of proposed dwellinghouse from neighbouring properties

Page 28



PROPOSED VIEW FROM LISTED COTTAGE GARDEN



PROPOSED STREET VIEW ACROSS NEIGHBOURS YARD



# 3D views of proposed dwellinghouse

Page 29



PROPOSED VIEW FROM SITE ENTRANCE



PROPOSED VIEW FROM SITE DRIVEWAY

# 3D view of the proposed dwellinghouse

Page 30



PROPOSED VIEW FROM NEW CAR PORT AREA

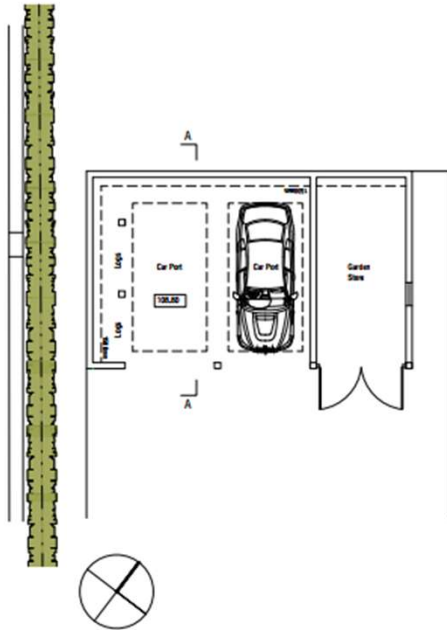


PROPOSED VIEW FROM THE EAST

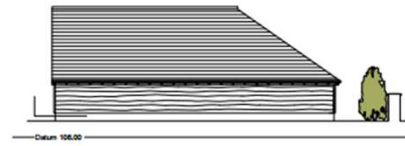


# Proposed Car Port, Garden and Log Store Elevations and Floor Plan

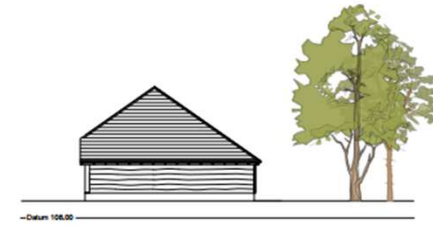
Page 31



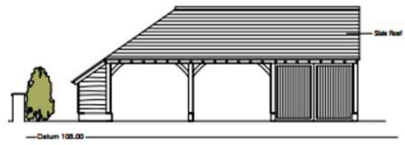
PROPOSED GROUND FLOOR PLAN 1:100



NORTH WEST ELEVATION 1:100



SOUTH WEST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100



NORTH EAST ELEVATION 1:100

## 8) PL/2024/03325 - Wyckfield, Homington Road, Coombe Bissett, Salisbury, SP5 4LR

Demolition of out buildings and erection of 1 self-build residential dwelling, access, parking, landscaping and associated works

**Recommendation: Refuse**

Page 32

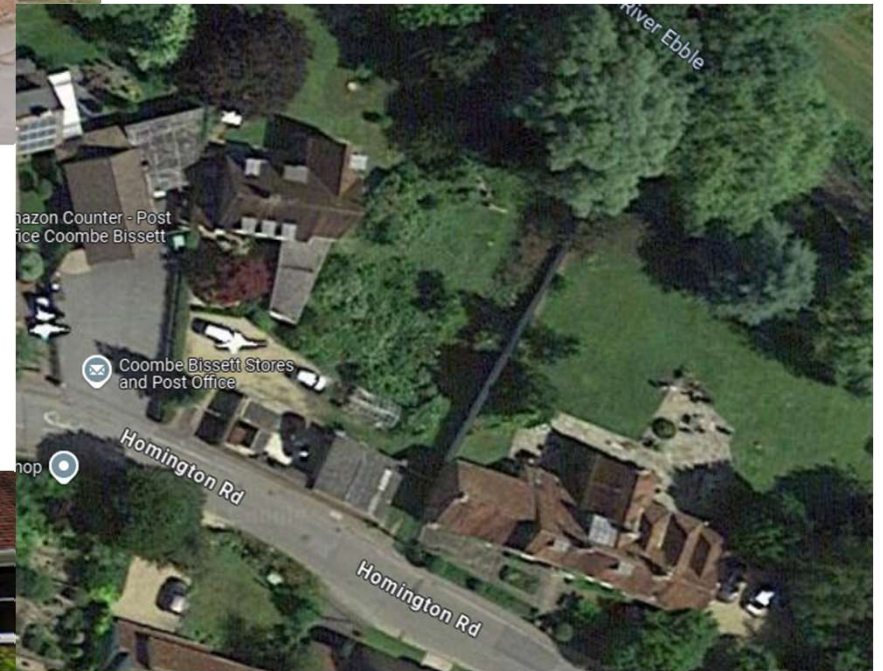


Site Location Plan

Aerial Photography



# General street scene images of site





# Existing and Proposed Accesses



Page 34





# View of site towards Homington Road



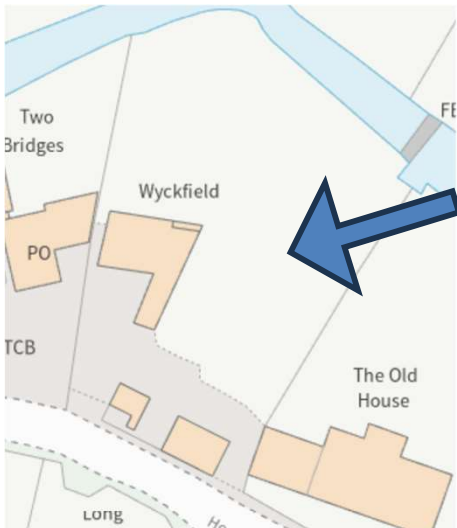
Page 35





# View towards Wyckfield

Page 36





# View towards the rear garden



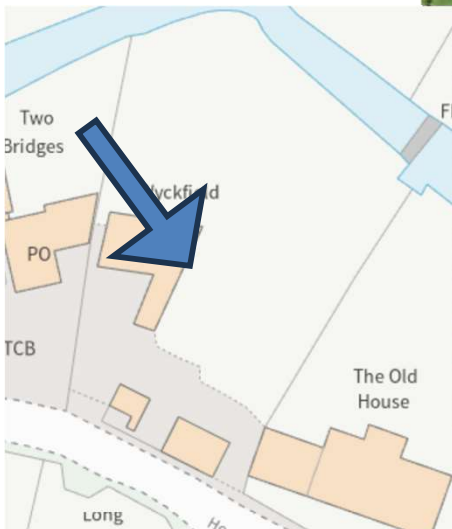
Page 37





# View towards The Old House

Page 38





# Outbuildings to be demolished

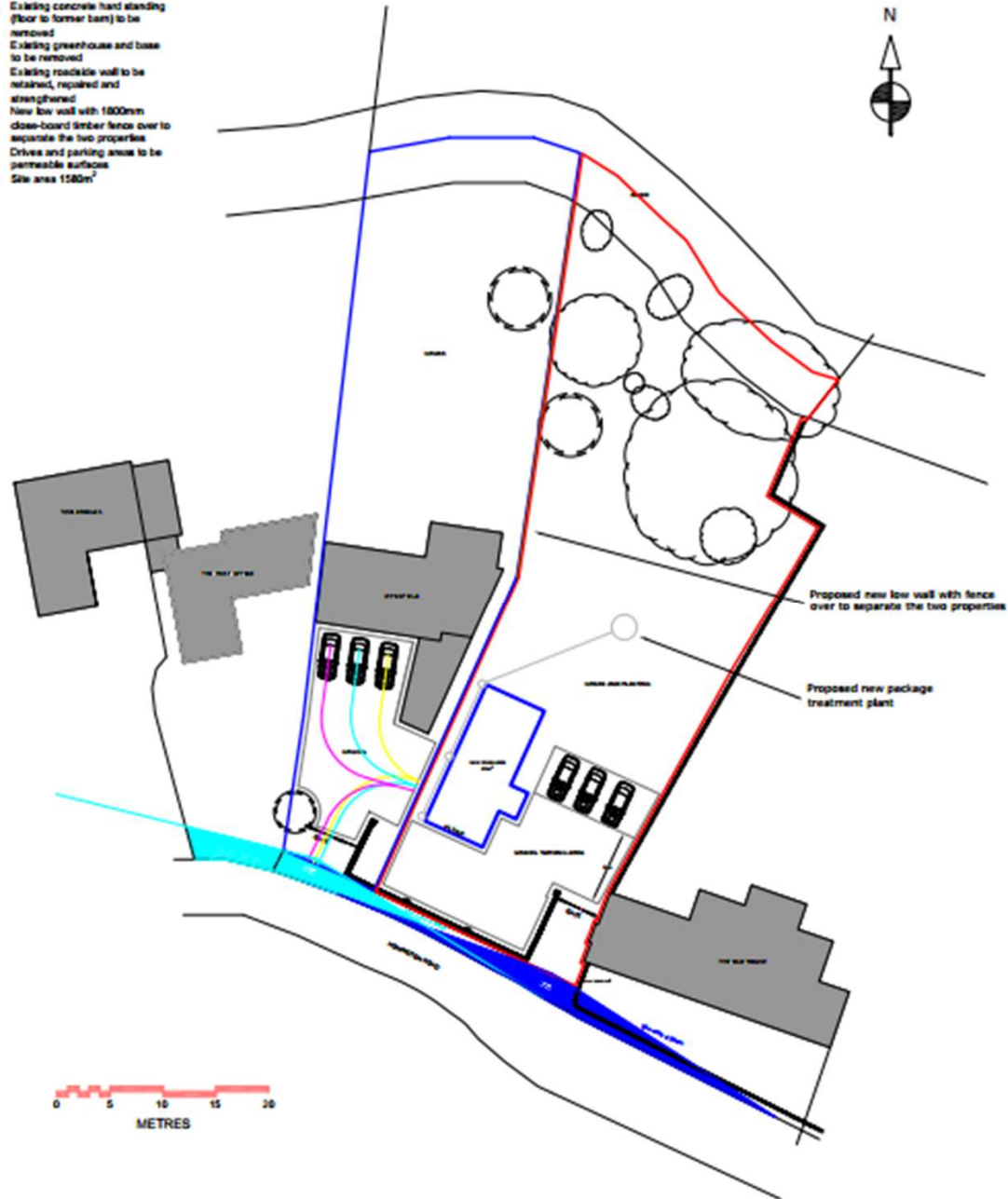
Page 39





# Proposed Site Layout Plan

1. Existing garage to be removed
2. Existing concrete hard standing (floor to former barn) to be removed
3. Existing greenhouse and base to be removed
4. Existing roadside wall to be retained, repaired and strengthened
5. New low wall with 1000mm close-board timber fence over to separate the two properties
6. Drives and parking areas to be permeable surfaces
7. Site area 1580m<sup>2</sup>



# Proposed Elevations and Section

Page 41



East Elevation 1:100  
 0 1 2 3 4 5 6M  
 METRES (scale @ 1:100)

- EXTERNAL FINISHES:-**
1. Staves To Roof
  2. Western Red Cedar Cladding
  3. Grey RAL 7016 AluClad Windows & Patio/French Doors
  4. Grey RAL 7016 Composite Doors
  5. Grey RAL 7016 UPVC Fascia & Soffit
  6. Black Rainwater Goods



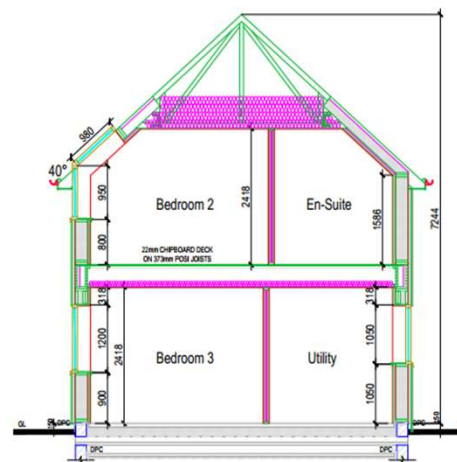
South Elevation



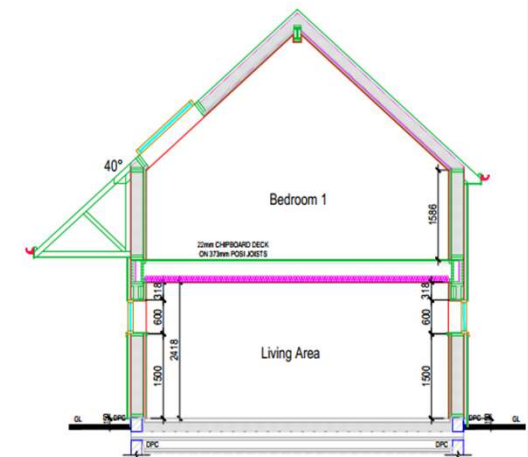
West Elevation



North Elevation

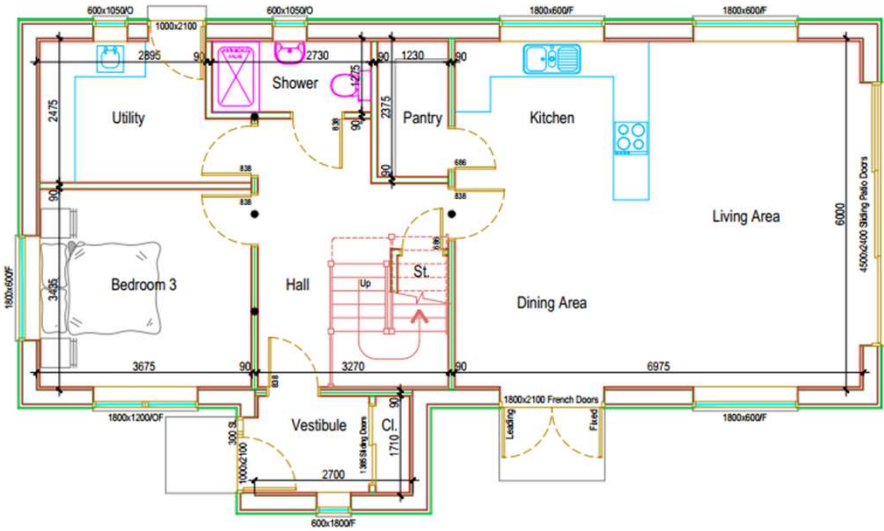


Section 1:50  
 0 1 2 3 4 5 6M  
 METRES (scale @ 1:50)



Section 1:50  
 0 1 2 3 4 5 6M  
 METRES (scale @ 1:50)

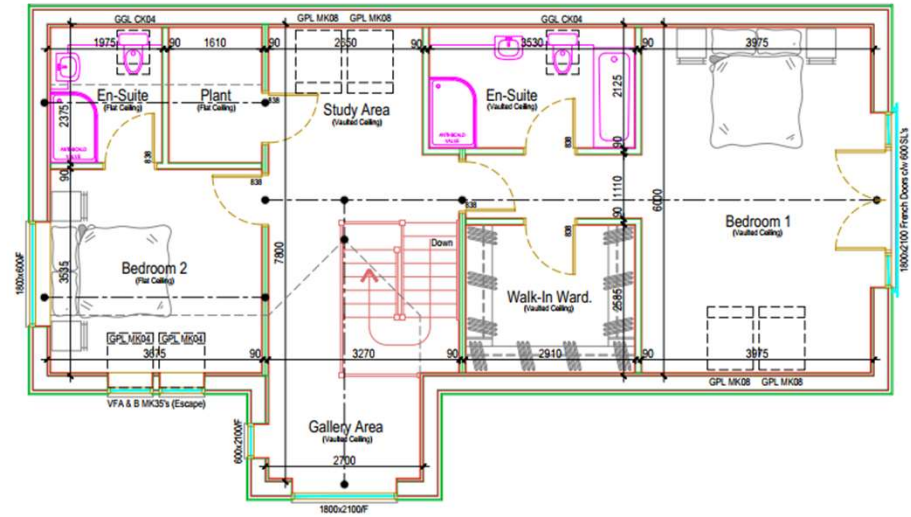
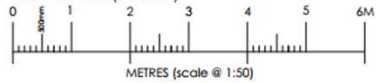
# Proposed Floor Plans



Ground Floor Plan 1:50

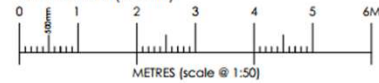
Ground Floor Area (89.46m<sup>2</sup>)

Total Floor Area (178.92m<sup>2</sup>)



First Floor Plan 1:50

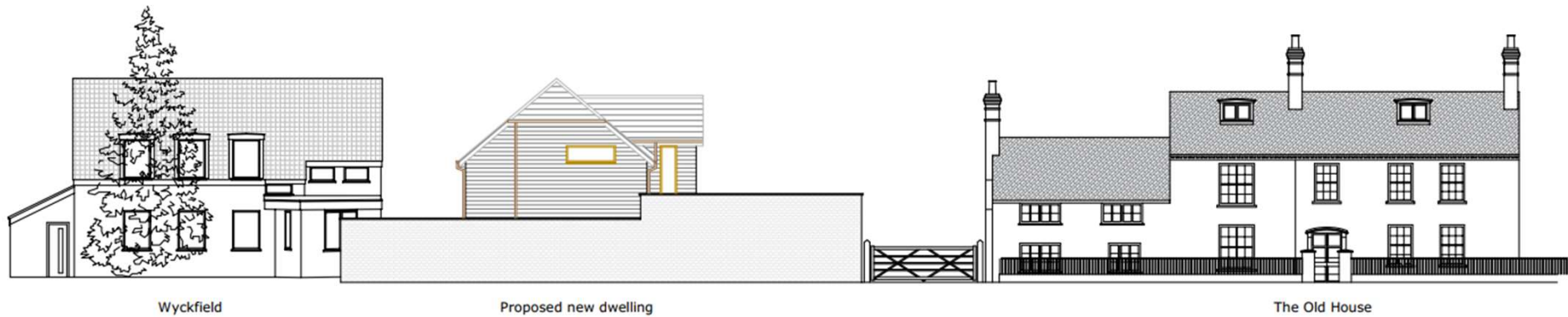
First Floor Area (89.46m<sup>2</sup>)





# Proposed Street Scene

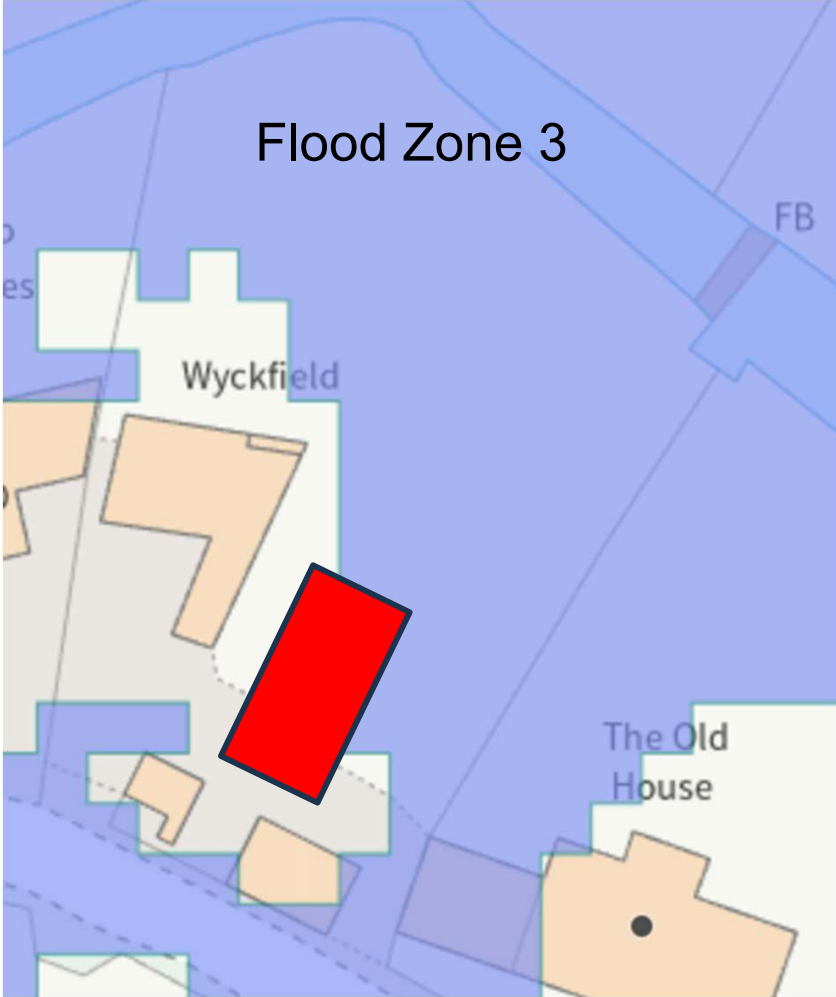
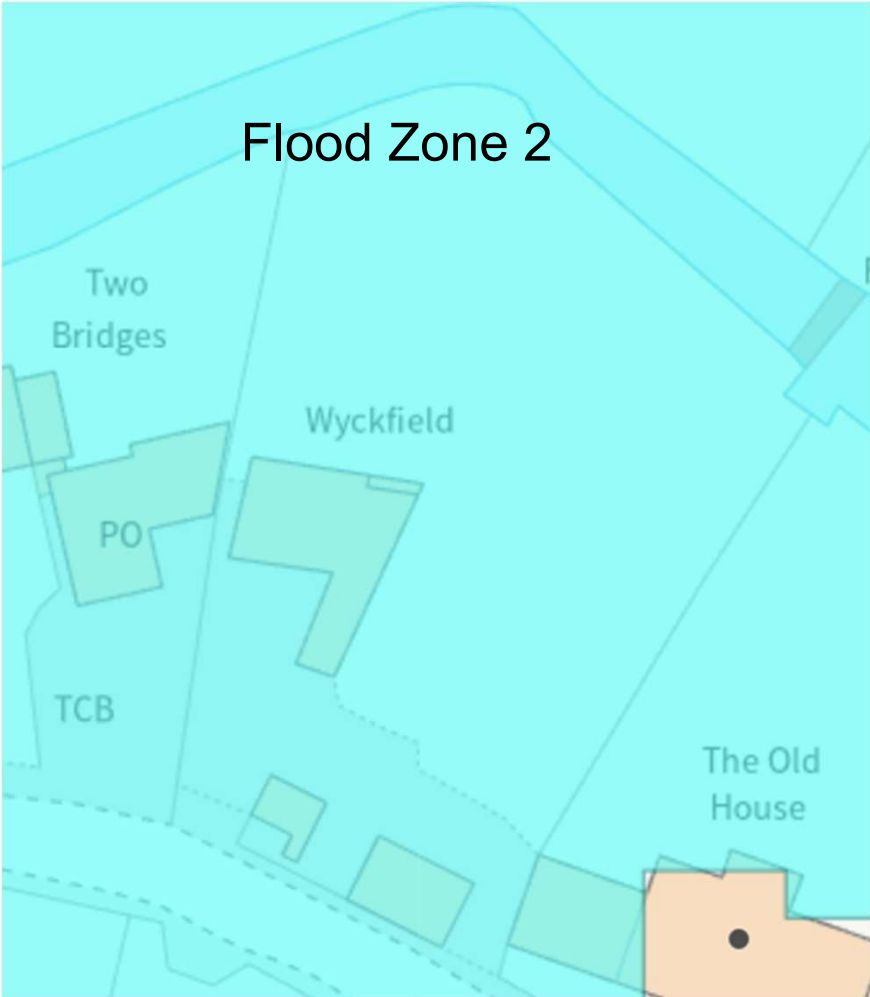
Page 43



**Proposed street scene**

# Flood Zone Locations of site taken from the SFRA Mapping (approx. siting of new dwelling in red)

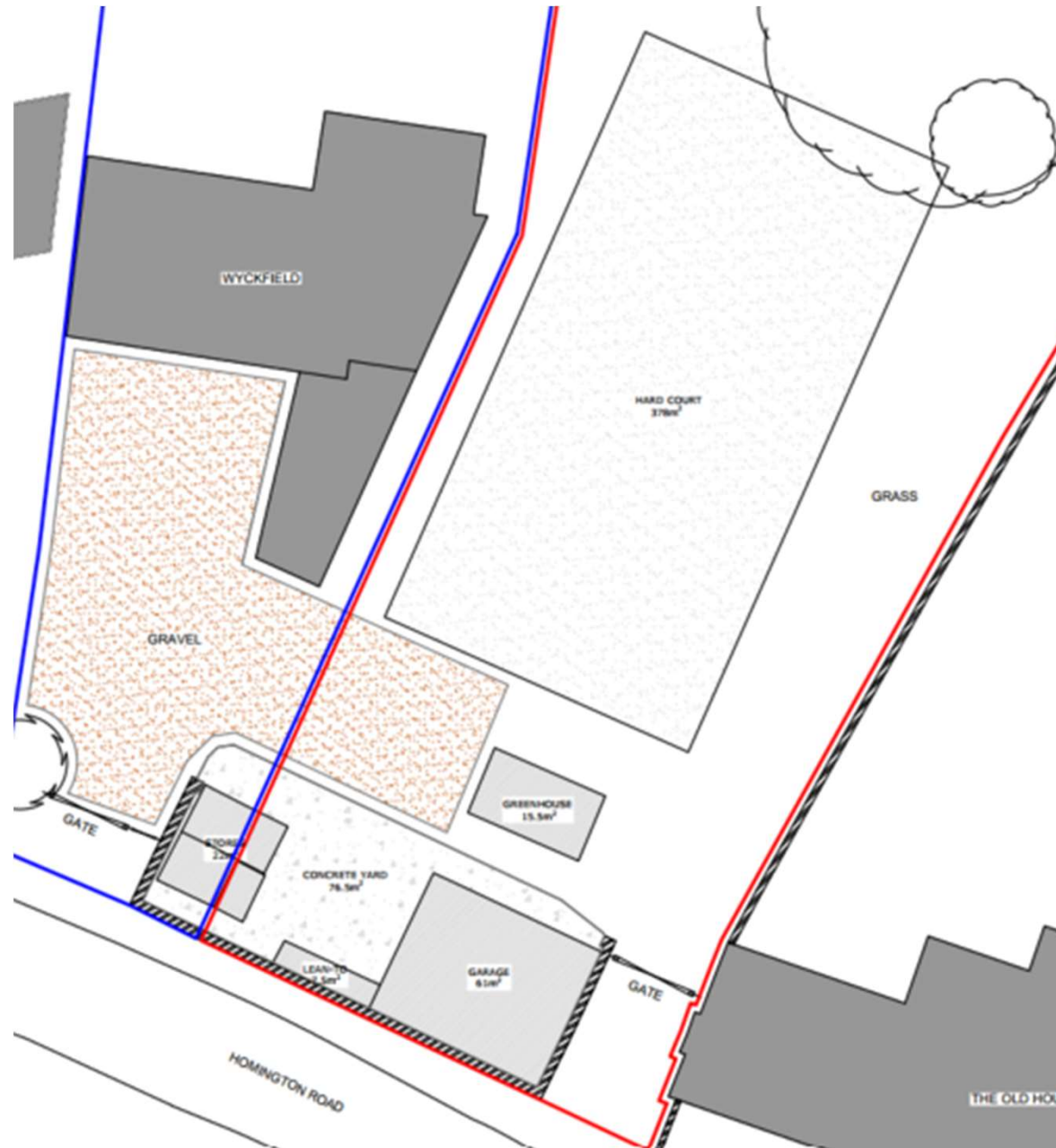
Page 44





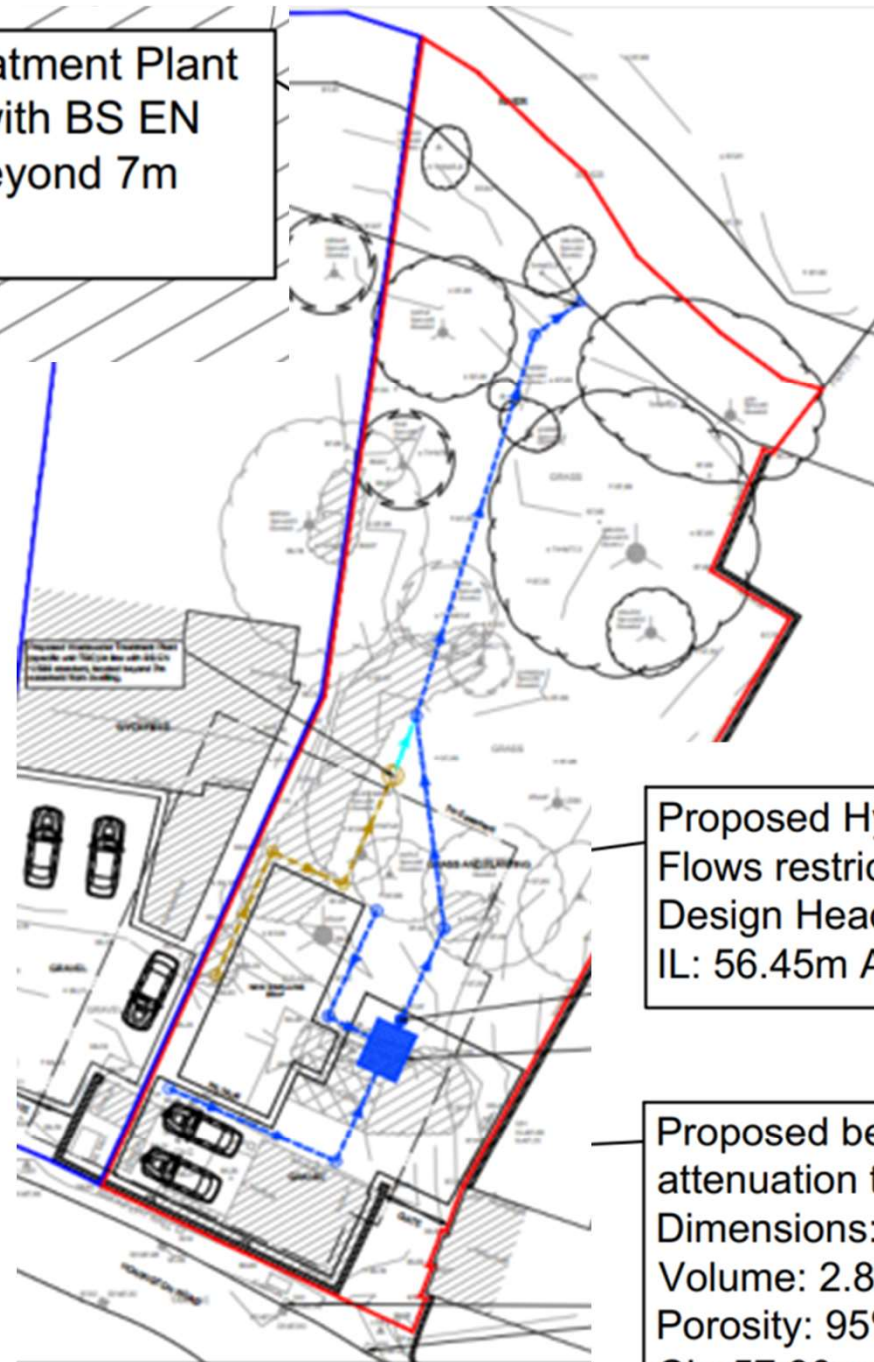
# Existing hard surfaces/buildings on site to be replaced

Page 45



Proposed Wastewater Treatment Plant (specific unit TBC) in line with BS EN 12566 standard, located beyond 7m easement from dwelling.

Applicants  
Drainage strategy  
(taken from FRA)



Proposed Hydro-brake or similar approved.  
Flows restricted to 0.7l/s.  
Design Head: 0.45m  
IL: 56.45m AOD

Proposed below-ground concrete  
attenuation tank.  
Dimensions: 2.5m x 3.0m x 0.4m Deep  
Volume: 2.85m<sup>3</sup>  
Porosity: 95%  
CL: 57.90m AOD  
IL: 56.50m AOD

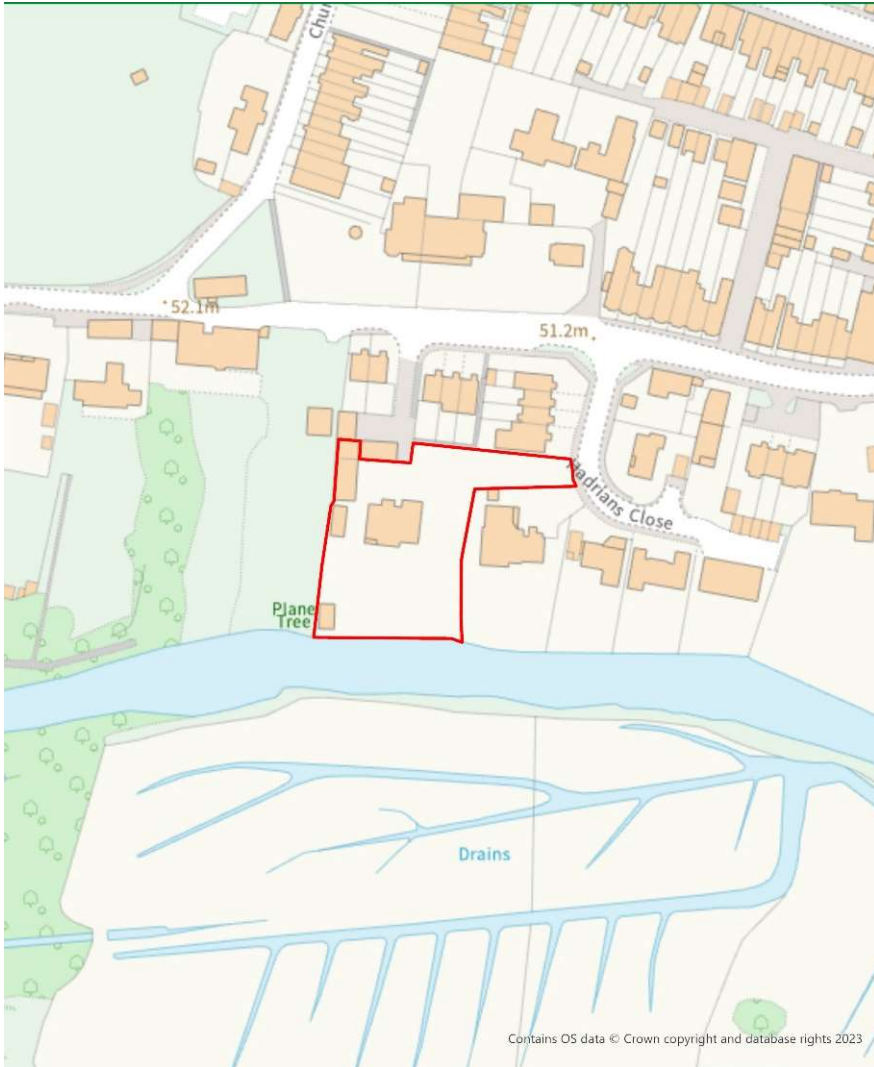


**9) PL/2024/05873 - River House, 9 Hadrians Close, Salisbury, SP2 9NN**

Alterations and extension at first floor level

**Recommendation: Approve with Conditions**

Page 47



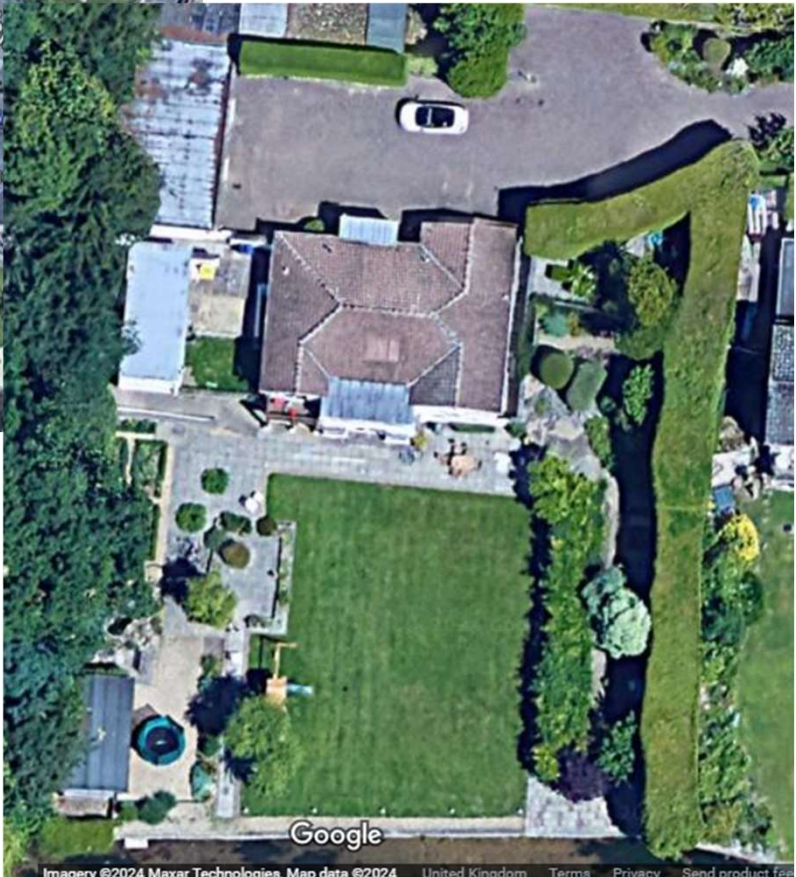
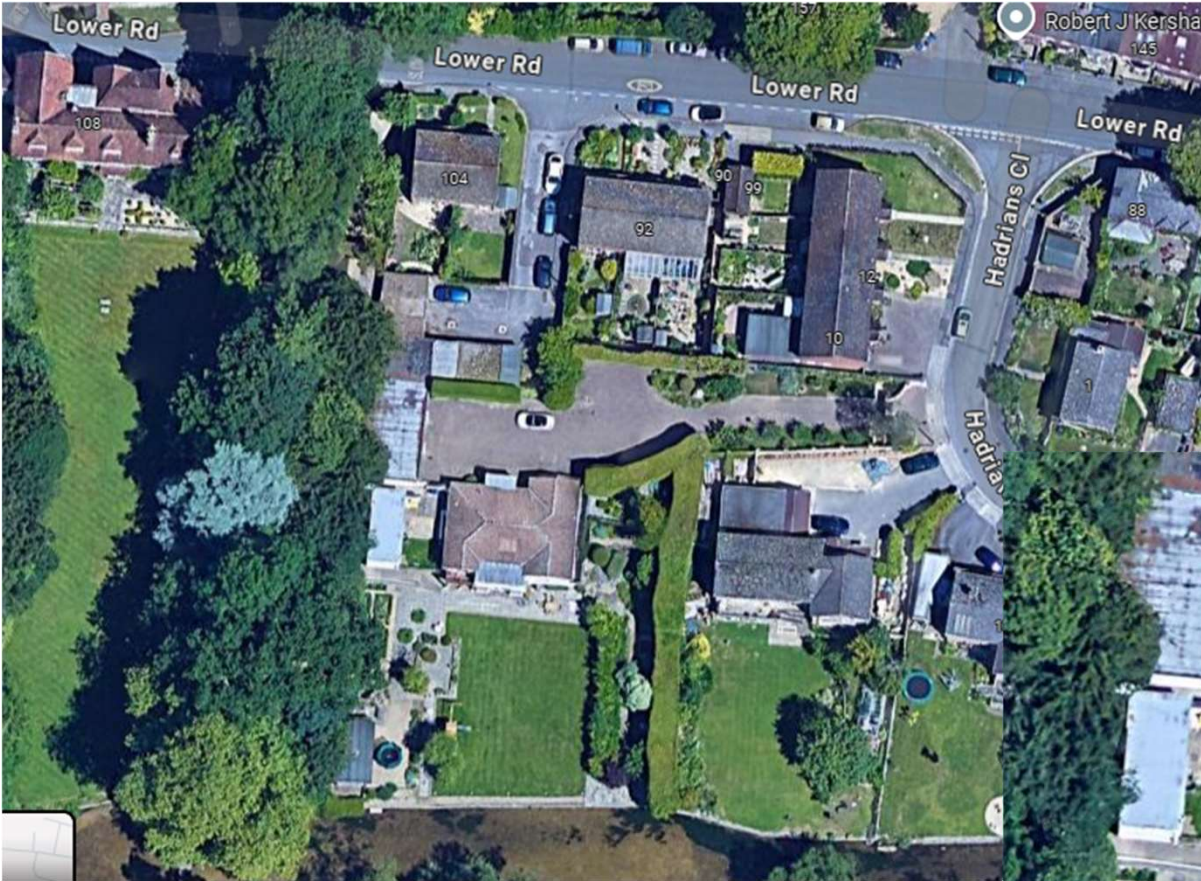
Site Location Plan



Aerial Photography

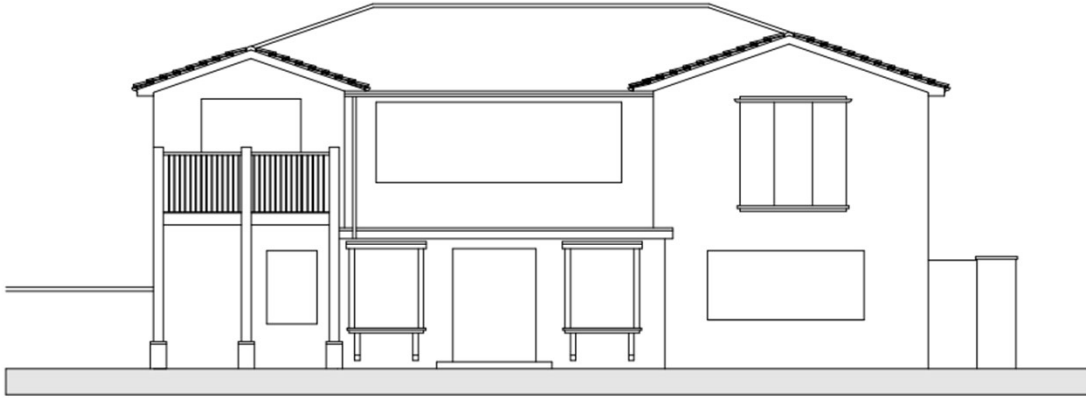


# Aerial detail showing layout and relationships of dwellings

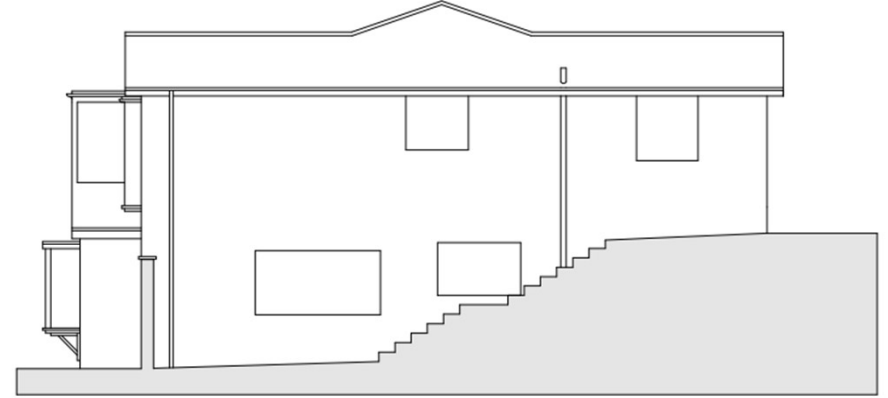




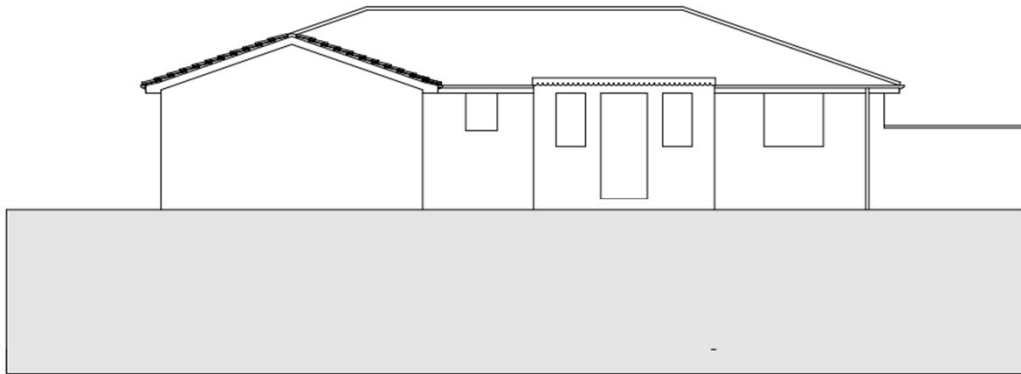
# Existing elevations – Change in levels across site north to south



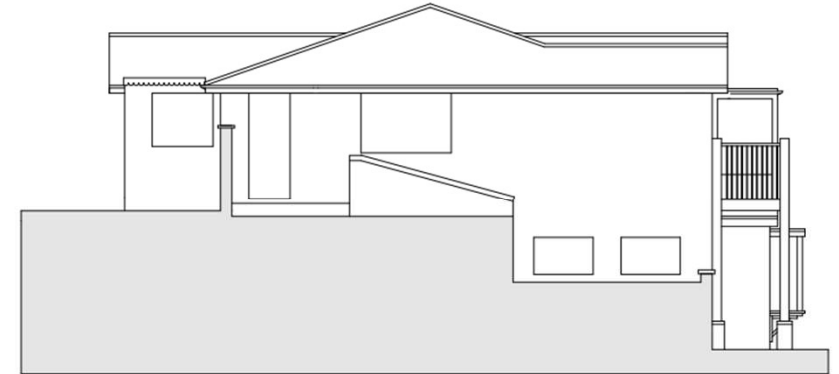
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

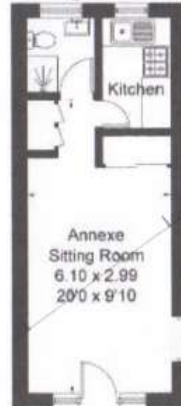
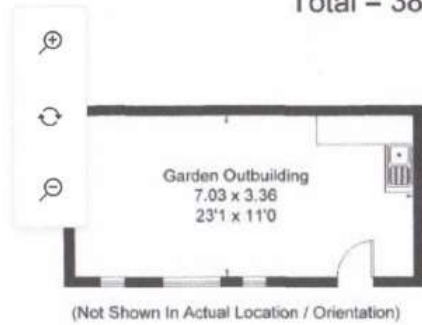


WEST ELEVATION



# Existing floor plan/layout of accommodation on-site

Approximate Area = 296.2 sq m / 3188 sq ft  
 Outbuildings = 86.1 sq m / 927 sq ft  
 Total = 382.3 sq m / 4115 sq ft (Including Garage / Excluding Carport)  
 Including Limited Use Area (3.1 sq m / 33 sq ft)



Reduced head height below 1.8m



# Access to the site from Hadrians Close and long driveway from the gated access

Page 51





# Existing Front elevation and forecourt area

Page 52





# Existing Rear of the site

Page 53





# Western Boundary





Eastern Boundary of the site shared with number 8 Hadrians Close and side elevation of 8 Hadrians close itself facing the application site

Page 55



# View towards application site from the access road to garages to the rear of Lower Road

Page 56

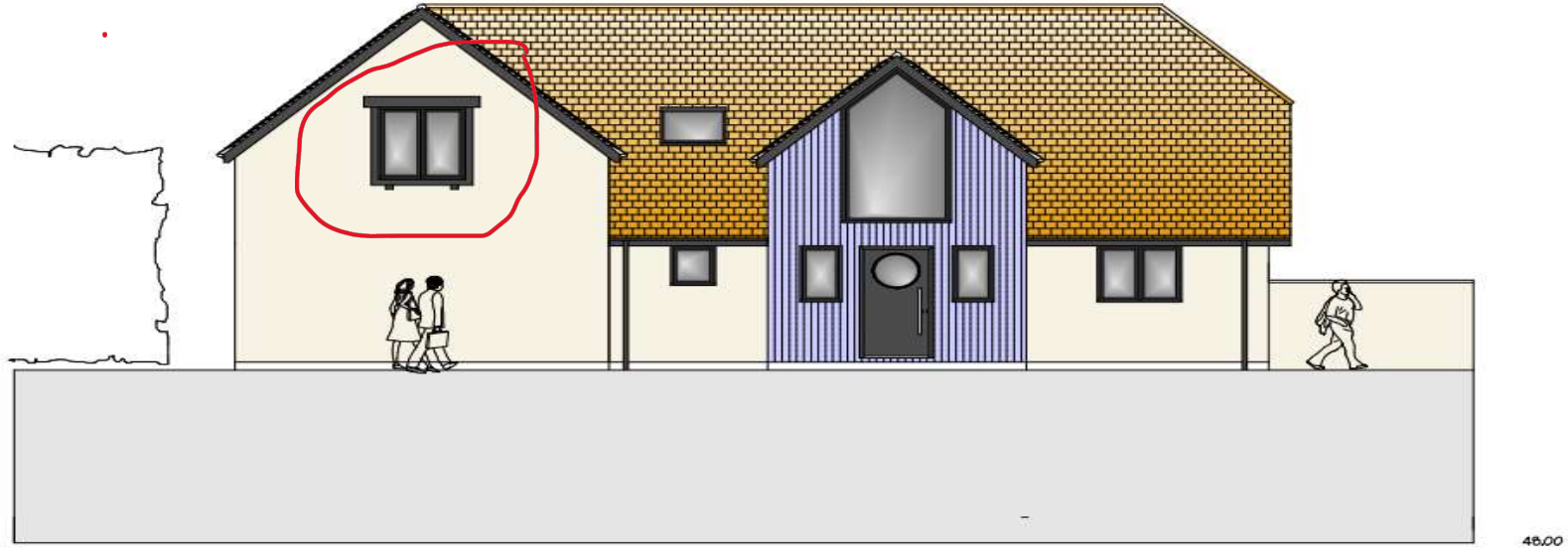




# View towards application site from first floor window of 90 Lower Road.



# Change to north elevation - Removal of first floor window



NORTH ELEVATION

0 1 2 3 4 5m

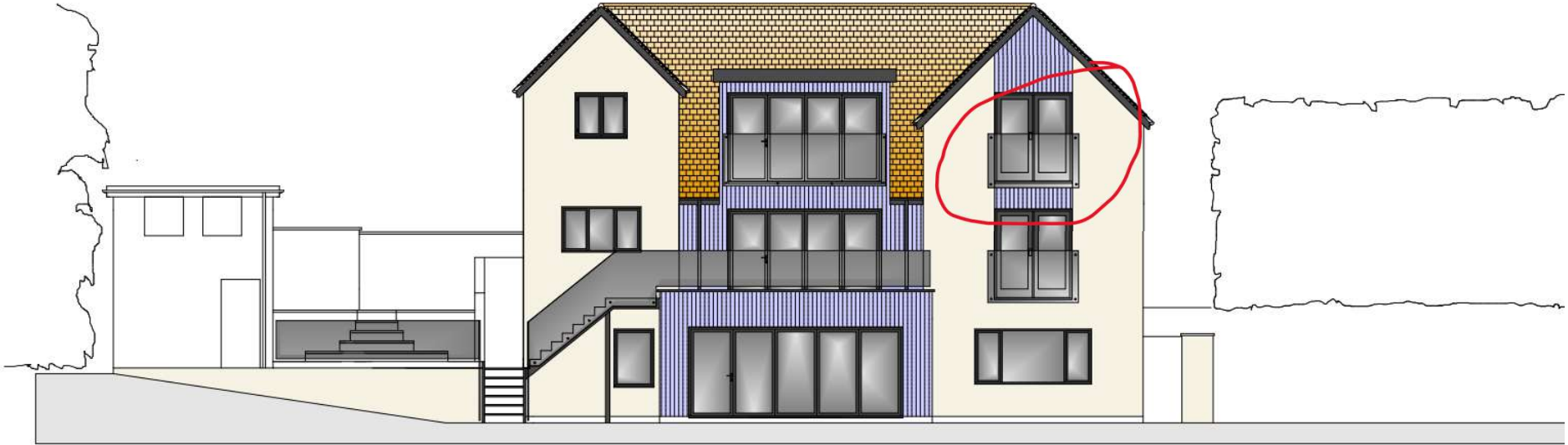


NORTH ELEVATION



# Change to south elevation – removal of balcony and doors

NGEL-LILLEY.CO.UK - ARCHITECTURAL CONSULTANT - FARLEY 01722 712326 - NGEL@NGEL-LILLEY.CO.UK



SOUTH ELEVATION



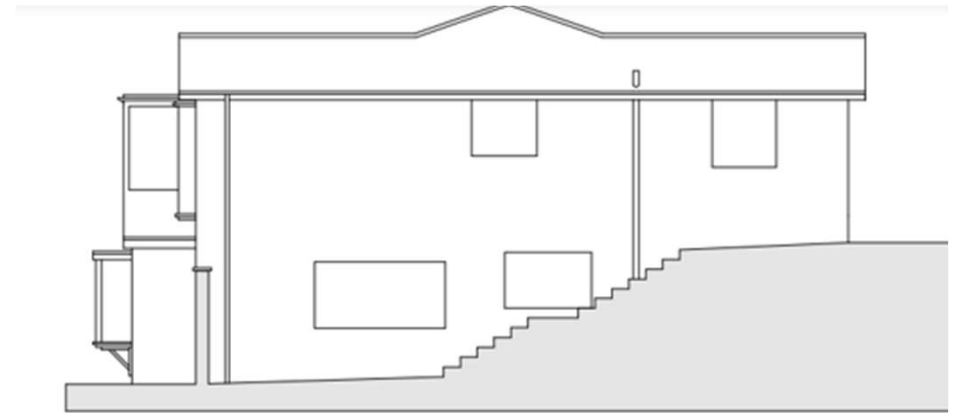
SOUTH ELEVATION 1100

# Changes to east and west elevations

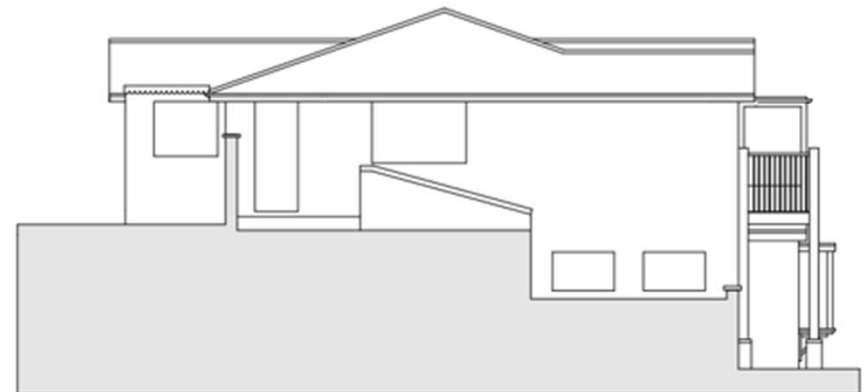
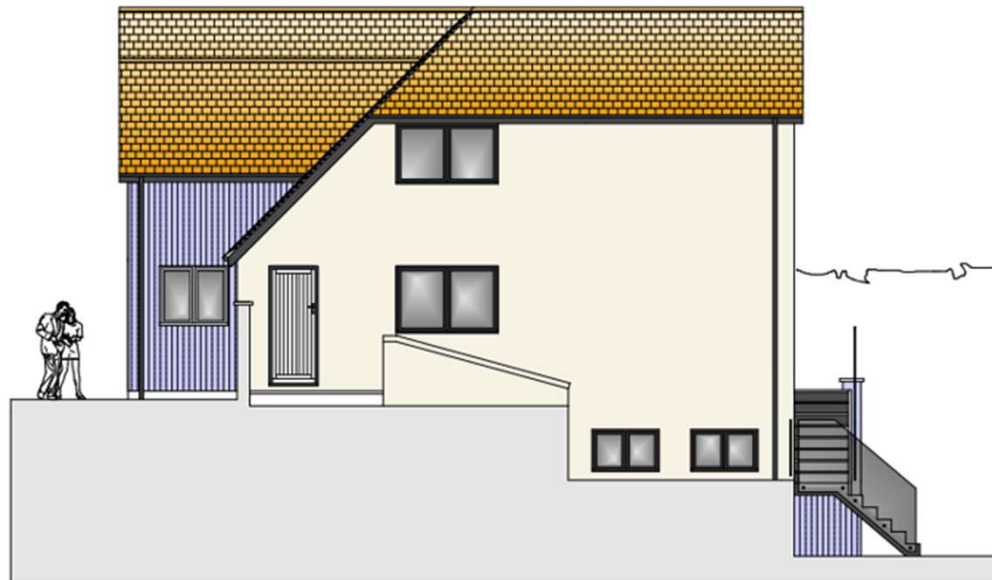
Page 60



EAST ELEVATION



EAST ELEVATION

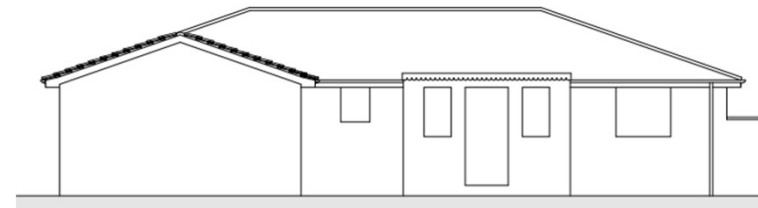




# Change to north and south elevations



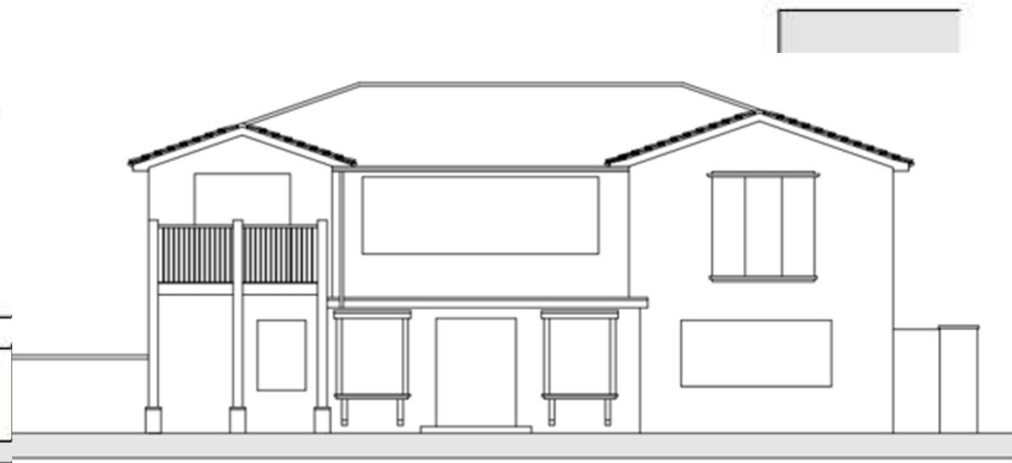
NORTH ELEVATION



Page 61



LINE OF NEIGHBOURING PROPERTY



SOUTH ELEVATION

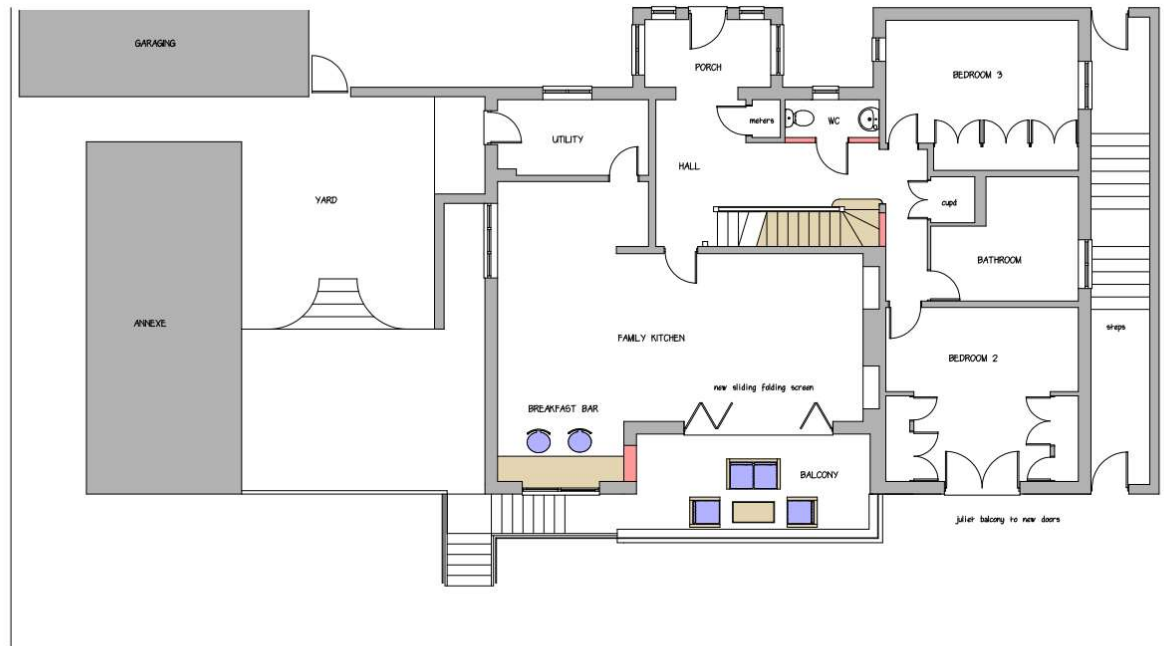
SOUTH ELEVATION 1.100

# Revised proposed floor plans

Page 62



PLAN AT LOWER GROUND FLOOR LEVEL

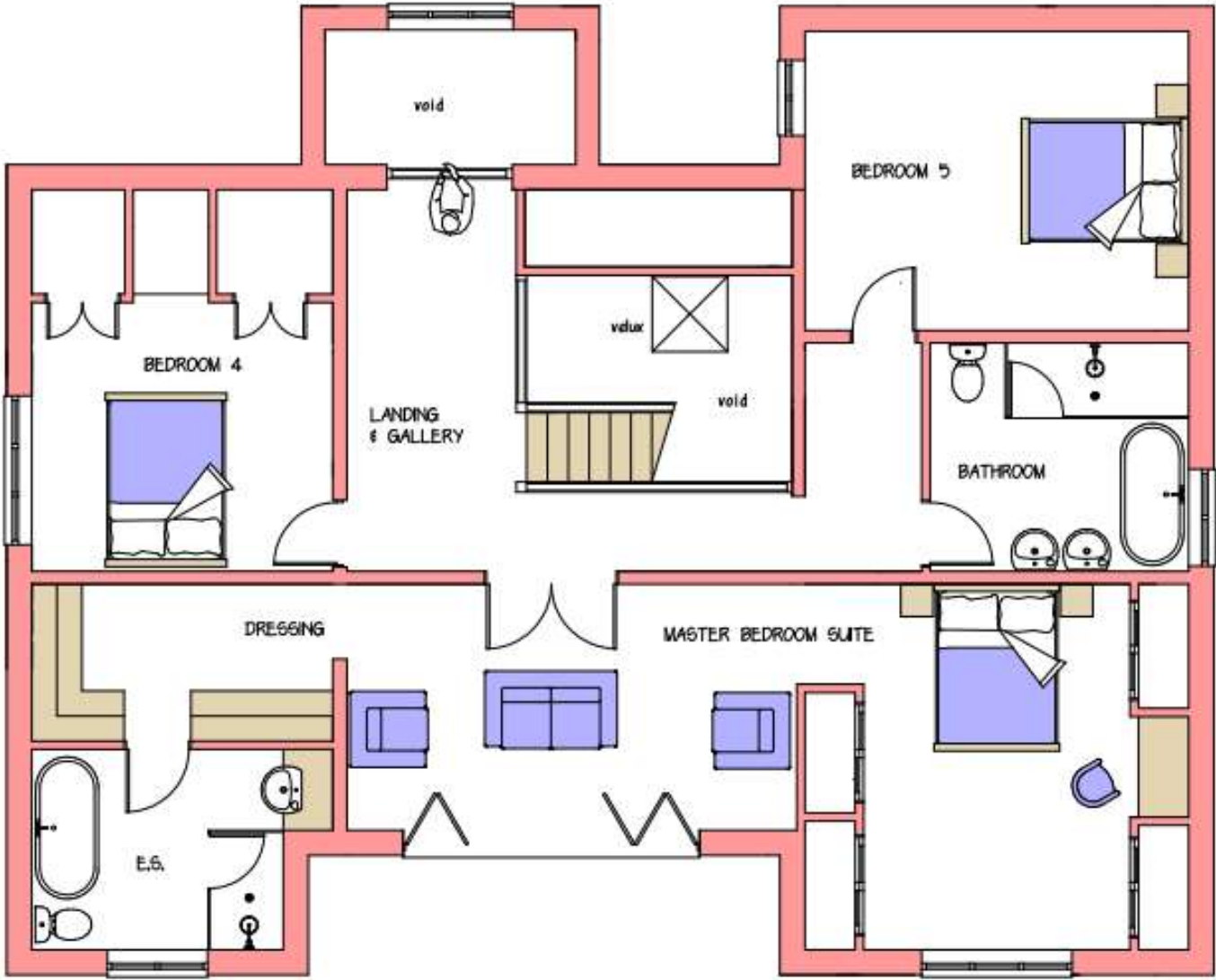


PLAN AT UPPER GROUND FLOOR LEVEL



# Revised upper floor plan

Page 63



PLAN AT ROOF SPACE LEVEL

# Plan showing visibility zone from balconies

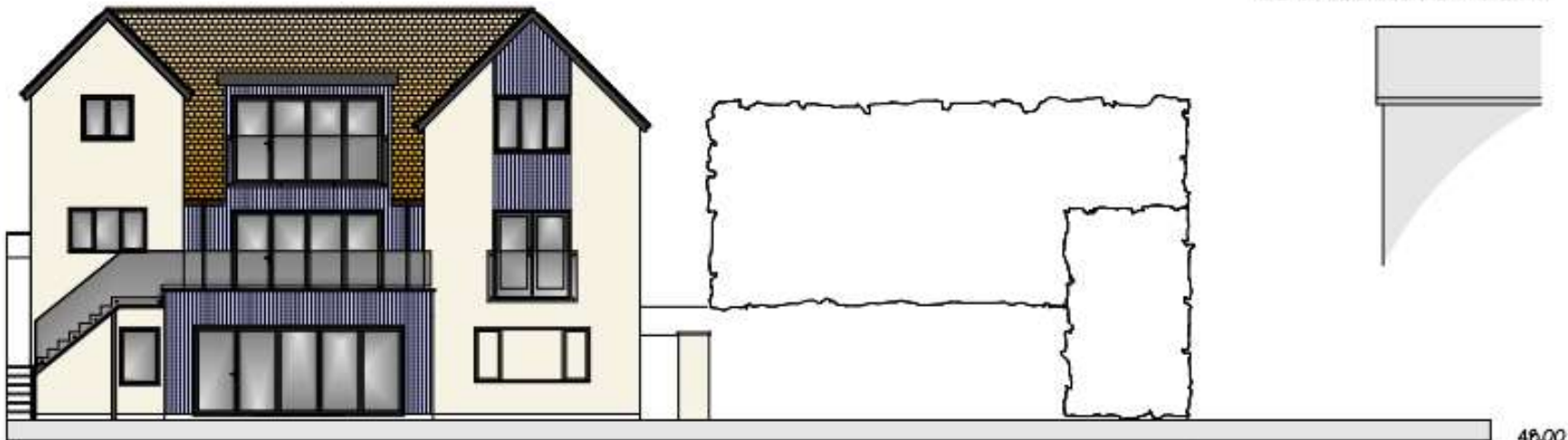




Revised Proposed North (omitting the North facing bedroom window due to potential impact upon number 94 Lower Rd) and South Elevation (Omitting top floor Juliette balcony closest to number 8)



NORTH ELEVATION



SOUTH ELEVATION 1.100

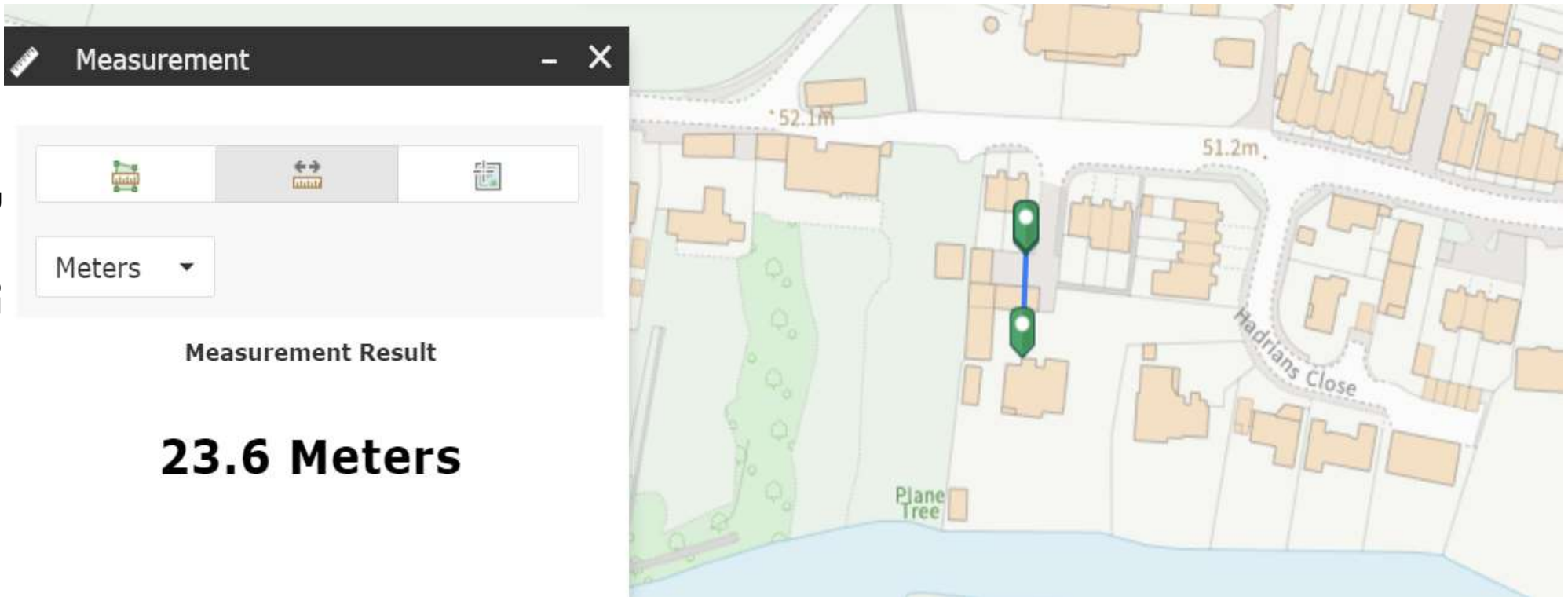
# Southern Area Planning Committee

17<sup>th</sup> October 2024



# Approx distance from proposed landing window towards number 104 Lower Road

Page 67



# Oblique view distance from landing window towards rear garden of number 94 Lower Road

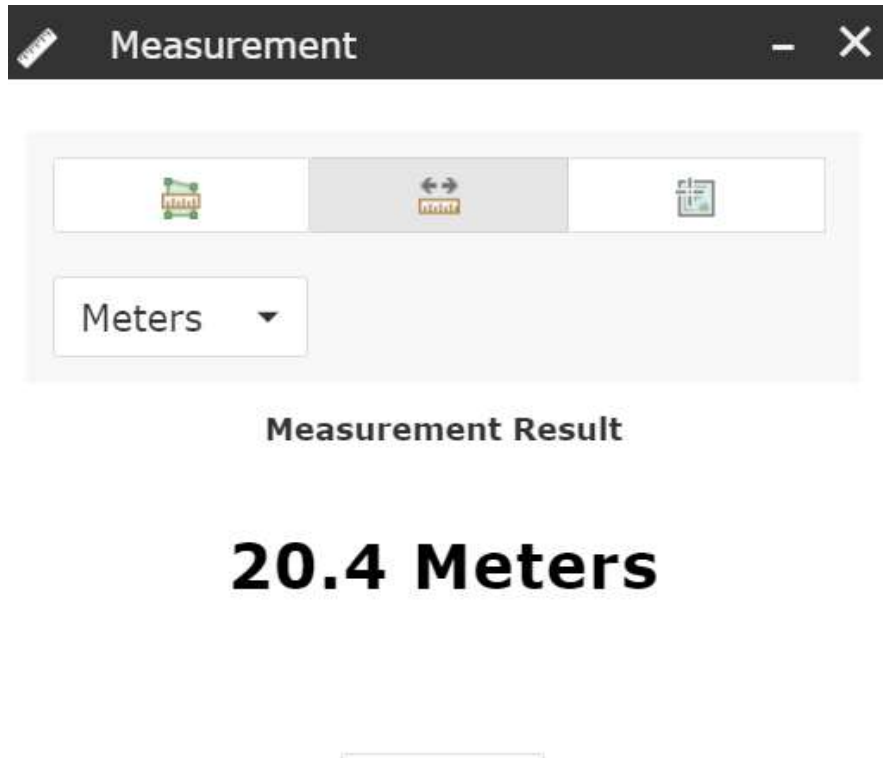
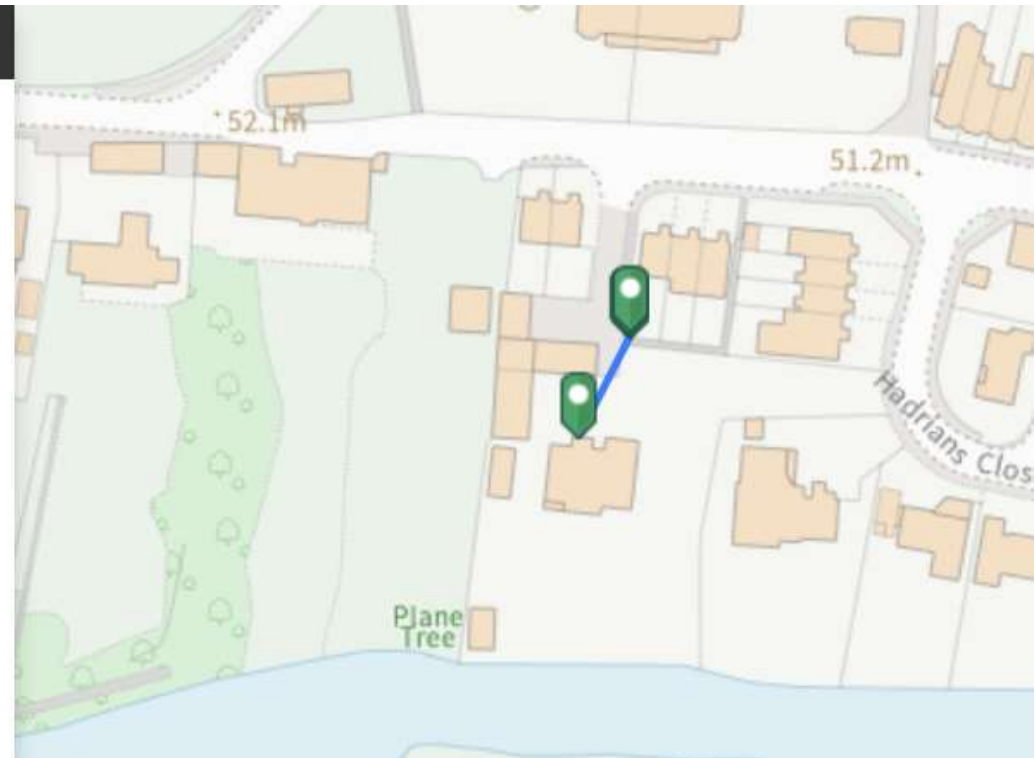
Page 68

Measurement

Meters

Measurement Result

**20.4 Meters**

A screenshot of a measurement application interface. At the top, there is a dark grey header with the word "Measurement" and window control icons. Below this is a toolbar with three icons: a green measuring tape, a double-headed arrow, and a clipboard. A dropdown menu shows "Meters" with a downward arrow. The main area displays "Measurement Result" followed by "20.4 Meters" in a large, bold font.



# Separation distance between application site and number 8 Hadrian's Close

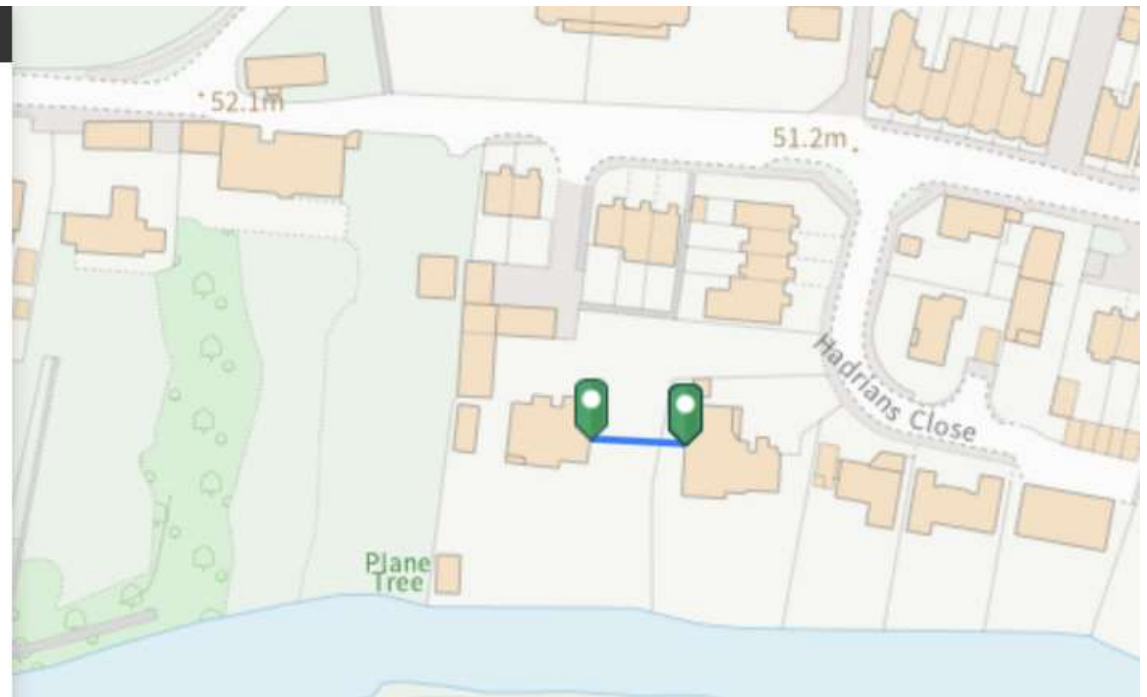
Page 69

Measurement

Meters

Measurement Result

**17.1 Meters**



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