

AGENDA SUPPLEMENT (1)

Meeting: Southern Area Planning Committee

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

Date: Thursday 14 October 2021

Time: 3.00 pm

The Agenda for the above meeting was published on 6 October 2021. Additional documents are now available and are attached to this Agenda Supplement.

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

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

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 - 62)*

- 7a **Update - PL.2021.06492 - Land Adjacent to The Bowman Centre, Shears Drive, Amesbury, Wiltshire, SP4 7XT** *(Pages 63 - 66)*

DATE OF PUBLICATION: 13 October 2021

This page is intentionally left blank

Southern Area Planning Committee

14th October 2021

7a) PL/2021/06492 - Land adjacent The Bowman Centre, Shears Drive, Amesbury SP4 7XT

Erect new church with day nursery

Recommendation: APPROVE subject to a Deed of Variation & Conditions and
Informatives



Page 4



Site Location Plan

Aerial Photography



The Site / Bowman Centre / Local Centre





Page 6



Archers Way / Shears Drive Direction



Across Site to Wind in the Willows Nursery



Page 8



Across Site to Co-op / Local Centre



Archers Way / Shears Drive to Local Centre





Page 10



From Site to Wind in the Willows Nursery



From Site to Archers Way / Shears Drive



Page 12



From Site to Public House



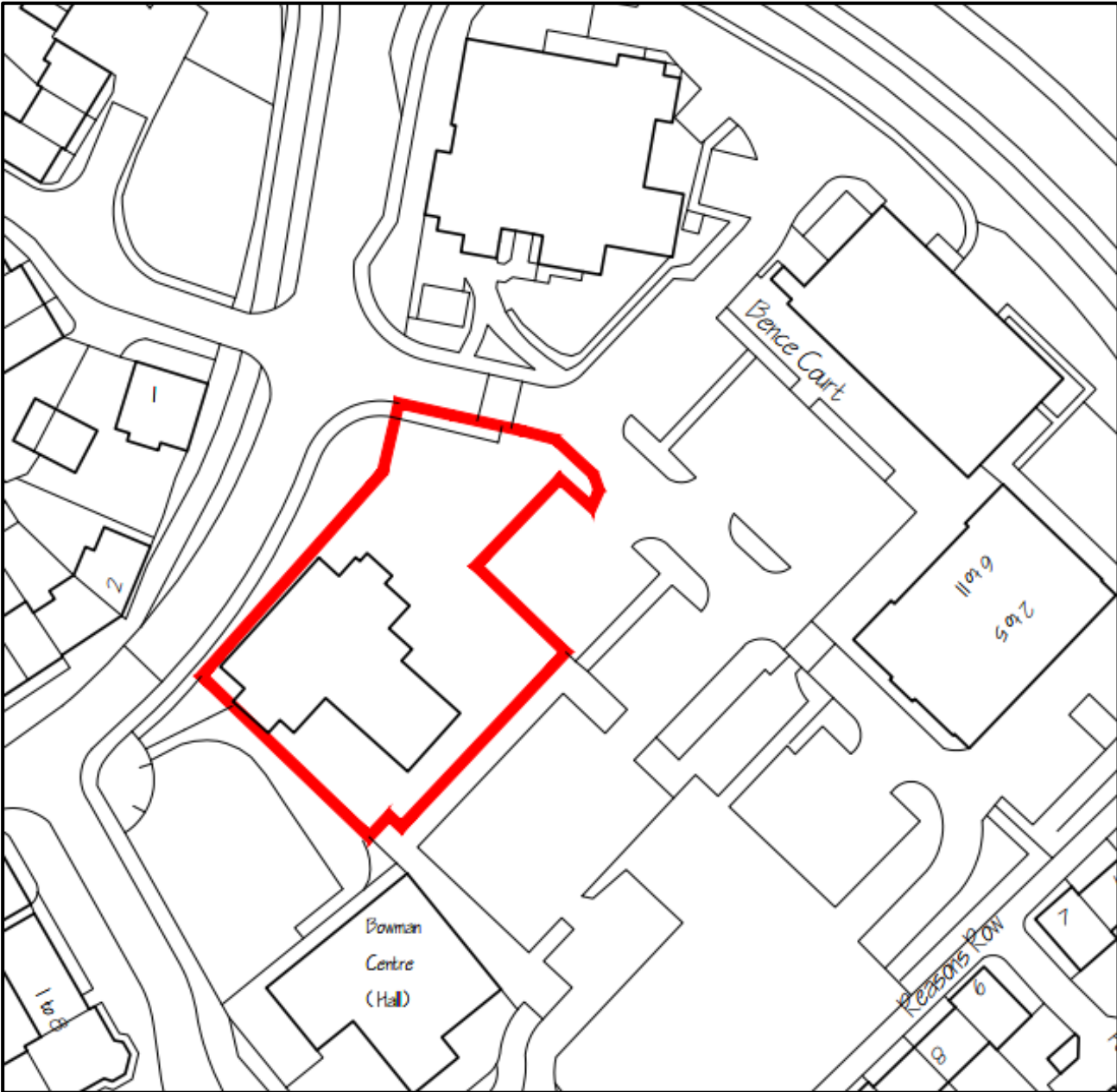
Page 13



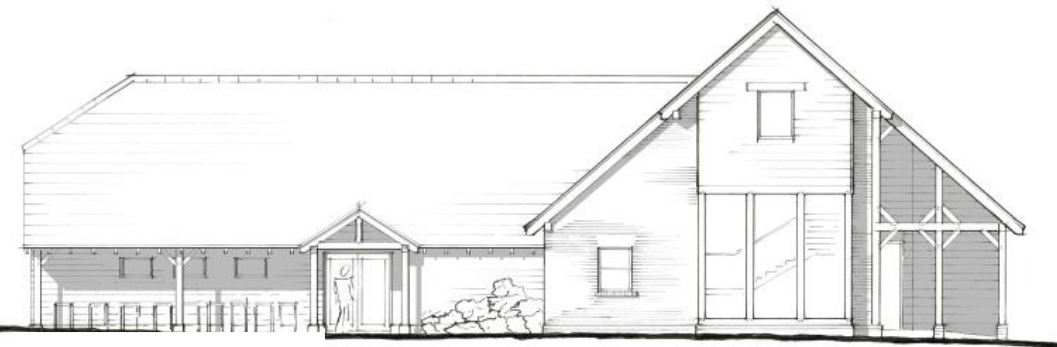
From Local Centre to Site & Bowman Centre

Proposed Site Plan

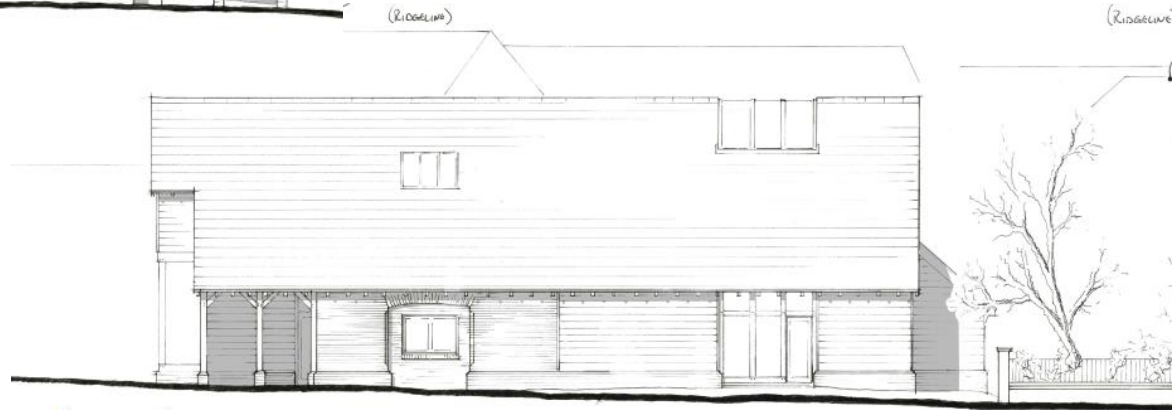




Proposed Block Plan



Front Elevation - NE



Side Elevation - NW



Rear Elevation - SW



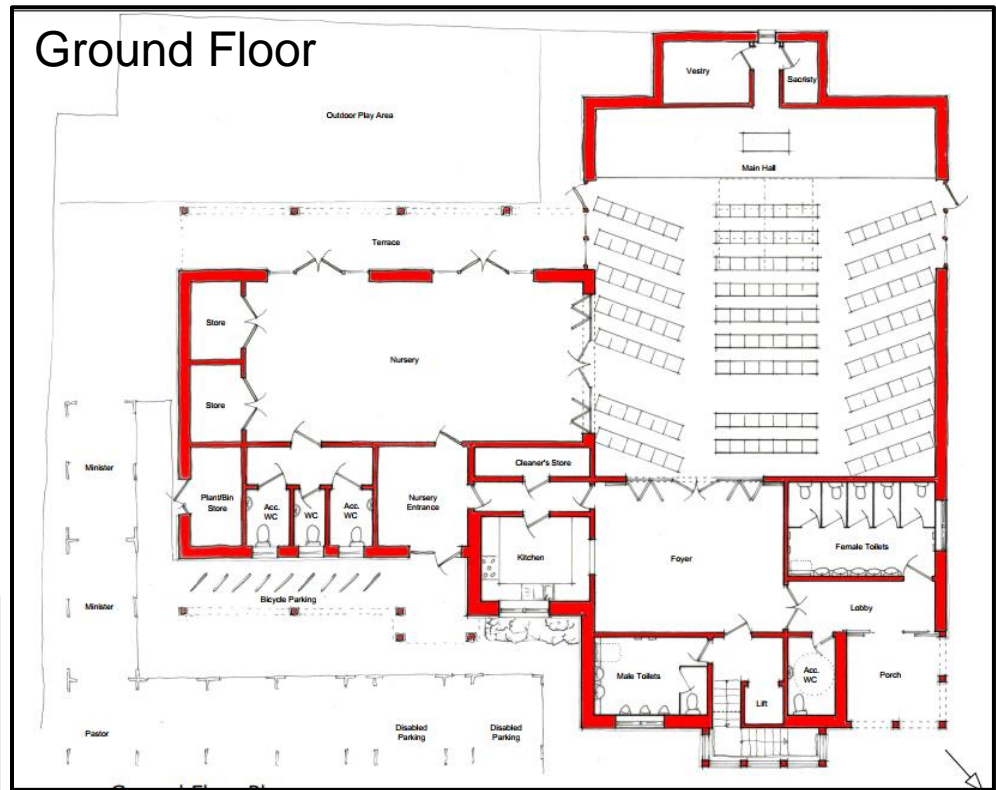
Side Elevation - SE

Page 16

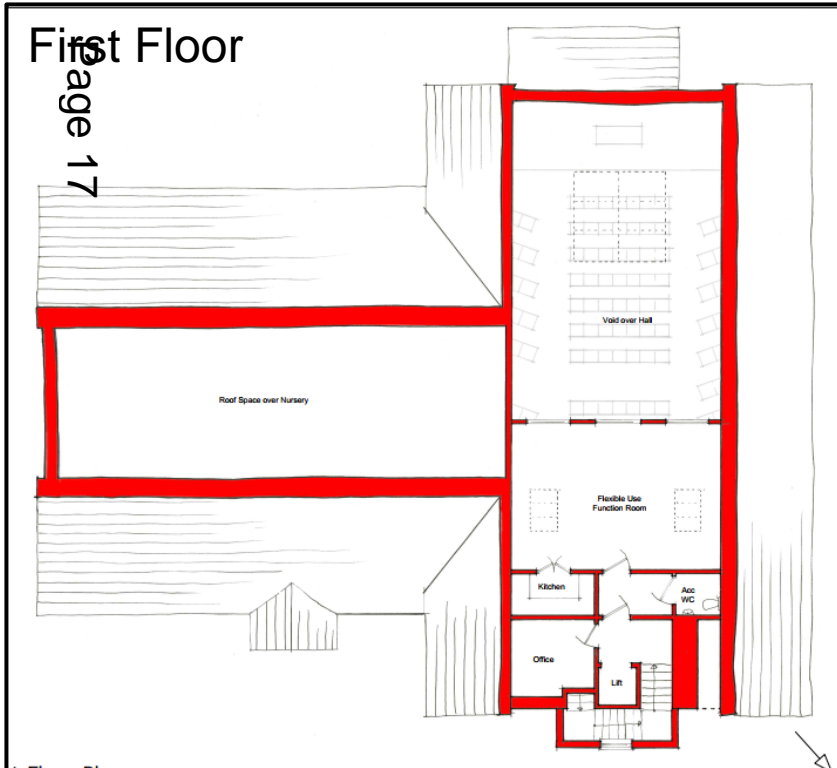
Proposed Elevations

Proposed Floor Plans

Ground Floor

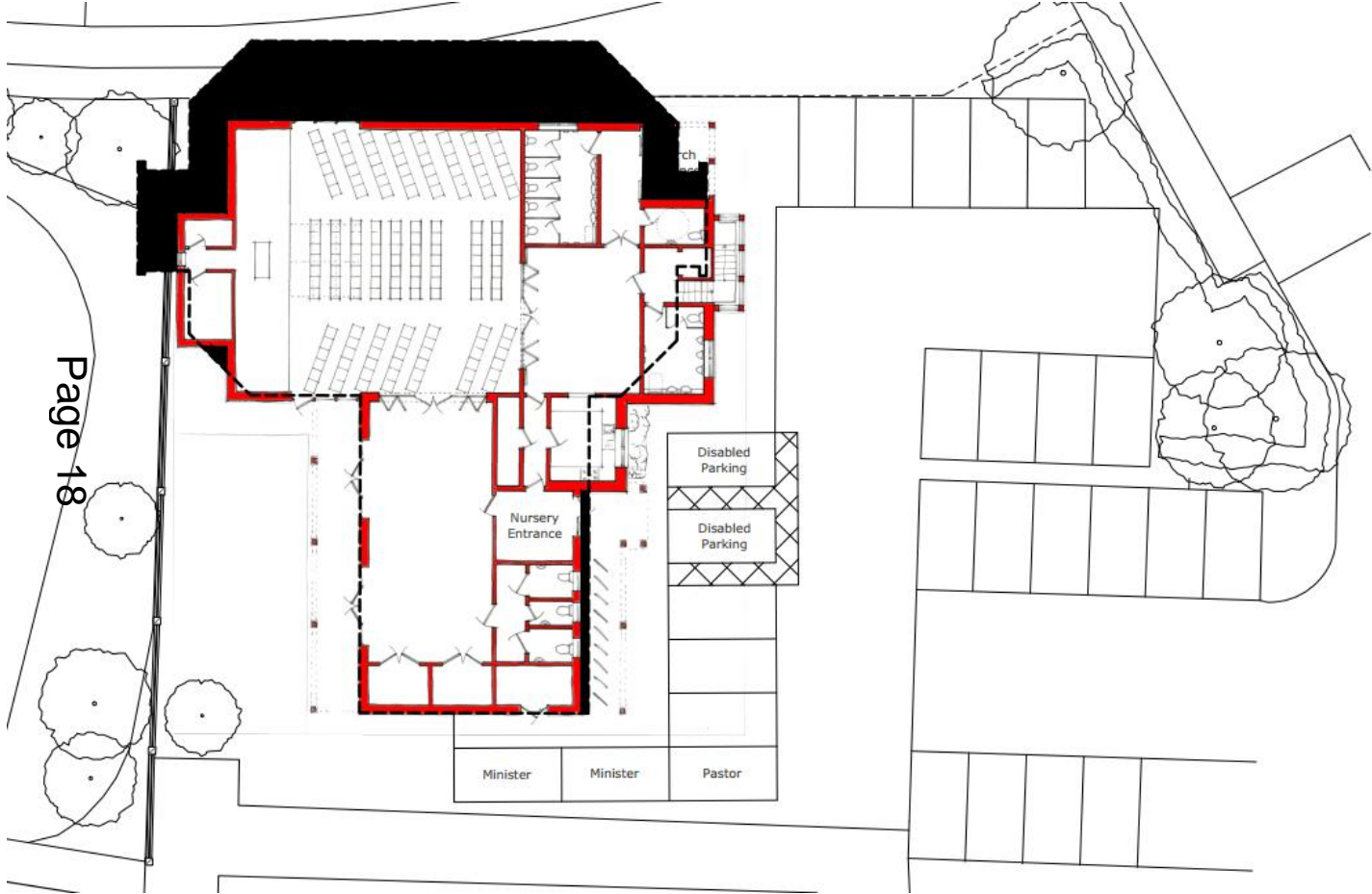


First Floor



Page 17

Comparison Proposed Footprint With 19/06605/FUL Scheme



Page 18

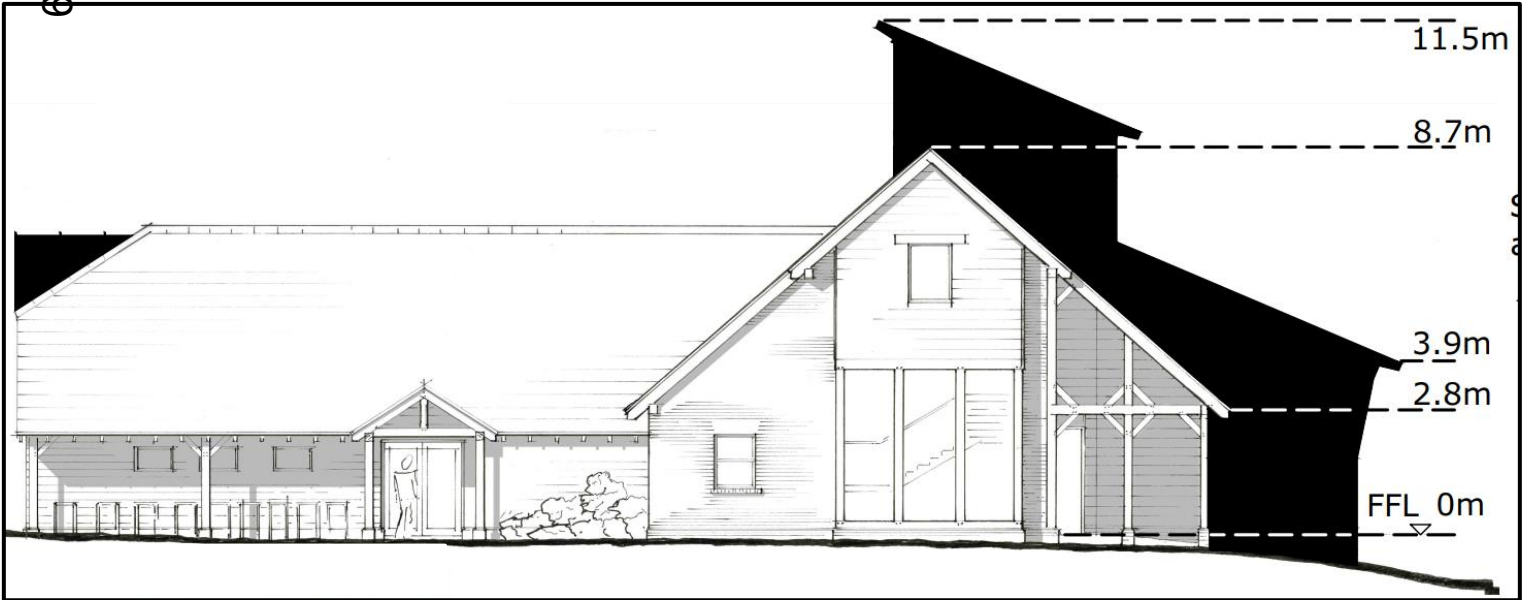


Footprint of 2019 application, moved to compare area with present scheme

Comparison Proposed Elevations With 19/06605/FUL Scheme



Page 19



The 16/02899/FUL Approved Scheme



South East Elevation



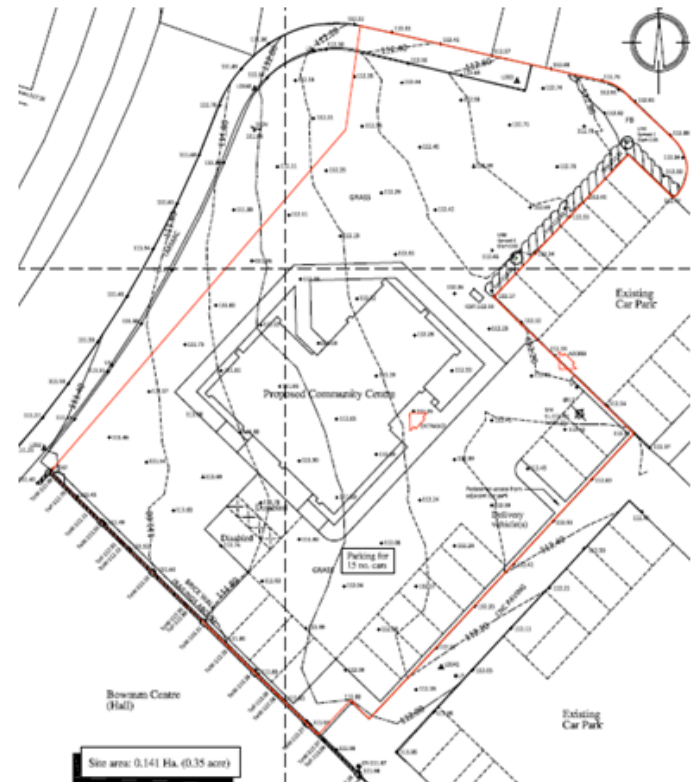
North West Elevation



South West Elevation

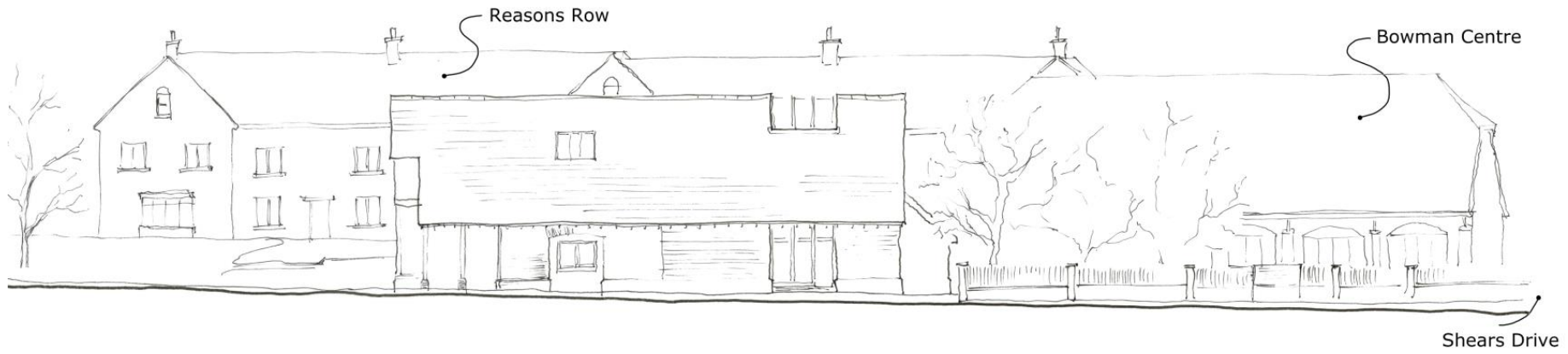


North East Elevation





Proposed Site Section

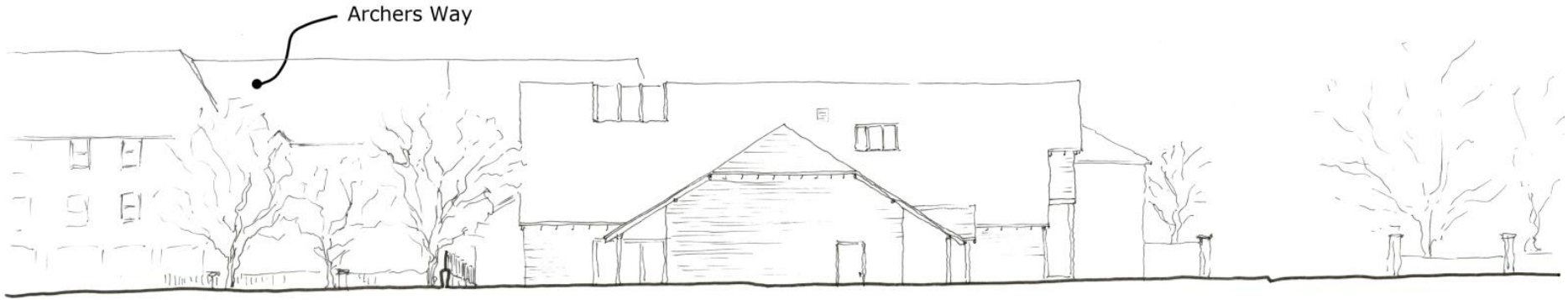


Proposed Site Section



Page 23

Proposed Site Section



Page 24

Proposed Site Section

7b) PL/2021/04201 - Land previously occupied by Alderbury Football Club , Alderbury

All outstanding Reserved Matters (appearance, landscaping, layout and scale) for the erection of 50 residential dwellings, pumping station and replacement guide hut with associated infrastructure, parking, landscaping, open space and works, all pursuant to permission 17/04001/OUT.

Recommendation: Approve subject to conditions



Site Location Plan



Aerial Photography

Site viewed from existing Junction Road entrance with Guide Hut on the right



Access point off Firs Road

Page 27



Firs Road with existing access to the School to the right

Page 28



Site Layout for current application



Page 29

Indicative masterplan which was submitted with Outline application
17/04001/OUT allowed on appeal



Indicative streetscenes

Page 31



Indicative streetscenes A-A and B-B from key map

Page 32



STREETSCENE A - A



STREETSCENE B - B

Indicative streetscenes C-C and D-D from key map

Page 33



STREETSCENE C - C



STREETSCENE D - D

House types. Everleigh to the left and right to demonstrate design changes made to reflect concerns of Parish Council

Page 34



FRONT ELEVATION



FRONT ELEVATION

Two variations of the Becket house type

Page 35



Mylne housetypes, either semi-detached or detached



Two variations of the Knightley House type

Page 37



FRONT ELEVATION



FRONT ELEVATION

Affordable housing units

Page 38



Illustrative streetscenes from Outline design and access statement

Page 39

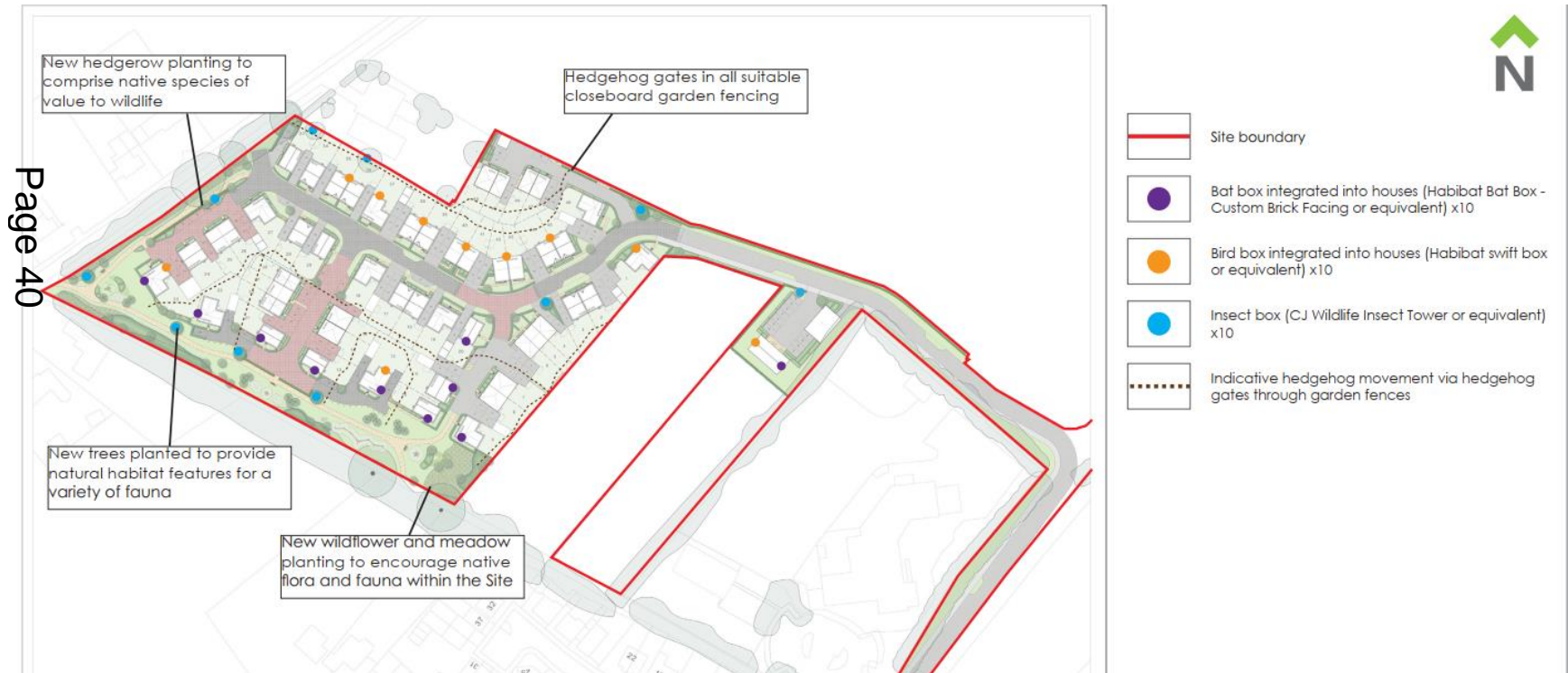


ILLUSTRATIVE STREET ELEVATION



ILLUSTRATIVE STREET ELEVATION

Ecological Enhancement Plan



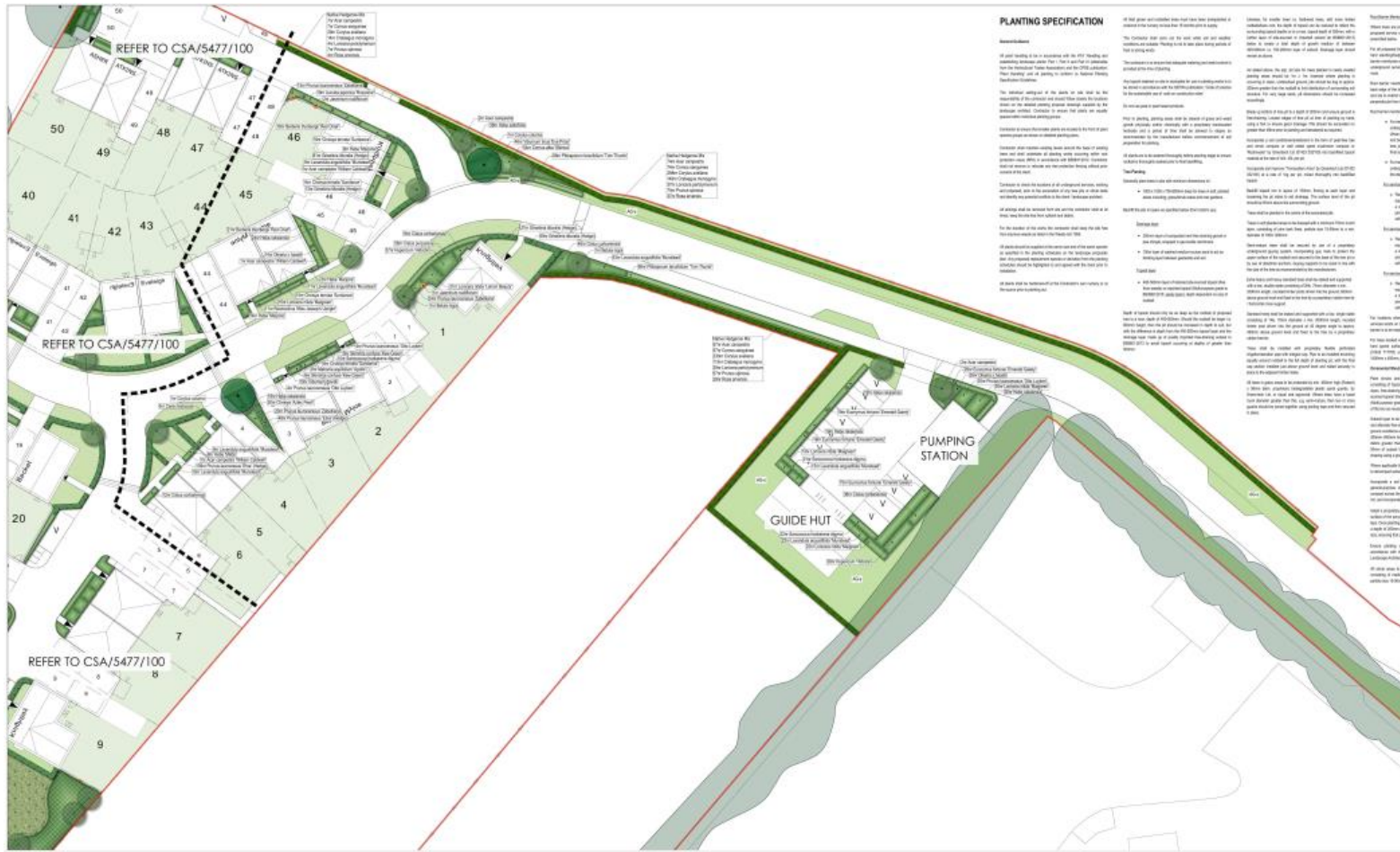
Tenure Plan



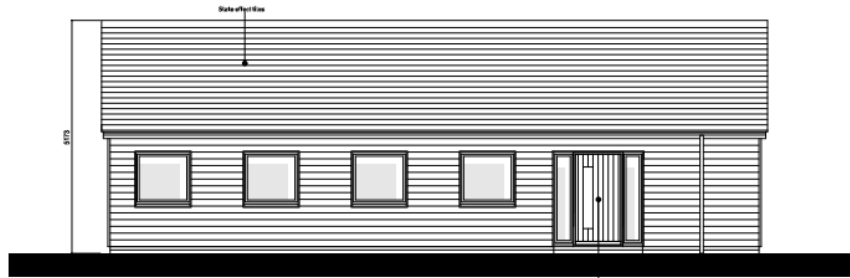
Soft landscaping plan 1



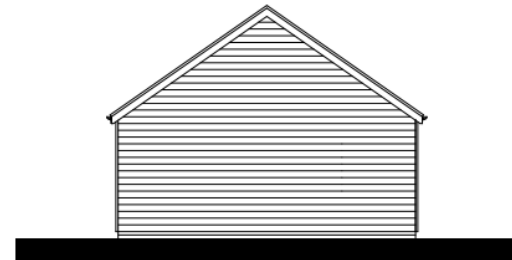
Soft landscaping plan 2



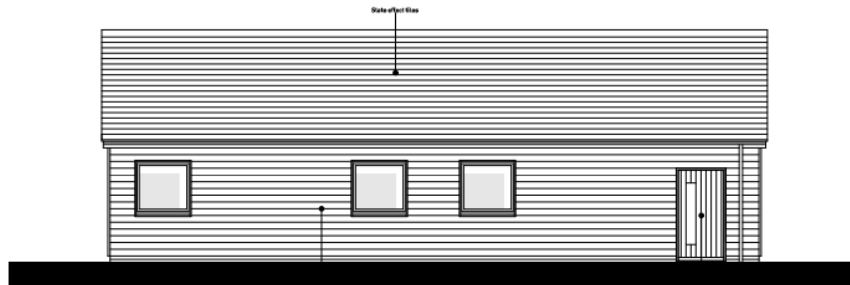
Guide Hut elevations



Front Elevation 1:100



Side Elevations 1:100

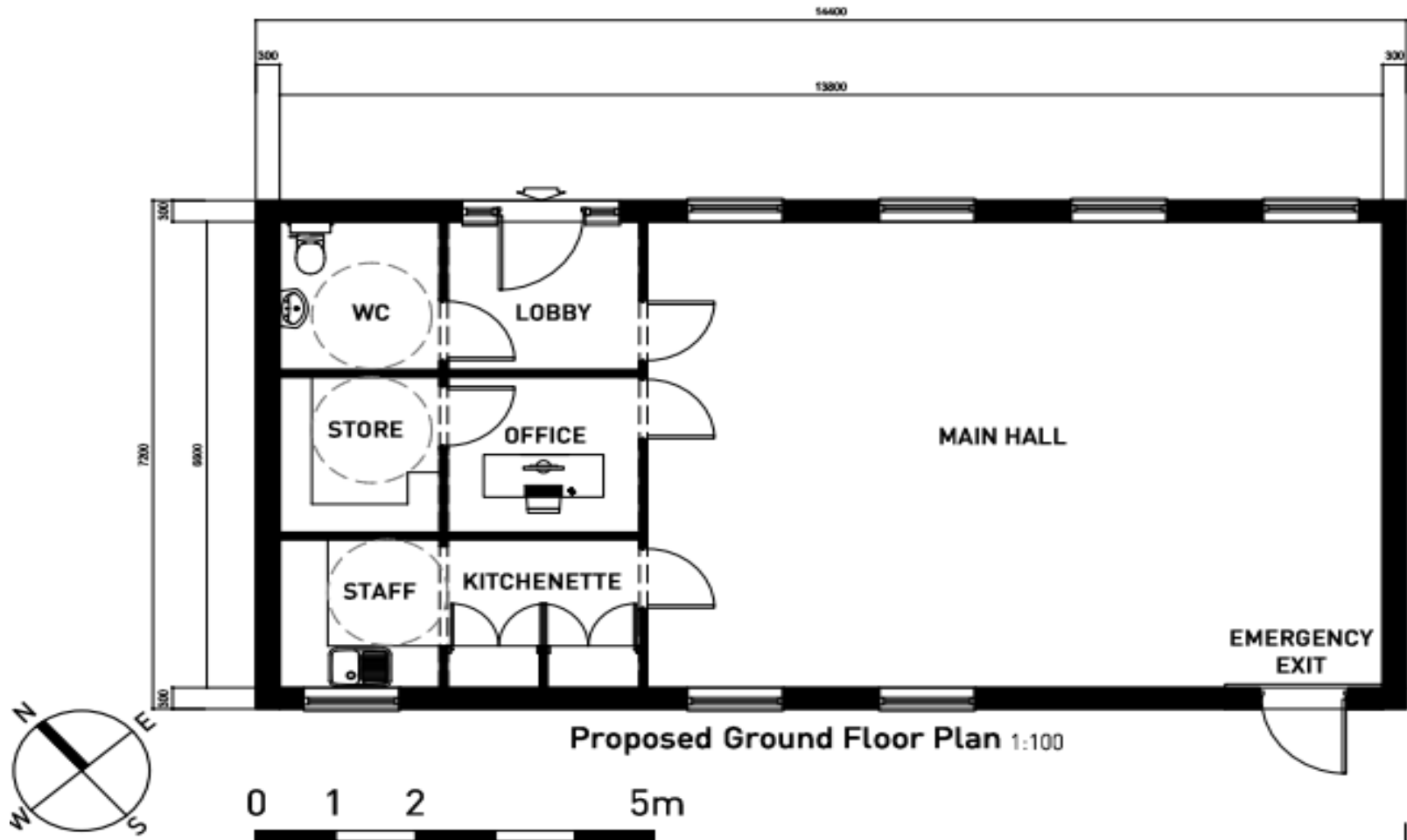


Rear Elevation 1:100

Guide Hut floor plan

Rear Elevation 1:100

Page 45



7c) PL/2021/03958 - 29 & 29A Brown Street, Salisbury, SP1 2AS

Demolition of existing building with retention of existing façade with minor modifications and use of land as a hospitality area

Recommendation: Approve subject to conditions



Page 46

Site Location Plan

Aerial Photography

Location Plan with other land in same ownership edged in blue

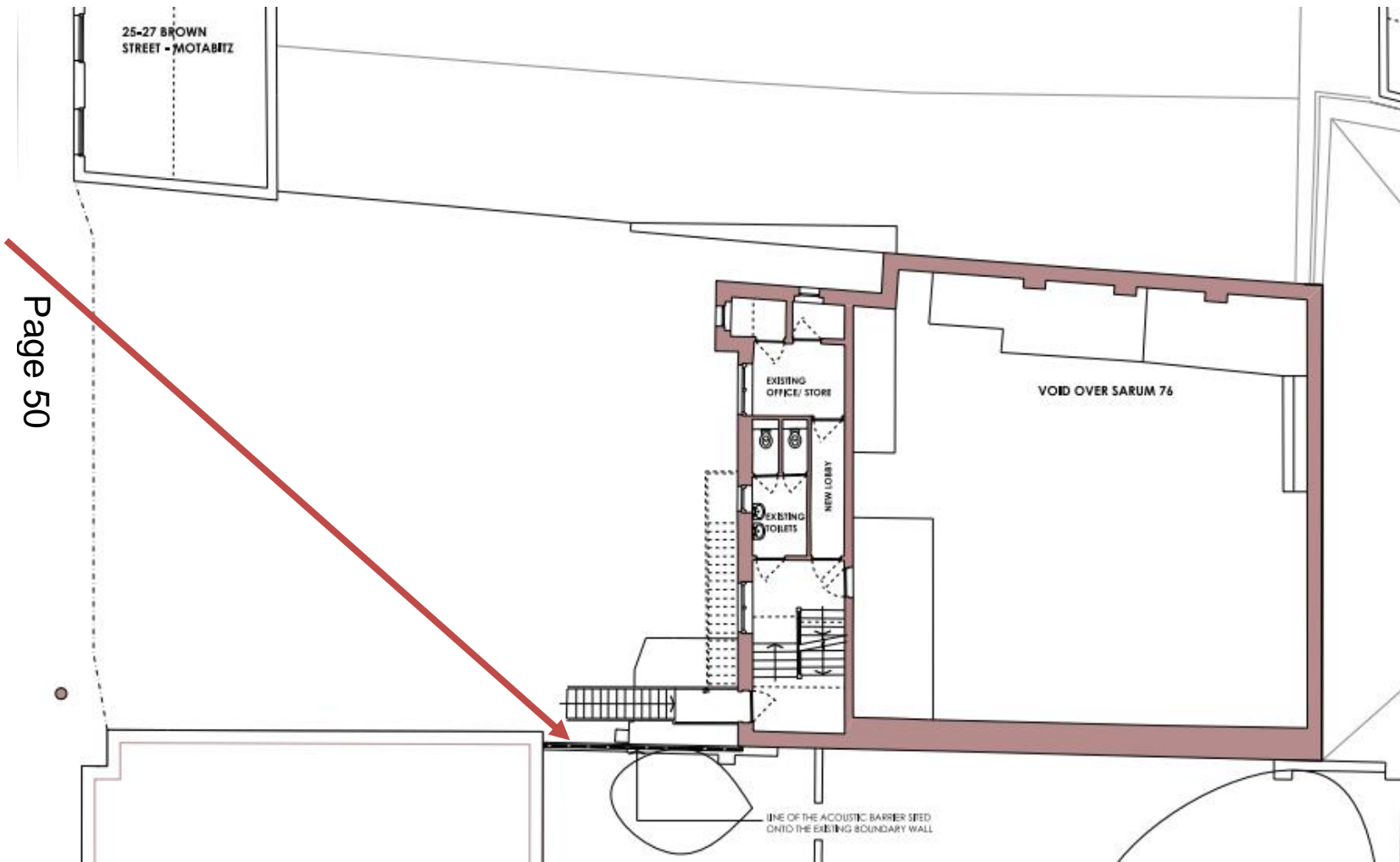


Proposed street elevation (front wall retained)

Page 48



First floor plan (showing noise barrier)



Images of building prior to demolition works being undertaken (Google)



Existing building frontage



Retained frontage wall in Brown Street streetscene

Page 53



Retained frontage wall in Brown Street streetscene

Page 54



Frontage wall with 29 Brown Street beyond

Page 55



Part side wall of adjoining building (31 Brown Street)

Page 56



Outside area with canopy/front wall of Sarum 76/side wall of Motabitz

Page 57



Gap between Sarum 76 frontage and offices at No. 31 Brown Street

Page 58



Gap between Sarum 76 and offices at 31 Brown Street from office car park

Page 59



Gap between Sarum 76 and offices at 31 Brown Street from office car park

Page 60



Housing at Charter Court to south-east of the site



Southern Area Planning Committee

14th October 2021

14th October 2021 – Southern Area Committee

COMMITTEE UPDATE

CONSULTATIONS:

MOD – No objection

Public Protection – No Objection subject to conditions

- I'd agree with all of your suggested conditions from your report. With regard to the new acoustic report, a background noise assessment has not been undertaken due to the low level predicted noise from the nursery and also church choir activities.
- The levels predicted are reasonable but are based on the assumption that the windows on the roof and the NW façade of the building are of a 10mm specification and non-openable.
- Design materials of the fire door are also specified. Please can these be conditioned.
The further noise report submitted proposes performance standards for the building regarding reverberation.
- A 0.8 seconds Tmf as defined by BB93 is recommended.
- As this criteria has been used in the break out calculations to assess the noise impact, please could a condition be placed on any approval to secure the noise recommendations for reverberation performance.
- Air conditioning units are proposed and considered in the noise report, but I don't believe the exact units have been selected yet.
- I would suggest our standard noise condition for the air conditioning units
On top of your conditions I'd therefore suggest additional conditions which basically make sure the building is designed so that the assumptions in the acoustic report are part of the design

Amesbury Town Council – Objection

- Overdevelopment of the area
- Increased congestion on already busy roads
- Increased noise
- Lack of parking for size of building and congregation.
- The Bowman Centre car park is owned by the Town Council and is not part of the general parking facility controlled by the management company.
- As the car park is private, for use only by patrons of the Bowman Centre and for Town Council staff, it is not available for general parking.

Letters – 1 additional letter of Objection received. The following comments made:

- There is absolutely no need for this planned building.
- The Bowman Centre is currently under-utilised and would be more than suitable for these purposes
- Placing a building on this piece of land would destroy the appearance of the area
- It would take away yet more of the rapidly diminishing green area on the estate.
- traffic and noise pollution in an already busy area.

- The proposed users of this facility do not, in the main, come from the Archers Gate
- Would be an eyesore and out of keeping with the remainder of the buildings in the centre

CHANGES TO THE RECOMMENDATION:

The recommendation is now:

APPROVE subject to a Deed of Variation to Part IV of the existing S106 Legal Agreement governing this local centre; and then subject to the conditions and notes outlined in the agenda

With the following changes and additions to the conditions/informatives that are already reported in the agenda:

- 15) Except for access and egress, all external doors shall remain closed during worship, choir practice and when other noise generating meetings or activities are taking place.

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.

- 17) Notwithstanding the approved plans, the detailed design of the building shall be designed and constructed so as to ensure that any reverberation from the approved use of the building does not exceed 0.8 second T_{mf} , as defined by table 6 of BB93 'Acoustic design of schools: performance standard' (Department of Education, 2015) and in line with the submitted acoustic report (Hayes Mackensie Partnership Ltd, Ref: 3278_R03_EXT2 and dated 03/08/2021).

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.

- 18) All roof lights above the room labelled 'Main Hall' on the approved plans and windows in the North West elevation of the building hereby approved, shall be non-openable. The glazing detail and design of the fire exit door/s shall meet the specifications set out in S. 4.5-4.7 of the submitted acoustic report (Hayes Mackensie Partnership Ltd, Ref: 3278_R03_EXT2 and dated 03/08/2021).

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.

- 19) Prior to occupation of the building hereby approved, an assessment of the acoustic impact arising from the operation of the air conditioning units shall be undertaken in accordance with BS 4142: 2019 and a scheme of attenuation measures to demonstrate the rated level of noise is 5dB below background for new plant or less than background and protective of local amenity, shall be submitted to and approved in writing by the Local Planning Authority. The background levels are to be taken as a 15 minute LA90 at the boundary of the nearest residential noise-sensitive receptors.

A post installation/occupation noise assessment shall be carried out within 3 months of occupation of the building hereby approved to confirm compliance with the noise criteria and additional steps required to achieve compliance shall be taken, as necessary in accordance with an approved timeframe. The approved attenuation measures shall be maintained in accordance with the manufacturer specification and permanently retained in perpetuity.

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.

INFORMATIVES:

- 3) In discharging condition 19 the applicant should engage an Acoustic Consultant. The consultant should carry out a thorough background noise survey and noise assessment in accordance with BS4142:2019 (or any subsequent version) and demonstrate that the rated noise level is 5dB below the background noise level.

This page is intentionally left blank