

# AGENDA SUPPLEMENT (1)

Meeting: Southern Area Planning Committee

Place: Online

Date: Thursday 25 June 2020

Time: 3.00 pm

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The Agenda for the above meeting was published on 15 June 2020. Additional documents are now available and are attached to this Agenda Supplement.

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

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## 7 **Planning Applications (Pages 3 - 58)**

Presentation slides and Statement log sheet

7a **19/06605/FUL - Land adjacent The Bowman Centre, Shears Drive, Amesbury, Wiltshire, SP4 7XT (Pages 59 - 72)**

Statements

7b **20/01543/FUL - Glenesk Rollestone Road Shrewton SP3 4HG (Pages 73 - 76)**

Statements

7c **19/11453/FUL - Farmer Giles Farmstead Teffont Salisbury Wiltshire SP3 5QY (Pages 77 - 82)**

Statements

7d **19/09523/FUL - Florence House, Romsey Road, Whiteparish, SP5 2SD (Pages 83 - 84)**

Statements

DATE OF PUBLICATION: 23 June 2020

# Southern Area Planning Committee

25<sup>th</sup> June 2020

## Membership

Cllr Fred Westmoreland  
(Chairman)  
Cllr Richard Britton (Vice-  
Chairman)  
Cllr Brian Dalton  
Cllr Christopher Devine  
Cllr Jose Green  
Cllr Mike Hewitt

Cllr Leo Randall  
Cllr Sven Hocking  
Cllr George Jeans  
Cllr Ian McLennan  
Cllr John Smale

**7a) 19/06605/FUL Land adjacent The Bowman Centre, Shears Drive, Amesbury, Salisbury, Wiltshire, SP4 7XT**

Erect new church with day nursery

**Recommendation: Approve subject to Conditions**

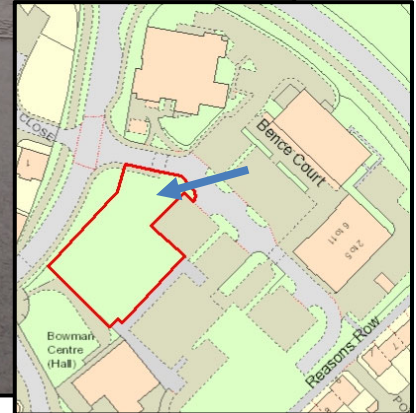
Page 5



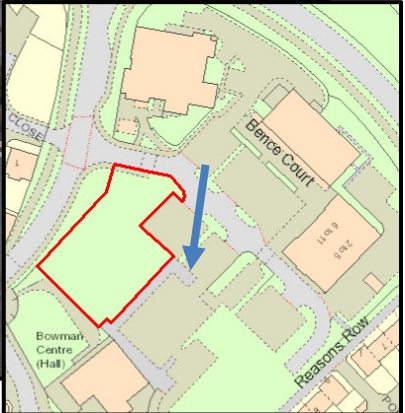
Site Location Plan



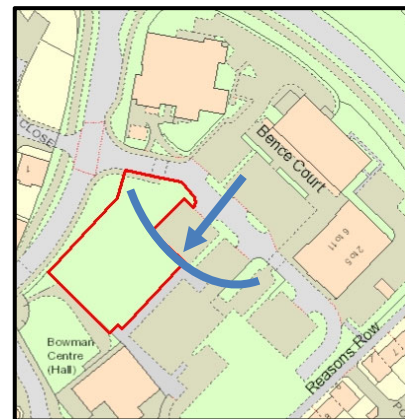
Aerial Photography

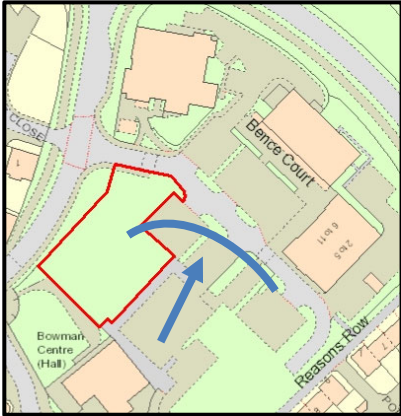






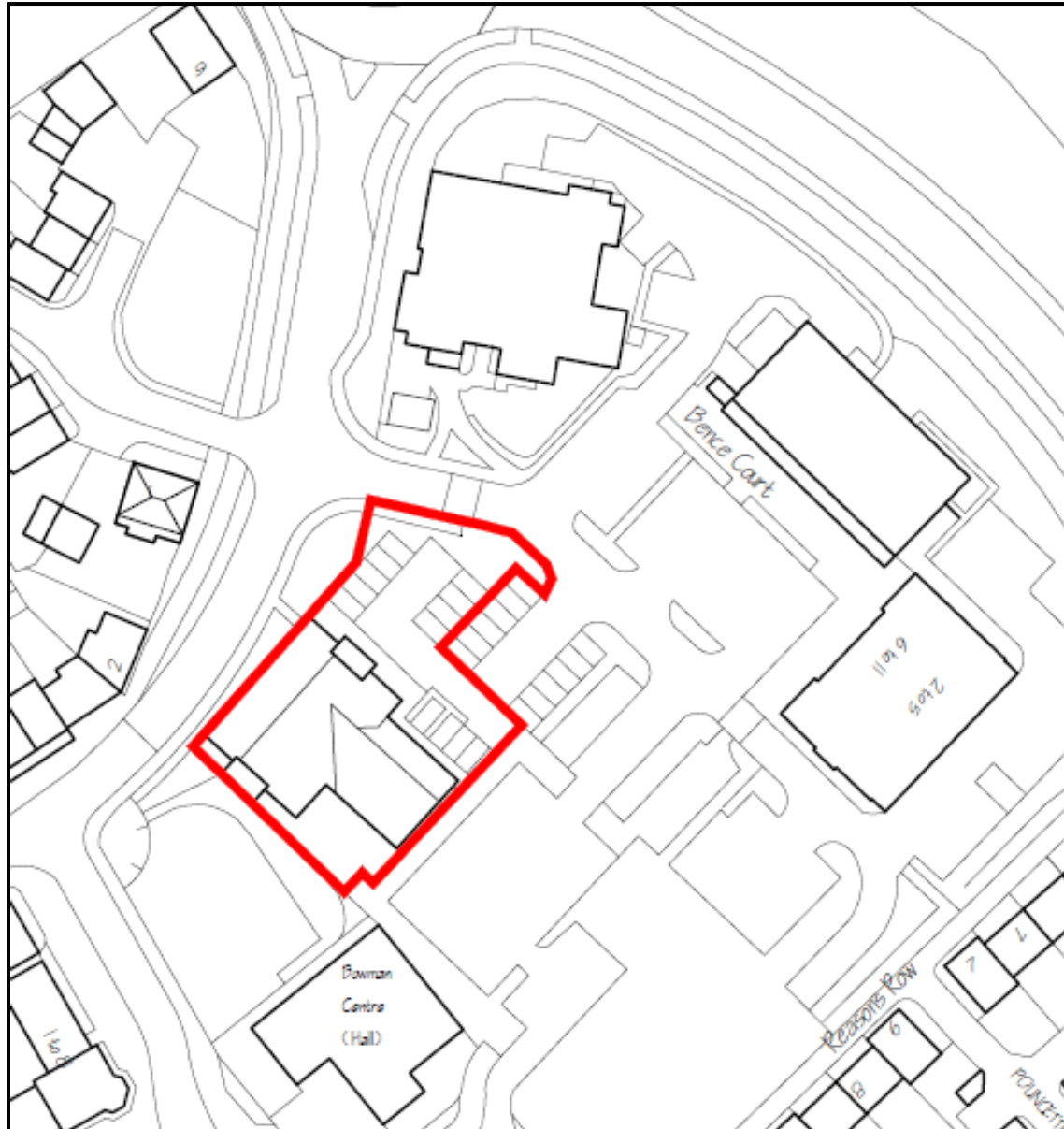




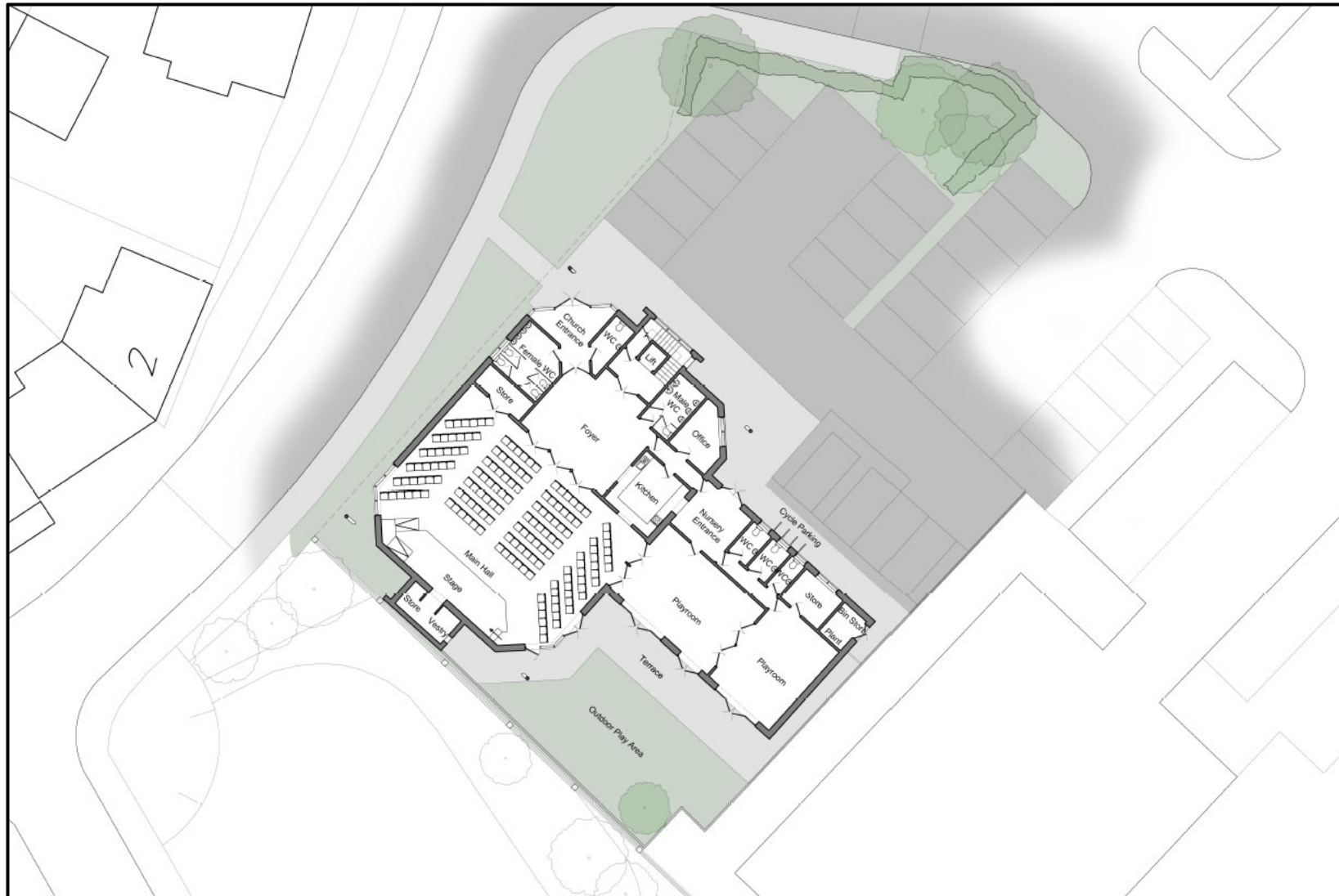




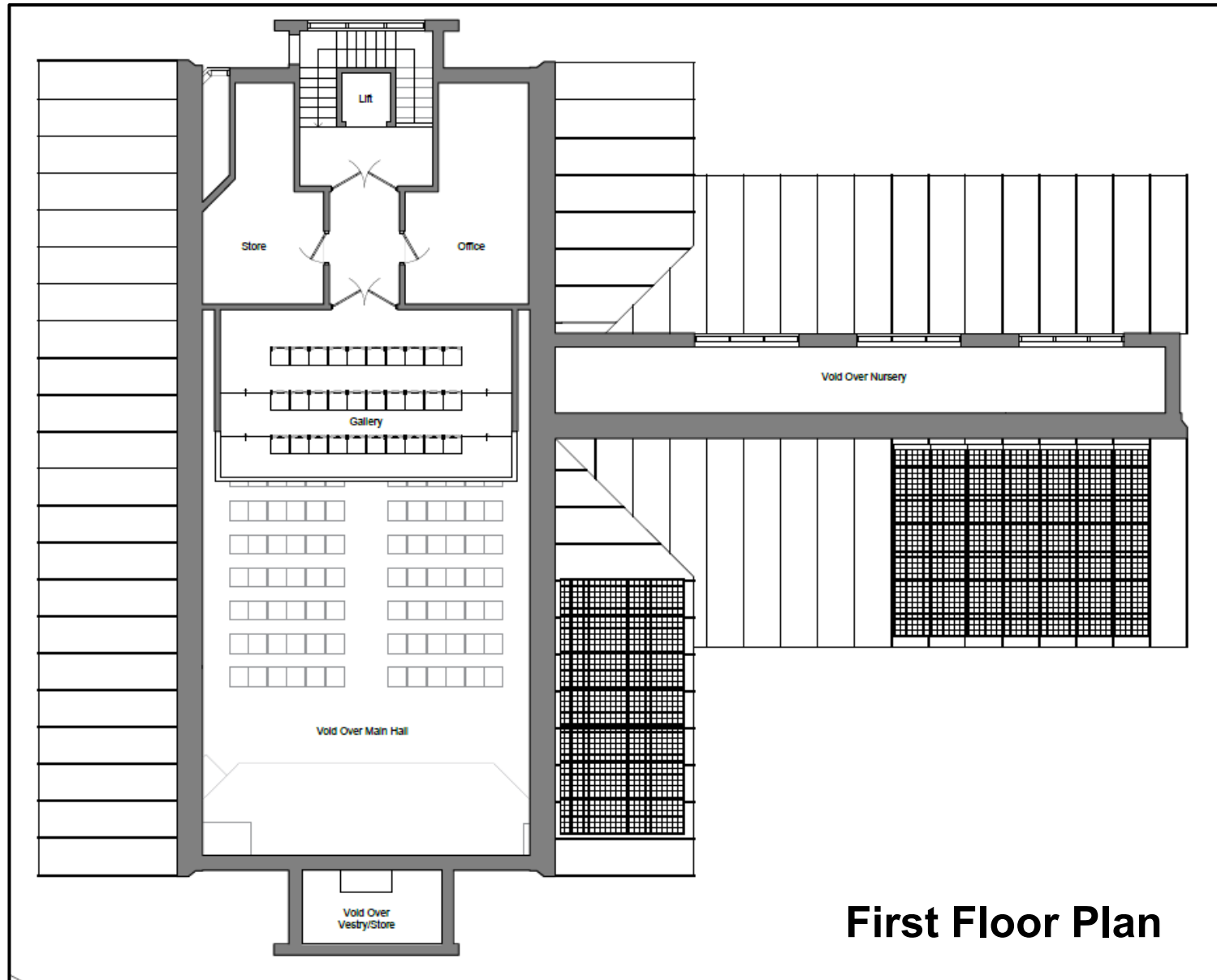




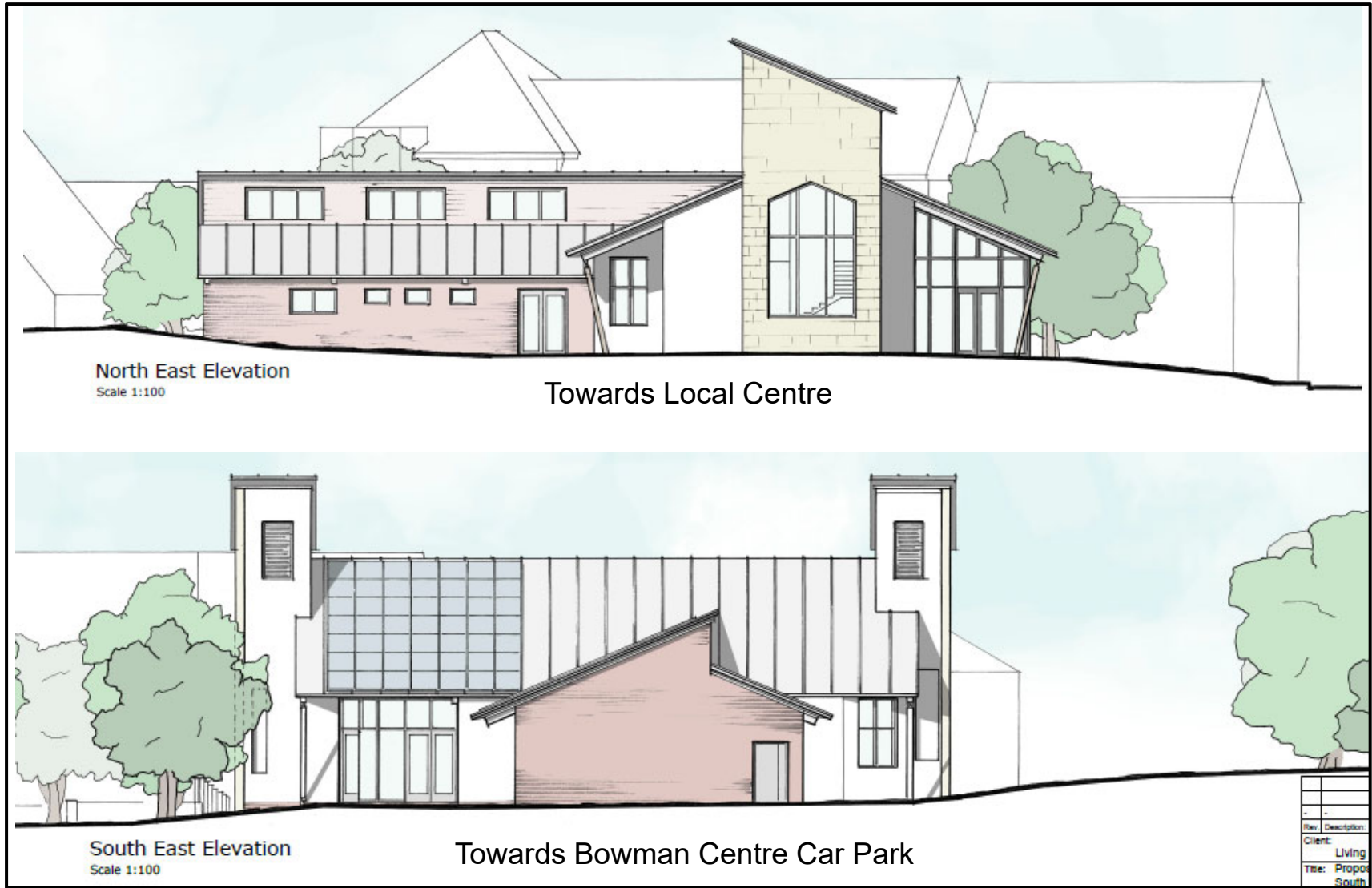
## Block Plan



**Ground Floor Plan**



**First Floor Plan**



# Elevations



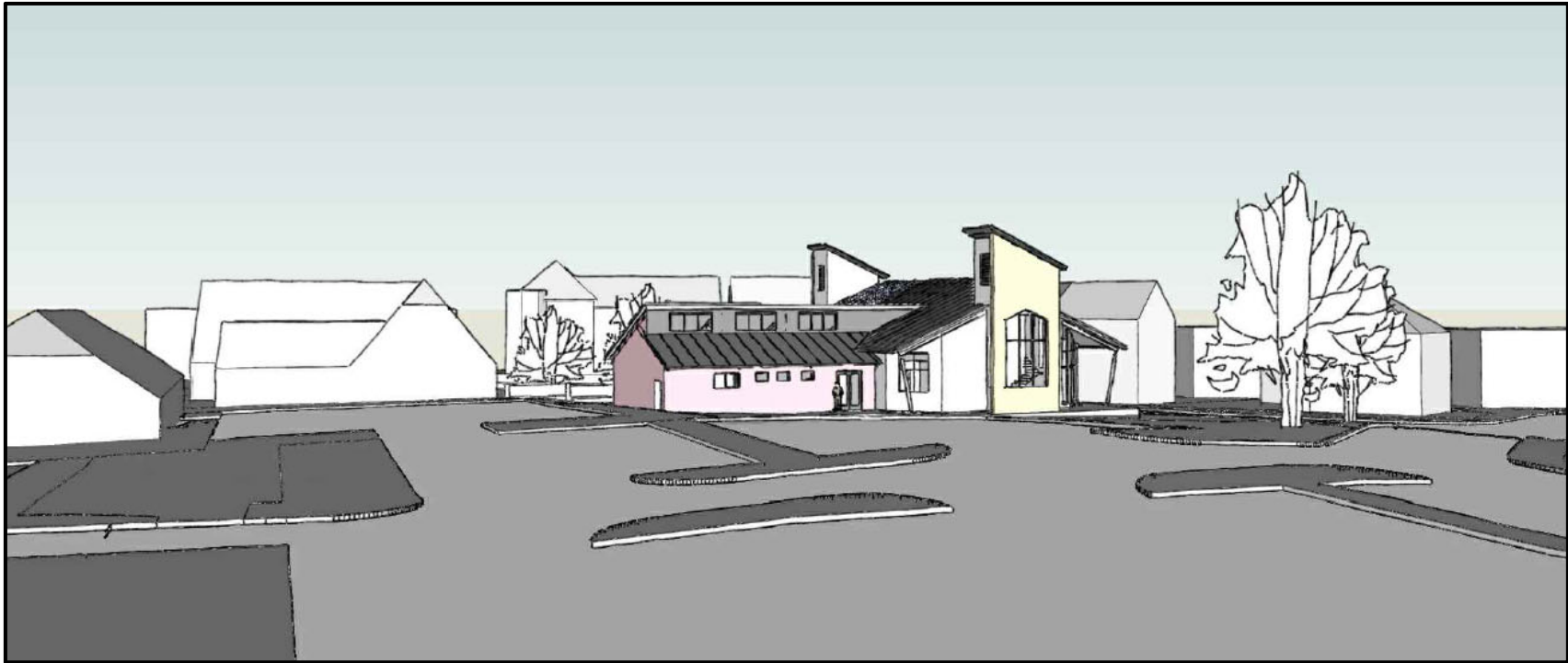


# Elevations

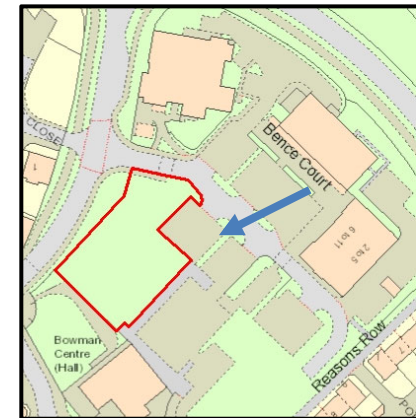


### Sketch Views





## Sketch Views

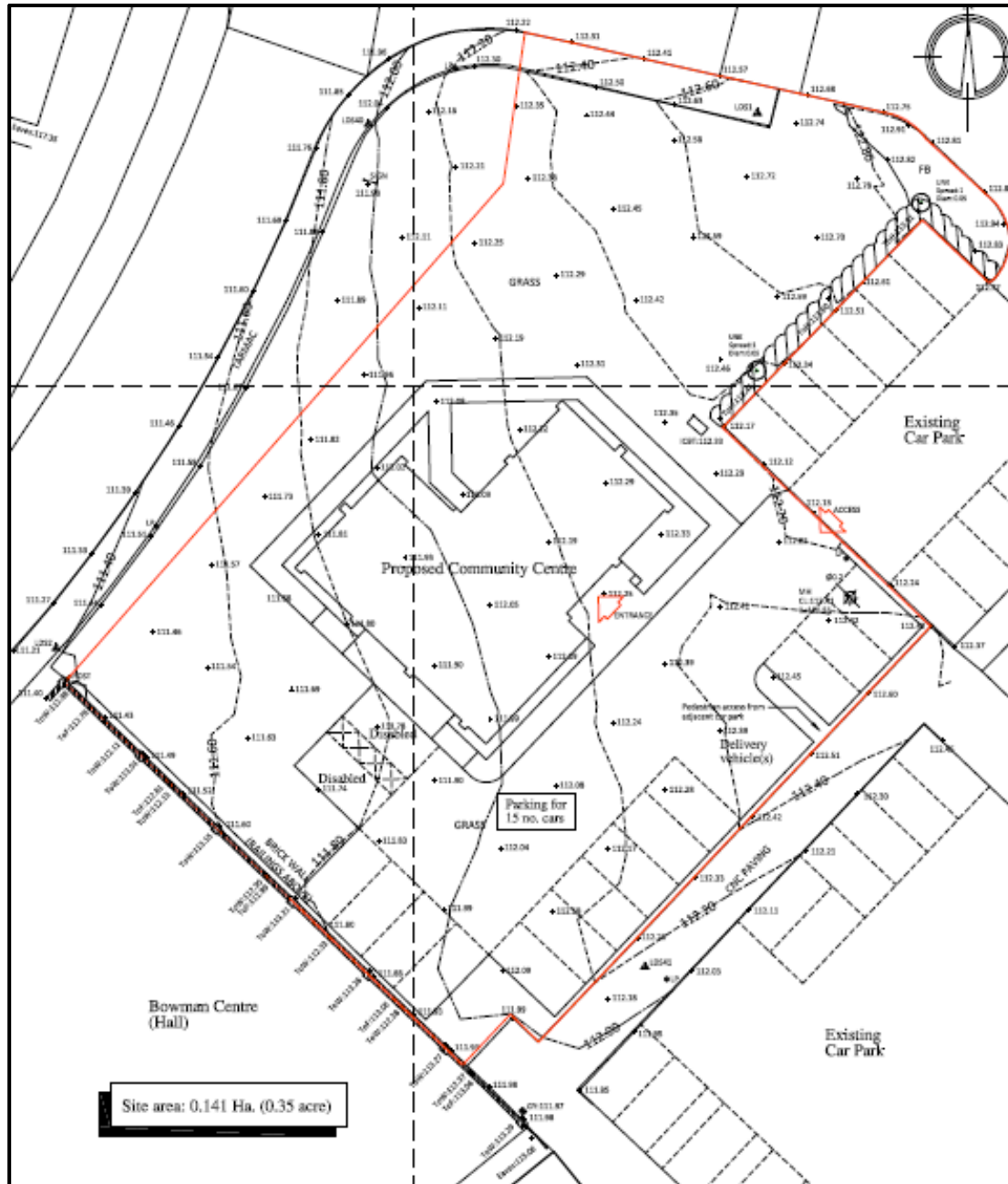




**Approved Scheme – 16/02899/FUL**  
**Elevations**

# Approved Scheme 16/02899/FUL

## Site Plan



**7b) 19/09523/FUL Florence House, Romsey Road, Whiteparish, SP5 2SD**  
Proposed development to build a single bay garage at the front of the property.  
**Recommendation: Approve subject to Conditions**



Site Location Plan

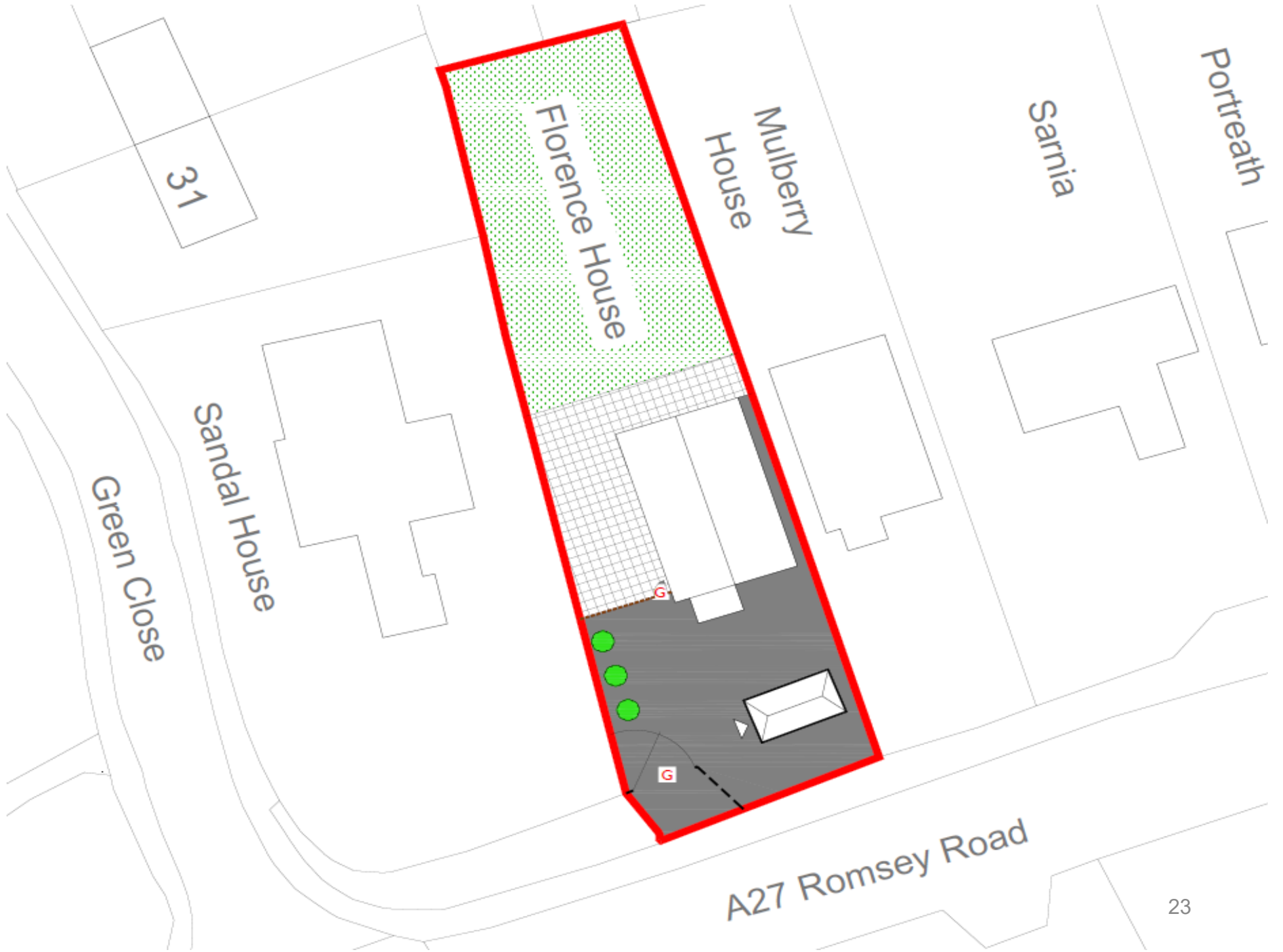


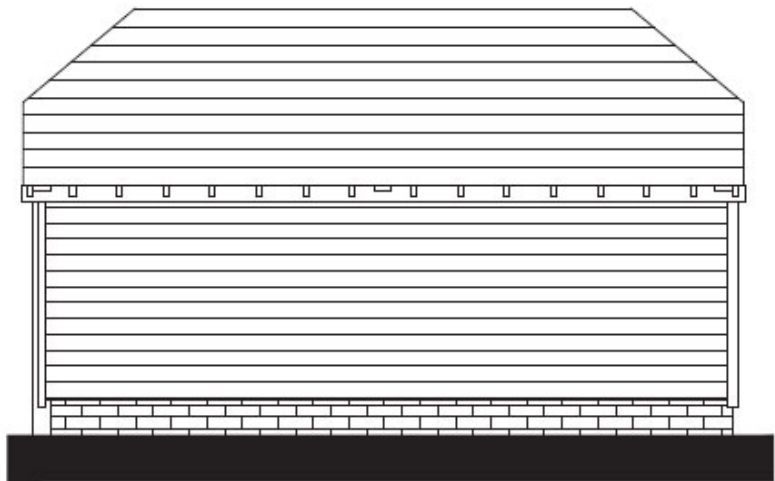
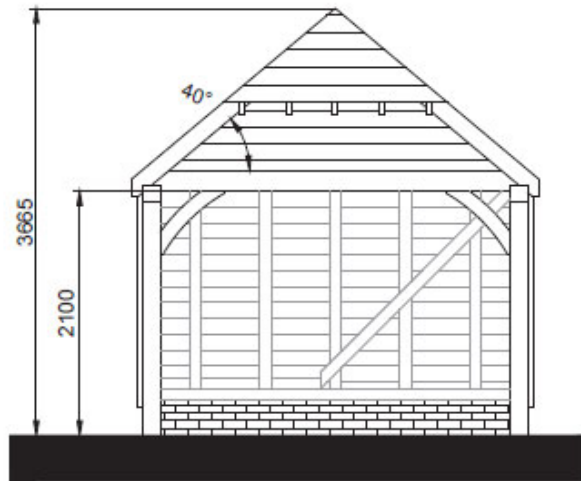
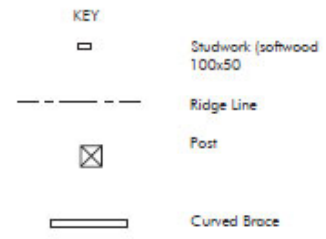
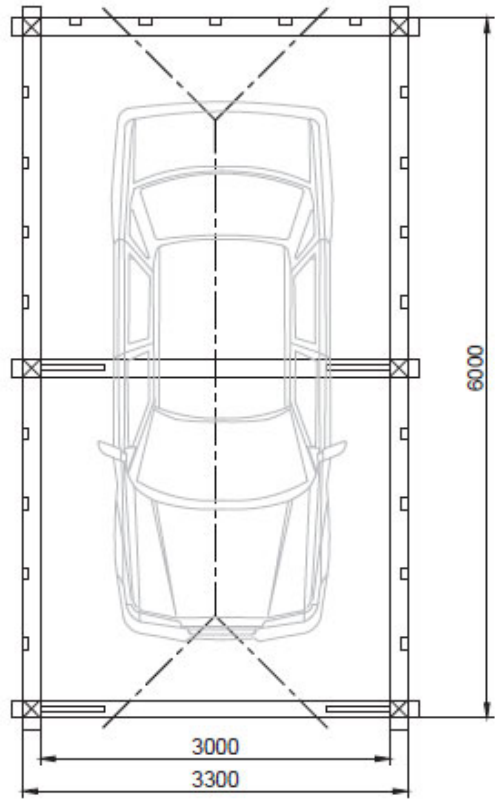
Aerial Photography











**7c) 19/11453/FUL Farmer Giles Farmstead, Teffont, Salisbury, Wiltshire, SP3 5QY**  
Removal of the now redundant Farm attraction buildings. Restoration and replanting of landing.  
Farmhouse in the currently derelict pond site  
**Recommendation: Approve subject to Conditions**



Site Location Plan



Aerial Photography



# View of site from road

Page 28



# Existing car park at front of site



# Existing Pond



# Area proposed for house



# Proposed site of house





# View looking west through site

Page 33



# View looking West towards Pond



# View Looking West



# View looking towards the site from the North

Page 36



# Proposed planting plan

FIG. 10 - LANDSCAPE MASTERPLAN

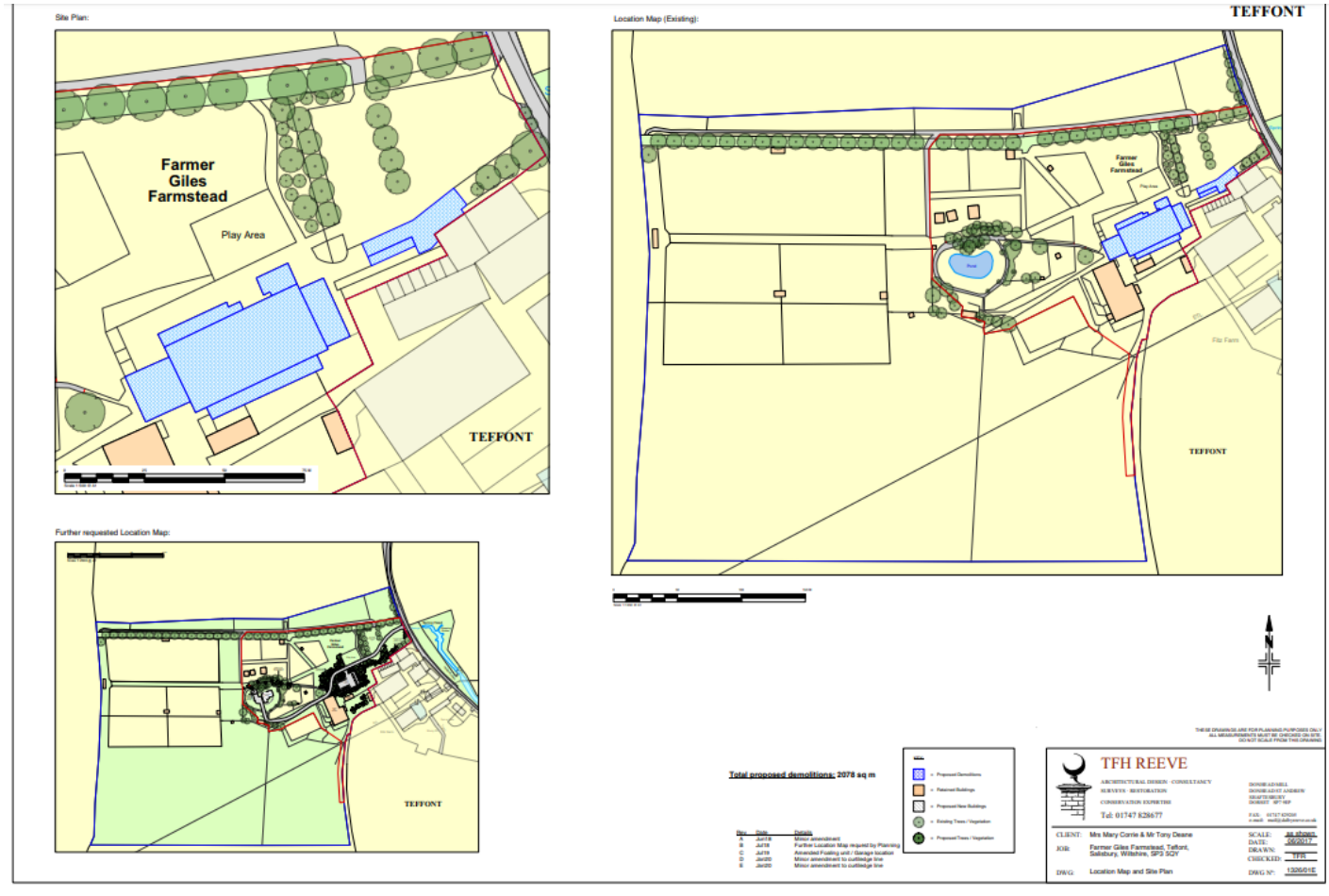
- Key - graphics
-  Application Site
  -  Existing vegetation
  -  Proposed tree planting
  -  Proposed native woodland mix planting
  -  Proposed native hedgerow
  -  Proposed chalk grassland / wildflower restoration area
  -  Permeable gravel access

**Key**

1. Restored chalk grassland / wildflower meadow area to entrance.
2. Additional tree planting to enhance existing screening.
3. Existing conifers removed over time - to be replaced with suitable native species.
4. Addition of understory planting to Beech avenue.
5. Native woodland mix planting to screen equestrian yard area.
6. Native woodland mix planting.
7. Trees / specimen shrubs planted adjacent to Manège.
8. Additional tree planting adjacent to driveway and surrounding proposed dwelling.
9. Enhanced existing planting to north of proposed house.
10. Proposed dwelling.
11. Proposed foaling unit and garage.
12. Tree planting around holiday lets to integrate with surroundings / soften outline.
13. Existing Horse Manège.
14. Existing Horse Barn retained.



# Site Plans (demolition)

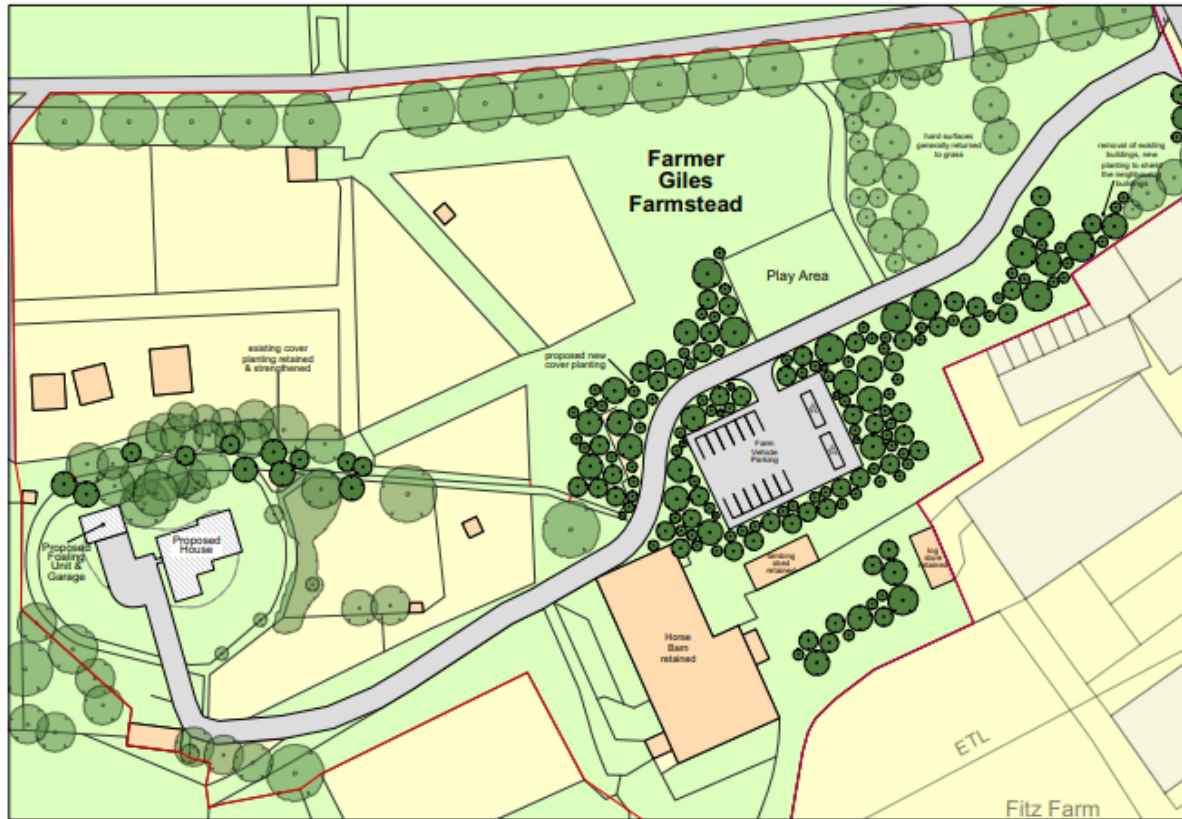


# Site Plan (proposed)

## FARMER GILES FARMSTEAD, TEFFONT

Proposed Location Map and Site Plan:

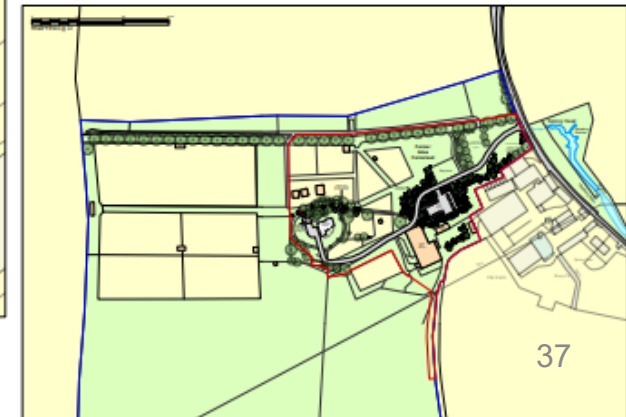
Proposed Site Plan:



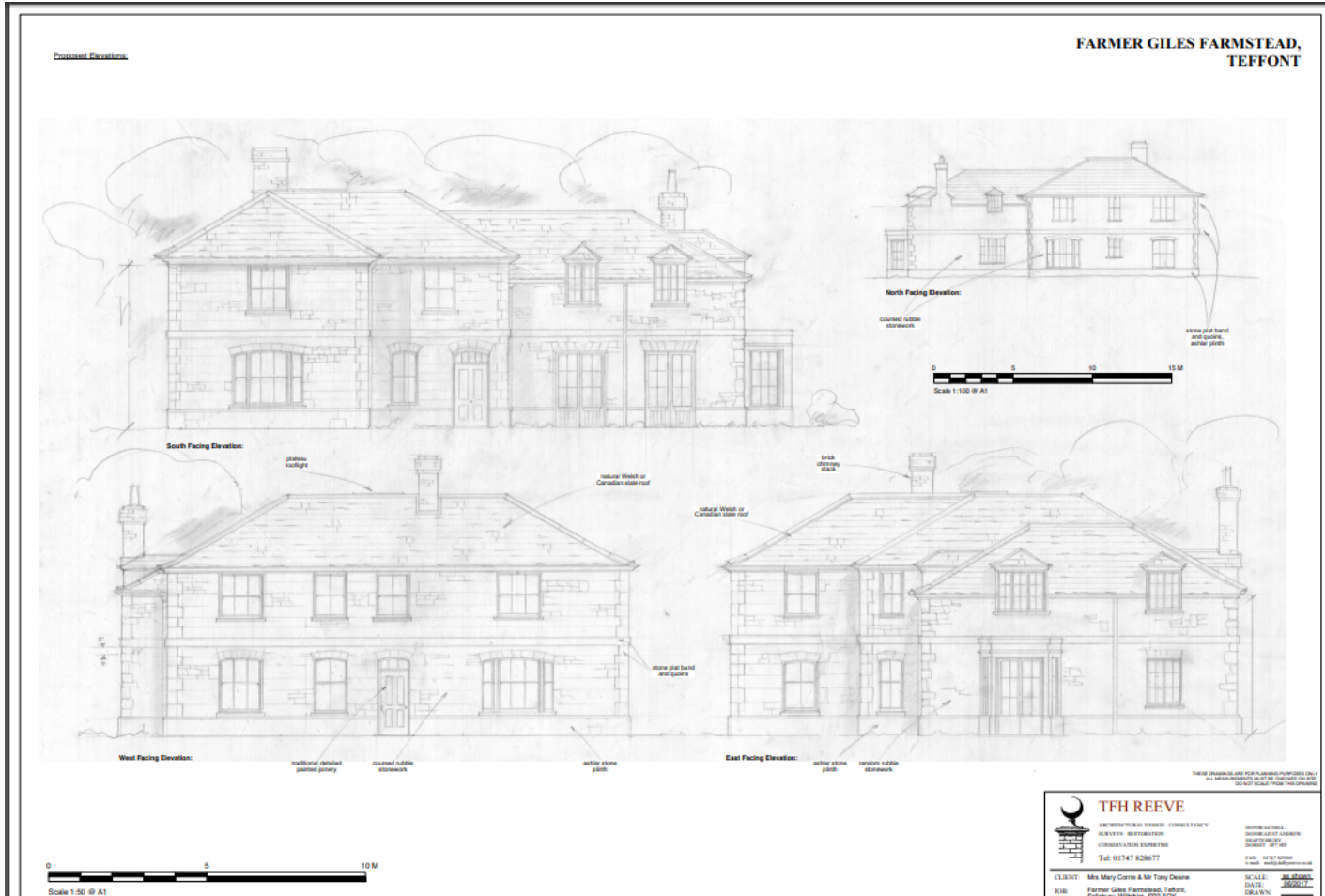
Proposed Location Map:



Further requested Location Map:



# Elevations





# Garage elevations

**Proposed House Plans:**

**Ground Floor Plan:**

**First Floor Plan:**

Scale 1:100 @ A1

**FARMER GILES FARMSTEAD, TEFFONT**

**Floating Unit & Garage Plan:**

**Proposed Floating Unit Plans and Elevations:**

**South Facing Elevation:**

balcony up (see Design & Access Statement)

**East Facing Elevation:**

timber boarding allowed to show naturally

**West Facing Elevation:**

random quoins and rubble stonework

**North Facing Elevation:**

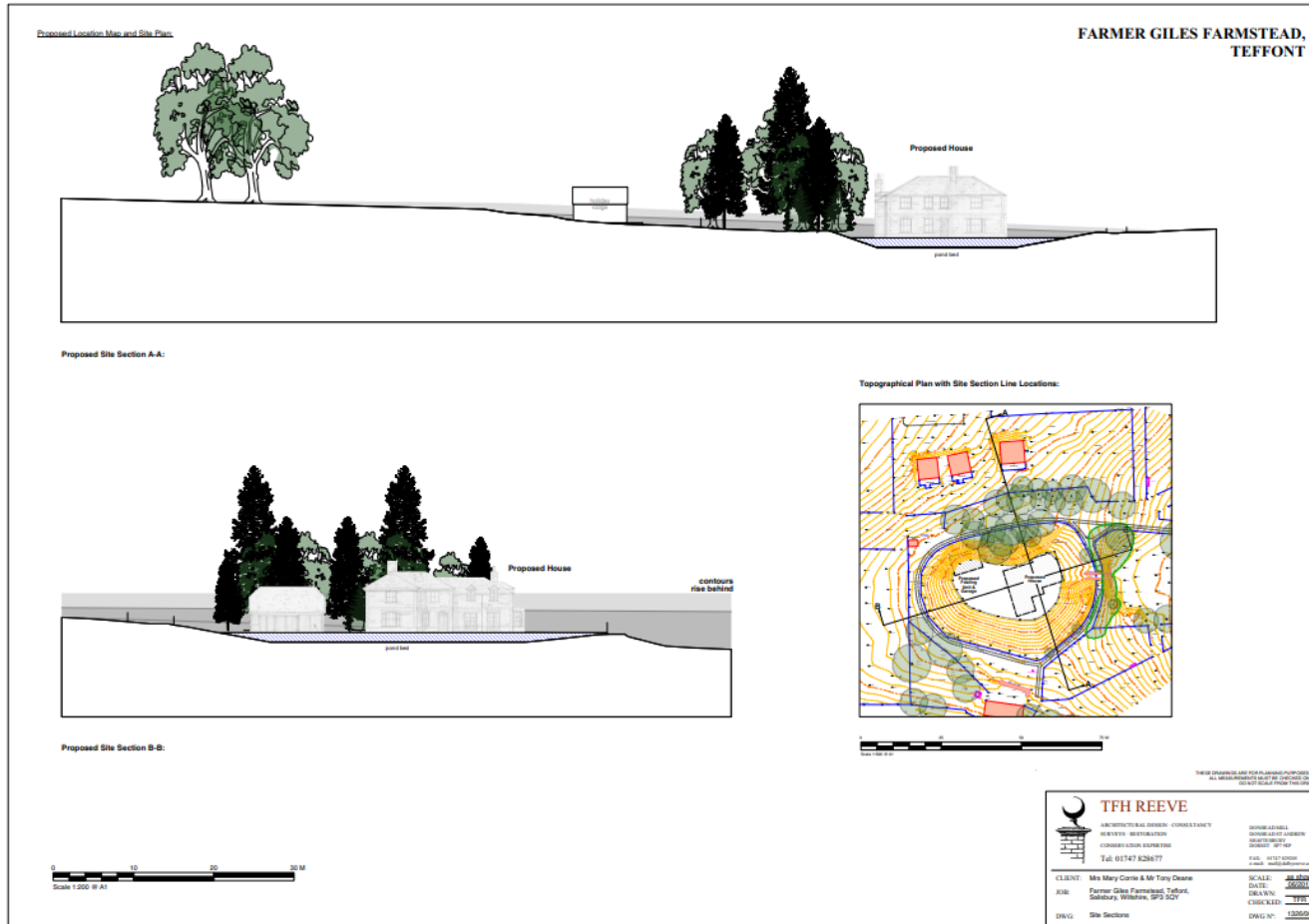
rough stone and rubble masonry

Scale 1:100 @ A1

**TFH REEVE**  
 ARCHITECTURAL DESIGN CONSULTANCY  
 DESIGN DEVELOPMENT  
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 Tel: 01747 826677

DONNA ADWELL  
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 JESSICA WILSON  
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 WWW.TFHREEVE.CO.UK

# Sections





**7d) 20/01543/FUL Glenesk, Rolleston Road, Shrewton, SP3 4HG**

To build a granny annex at the rear of the site address.

**Recommendation: Approve subject to Conditions**



Site Location Plan



Aerial Photography





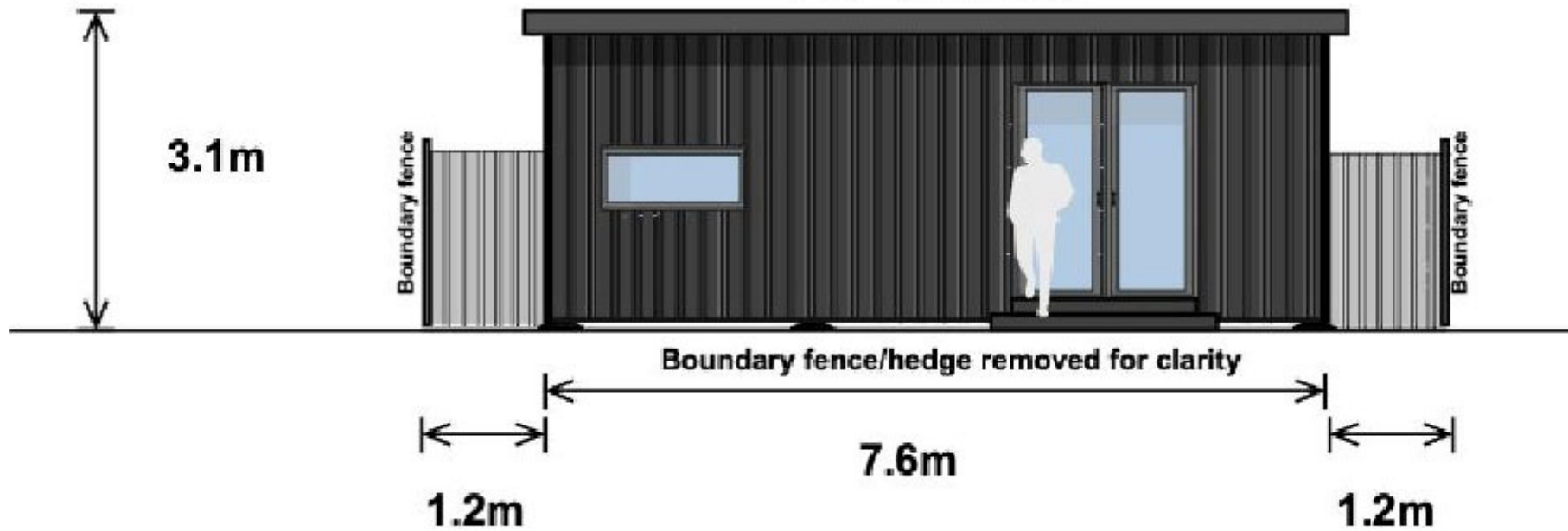


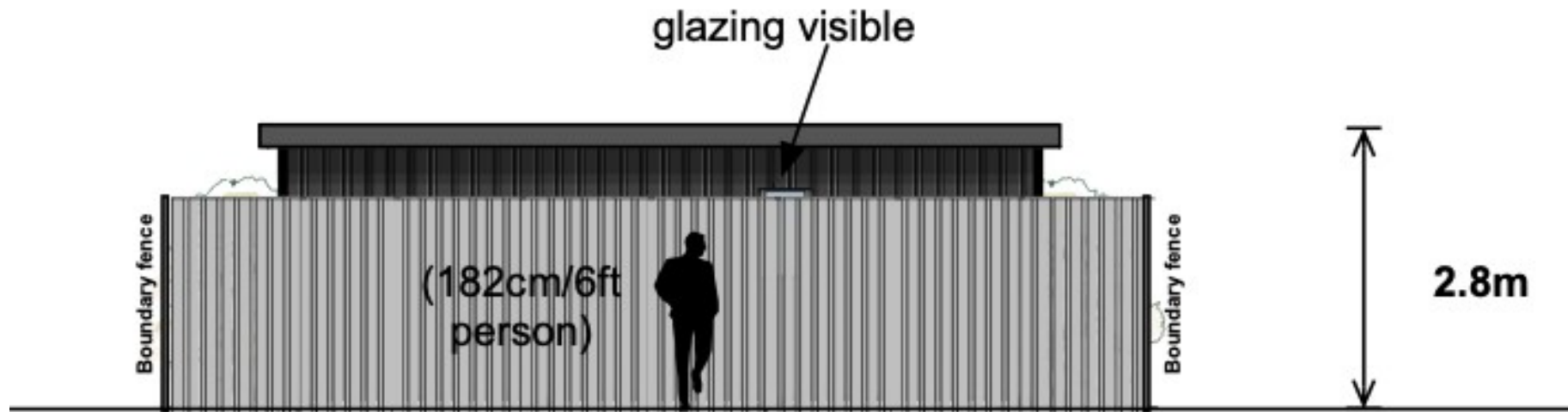


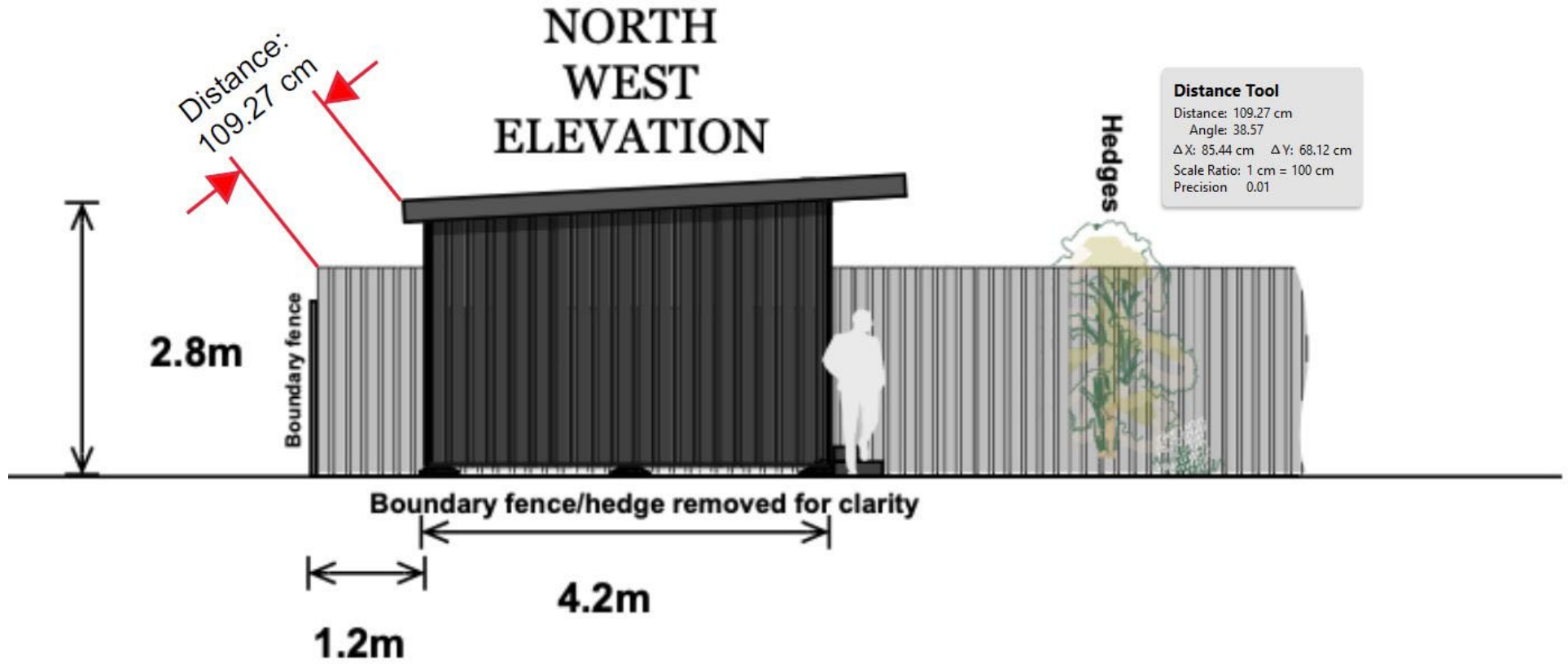




# NORTH EAST ELEVATION







# Southern Area Planning Committee

25<sup>th</sup> June 2020

# Meeting concluded

Thank you for joining the meeting- if you have any feedback about the quality of the broadcast, please contact

[committee@wiltshire.gov.uk](mailto:committee@wiltshire.gov.uk)

Please note that the meeting has paused and will resume shortly.

## Technical difficulties

We are currently working to resolve technical difficulties, please stay on this page until the meeting resumes.

If the meeting cannot be resumed please contact Democratic Services via [committee@wiltshire.gov.uk](mailto:committee@wiltshire.gov.uk) for further advice.



Statement log – Southern Area Planning 25 June 2020

| 19/06605/FUL<br>Land adjacent the bowman centre, Shears Drive, Amesbury,<br>Wiltshire, SP4 7XT | Date and time<br>received | Obj/Supp  |
|--|---------------------------|-----------|
| I Tiley  | 12/06 at 11:46            | objection |
| P Gorman   | 12/06 at 15:34            | objection |
| S McNicol  | 17/06 at 18:36            | objection |
| S Covington  | 18/06 at 10:50            | objection |
| M & V Holloway   | 18/06 at 15:59            | objection |
| C Pollard  | 18/06 at 16/20            | objection |
| R West (Cerdea planning) on behalf of The Orchard  | 19/06 at 12:09            | objection |
| L Walters  | 19/06 at 13:09            | objection |
| L Bradie (same person as above)  | 19/06 at 13:11            | objection |
| M Walters  | 19/06 at 13:15            | objection |
| M Walters (same person as above)   | 19/06 at 13:16            | objection |
| E Reynolds   | 19/06 at 14:07            | objection |
| E Reynolds (same person as above)  | 19/06 at 14:10            | objection |
| R Newton   | 19/06 at 14:11            | objection |
| A Westley  | 19/06 at 14:13            | objection |
| C Timperley  | 19/06 at 14:33            | objection |
| A Bradie   | 19/06 at 14:52            | Objection |
| Ms C Hann  | 19/06 at 15:28            | Objection |
| P Gorman (2 <sup>nd</sup> statement)   | 19/06 at 16:32            | objection |
| L Newton   | 20/06 at 11:47            | objection |
| J Hedley   | 19/06 at 19:39            | objection |
| P Gorman (3 <sup>rd</sup> statement)   | 19/06 at 18:25            | objection |
| C Harris   | 22/06 at 14:11            | objection |
|  |                           |           |
| F Osei   | 19/06 at 11:32            | support   |
| K Dickinson  | 19/06 at 11:32            | support   |
| PWCR Architects  | 19/06 at 11:32            | support   |
|  |                           |           |
| Amesbury TC statement  | 18/06 at 11:07            | objection |
|  |                           |           |

| 20/01543/FUL<br>Glensk, Rollestone Road, Shrewton, SP3 4HG | Date and time<br>received | Obj/Supp  |
|--|---------------------------|-----------|
|  |                           |           |
| H Burns  | 19/06 at 17:54            | objection |
|  |                           |           |
| R Lashmore-Searson (applicant)                             | 21/06 at 20:54            | support   |
|  |                           |           |
| Shrewton PC  | 18/06                     | objection |
|  |                           |           |

Statement log – Southern Area Planning 25 June 2020

| 19/11453/FUL<br>Farmer Giles Farmstead, Teffont, Salisbury, SP3 5QY | Date and time received | Obj/Supp |
|---|------------------------|----------|
| F Wicker-Muirin   | 18/06 at 11:46         | Support  |
| R Faulkner  | 18/06 at 16:06         | support  |
| M Corrie (applicant)  | 22/06 at 12:30         | support  |
|   |                        |          |
| Teffont Parish Council  | 20:06 at 18:50         | Support  |
|   |                        |          |

| 19/09523/FUL<br>Florence House, Romsey Road, Whiteparish, SP5 2SD | Date and time received | Obj/Supp  |
|---|------------------------|-----------|
|   |                        |           |
| Whiteparish PC  | 19/06 at 09:34         | objection |
|   |                        |           |

Application No: 19/11453/FUL

Statements of objection:

To whom it may concern,

I object to any building being built on the Green Space adjacent to the Bowman Centre.

This area is used by families and Children to play and exercise. Putting another building on this space will result in the loss of a Green space within a large built up area.

Sent by  
Mr I P Tiley  
Archers Gate Resident.

Hello,  
lack of parking, losing a green space, taking business away from the nearby nursery and the fact that their proposal stated they mainly serve Tidworth and Bulford so perhaps one of the new areas being built up for the army rebasing would be more suitable

Absolute nonsense that this should go ahead, I object against this massively

Phil Gorman  
Amesbury

Dear sir,

I write with my objections to the above planning application, based on my knowledge as a resident of this estate for 13 years:

1. There is not enough parking provision in the application for this facility and the current parking at the Bowman Centre and Co-op is already at capacity
2. The amount of traffic entering the estate via Archers Way is already at a high level and at times dangerous with parked cars and speed used by drivers; this proposal would add to this and could be danger to life especially as more and more people are walking around
3. This proposed building would add to the density of the area where as now it is at capacity with the grassed area providing a communal space and a break in all the buildings; there are very few grassed areas on this part of the estate as it is

Yours faithfully,

Sarah McNicol

I object.

The land is at the gateway to not just the homes in Archer's Gate and King's Gate, but also to The Orchard pub, the shops at Bence Court, The Wind in the Willows Nursery and The Bowman Centre. It is a welcoming, open green space where children play and from which the hub of our community can be viewed.

The church would cause:

1. Increase in traffic

- a. The site is at a busy junction on Archer's Way that serves the shops, the pub, the community centre and the nursery, as well as the flats above the shops, and the main entrance into the Archer's Gate and King's Gate developments.
- b. Archer's Way is narrow and drivers frequently have to stop to allow oncoming traffic to pass. It is also the only route through to two Primary Schools.
- c. Attendance at a church would cause a mass influx and exit of traffic all at the same time.

2. Parking problems

- a. The proposed 13 car parking spaces will be insufficient for a congregation of 150 plus staff.
- b. There are only about 80 parking spaces serving the shopping centre, The Bowman Centre and The Orchard and the flats above the shops and, while turnover of cars at the shops can be pretty fast, people will have trouble parking if the parking spaces are being monopolised by churchgoers and those picking up and dropping of kids.
- c. Presumably a church would also hold weddings, funerals and baptisms – all contributing to parking problems.
- d. Anyone who thinks that "the scheme will also encourage more sustainable modes of transport such as cycling and walking" is deluded.

3. Noise

- a. The noise assessment carried out was with only the choir, and not the whole congregation. Consequently, the outcome of the assessment should not be viewed as minimal, but as intrusive.
- b. The houses opposite the site will suffer from the noise pollution.

4. General comments

- a. We do not need another 'focal point' for the community, nor do we need another nursery, nor another community centre. If the site has to be built on we need something that will benefit the whole community of Archer's Gate and King's Gate.
- b. The most recent design of the church has increased not only its footprint but also its height and is not sympathetic to the surrounding buildings.
- c. A church is not an appropriate use of land in such a location.

I have read the first 40 of the comments on the application and cannot find a single one in favour of it. I hope that the Planning Officer will understand the strength of the opposition in the community to these plans and rule against them for once and for all.

Thank you.

Samantha Covington (Miss)  
King's Gate,  
Amesbury,

Good afternoon

We are writing in order to express our extreme concern following the submission of the above Planning Application.

Aside from the fact that the revised plans for the Church building appear to be significantly larger and more overpowering than that originally proposed, we have the deepest concern with regard to the issue of parking. We understand that the anticipated number of people attending for normal church services, which could be at any time of the day or evening, is around 150 plus staff, and those people attending would be travelling from places like Bulford, Larkhill and elsewhere, so assuming an average of 2 to 3 people in each vehicle, there could potentially be at least 60 + vehicles turning up and having to find parking spaces in this already congested area.

At certain times of the day especially, it would undoubtedly cause chaos as these vehicles would be in addition to existing vehicles belonging to residents who are parking there in order to shop and use the facilities in this vicinity. Furthermore, it would be completely wrong to include existing car parking spaces when determining feasibility of this planning application as we understand that some of the existing spaces are designated, and leased in some cases, to the Co-op, the Orchard pub, takeaways, etc. and they are already heavily utilised as it is.

We are also concerned about the potential safety issues which would ensue from random parking in nearby roads, and on pavements which would inevitably occur; there are many children living at Archers Gate, and the dangers of illegal parking on pavements and elsewhere could prove to be disastrous. Has this been taken into consideration? Has consideration also been given as to how this situation would be made even worse when there are events such as weddings and funerals, etc.? Furthermore, they could take place when a function is being held at the Bowman Centre, for example, which would prove even more chaotic insofar as parking is concerned.

Further considerations to take into account are the noise factor when, for example, special events are being carried out in the Church, as well as the potential loss of privacy and light insofar as adjoining properties are concerned.

Whilst we appreciate that this would not usually be a planning consideration, we would nonetheless like to point out that we do not think that it is right and proper that this amenity area of land is used for anything else other than to serve the residents of Archers Gate; after all, there would be all pain and no gain insofar as residents are concerned, and we do not feel it appropriate that it is used for the purposes of the construction of a minority Church which will serve people living in other communities outside of Archers Gate. In the event that the Committee decides to approve this application, we have no doubt that this will not go down at all well with most residents at Archers Gate.

Thank you for taking the time to read our statement.

Kind regards

Valerie and Michael Holloway  
Archers Gate

My Name is Caroline Pollard.

I have lived in Amesbury for over 30 years and on the Archers Gate development for 12 years. This statement is to outline my strong objection to this planning application; indeed this objection is very much a reflection of the feelings of the majority of our community (as seen on the Archers Gate / Kings Gate Facebook page).

We are against this application on the following grounds:

- **Size & Scale** – This building is too large – considerably bigger than the plans previously approved. It will overpower the area, making it too congested & claustrophobic. There will be a loss of light and overlooking issues, due to the disproportionate scale & overall height, and its close proximity to neighbouring homes.
- **Parking** – Parking in this area is limited and the strain continues, as the estate becomes bigger and the new school intake increases. The parking outlined in this application is woefully short of what the building will require and will have a negative effect on other businesses in this area, by unfairly monopolising other parking spaces. In the 12 years since I have lived on the estate, parking issues have become more apparent and the estate is still growing. Pressure on parking will also have a detrimental effect on parents access to the **School Walking Bus**, which up until now, has been one of the few positives in reducing congestion on the estate.
- **Traffic Congestion** – Access to the estate is poor & limited; roads are narrow and cluttered. The junction next to this area is a bottleneck and inconsiderate parking makes access an obstacle course for drivers. Highway & pedestrian safety is already a major concern and is regularly reported to Town Council meetings & the Police.
- **Noise** – This facility will generate noise disturbance. Services are loud & lively by nature. While I have nothing against the religion itself, to inflict this noise on such a regular basis, on the residents living close by, is unacceptable. Any restrictions imposed in respect of noise, will be almost impossible to enforce and noise will become a further blight in the immediate area.
- **Antisocial Behaviour** – This building will overdevelop this area, which will cause an increase in antisocial behaviour, as well as the police's ability to address it. A more open space approach is necessary in this area, to enable the Police to continue their work in protecting local residents.

**In summary;** this application contains a building that is too big, lacks sufficient parking, will exacerbate highway & pedestrian safety issues, contribute to noise levels that are unacceptable in a residential area and make the area more difficult to police, particularly in respect of antisocial behaviour.

Thank you

Caroline Pollard, Archers Gate,

Thank you for the opportunity to provide a statement to address the planning committee. I write on behalf of Marston's PLC to re-iterate their **object** to the planning application. Marston's PLC are the owners of The Orchard public house which is located directly opposite the site and within the local centre at the heart of the community.

Marston's objection is on the basis of principle of development, parking provision and design.

#### 1. Principle of development

The original planning permission for the local centre included floor space for community uses. A nursery is not a community facility, it is a private enterprise and therefore not supported in this location.

The applicant has not provided any statement or evidence to set out that there is an additional need for the proposed nursery places within the local area. No capacity assessment has been carried out that demonstrates that there is a shortage of places or indeed that a surplus in demand. The 2016 permission has expired. The fact that the development has not been delivered demonstrates the lack of interest from providers in delivering additional nursery facilities. The unit could be built and found to be unviable and the owner needing to consider alternative uses which would not be community uses. Page 2 of 3 Cerda Planning Limited registered in England No 06519953

## 2. Parking provision

The car parking survey took place over 9 days which included a bank holiday. It is not clear if the week in question also fell on the school half-term holidays. This does not evidence average car parking on weekdays which skews the results.

The potential for car parking associated with the nursery should be tested over a greater period than the AM and PM peak to consider the higher levels of car parking from the surrounding uses. Furthermore, the technical note does not consider the forecast growth associated with the existing centre from the continuing development of the wider site. Once the dwellings across the wider site are completed, the car parking levels will be higher and therefore the additional development proposed would have a greater impact than that which is being tested.

## 3. Design and appearance

Whilst the palette of materials is more in-keeping with the surrounding buildings than that previously submitted, there is still significant concern regarding the bulk, mass and scale of the building as well as the visual appearance of the site as a whole.

Despite the new massing of the elements of the building, it would still appear as a highly prominent feature comparative to the surrounding residential units. The surrounding residential units have clearly been designed with a greater scale compared to elsewhere which is synonymous with buildings fronting onto public spaces to create a sense of place. The relationship of the dwellings to the prominent building would create a contrived incongruous appearance contrary to the well-planned appearance of the wider site.

The development proposes to remove a substantial level of soft landscaping/open space which presently is a positive characteristic of the area. The proposed development seeks to maximise the developable area of the site with no regard for the effect on the character and appearance of the area.

## Conclusion

Marston's PLC object to the planning application, along with the ward member, parish council and 64 members of the public, and urge members to refuse the planning application.

Richard West – Cerda Planning

The points detailed in this statement were mirrored and received 14 times by:

L Walters, L Bradie (same person),  
M Walters (twice)  
E Reynolds (twice)  
R Newton  
A Westley  
C Timperley  
A Bradie  
C Hann  
P Gorman (second statement submitted)  
L Newton  
P Gorman (twice)

I fully object to the title planning permission request and the development as a whole.

The reasons for my objections are obvious and listed below:

- The **land is used** by residents and visitors and forms the gateway to Archer's Gate and King's Gate, The Orchard pub, the shops at Bence Court, The Wind in the Willows Nursery and The Bowman Centre. It links all facilities.

- **Green space** is more important now than it's ever been, and should be left in place in accordance with the Governments Green Space Directive.
- The Church would directly cause an increase in **Traffic** (worshiping times, children drop-off collection, events) which would annoy and endanger residents and visitors and devalue our area.
- The Church would directly cause an increase in **Parking** at Bence Court and Bowman Centre Carparks, and potentially the surrounding residential areas – rendering new (the planned and pitiful 13 spaces) and existing car parks insufficient (they are already borderline insufficient in busy periods which would annoy and endanger residents and visitors and devalue our area.
- The Church would directly cause an increase in **Noise** (worshiping times, children drop-off/collection and events) which would annoy residents and devalue our area.
- The Church would have a tangible **Environmental Impact** – increased pressure on waste disposal and the environmental impact of a Tidworth based congregation using private transport (public transport is unlikely) travelling to Amesbury.
- We do not need or want another church, another nursery, nor another community centre. The fact there is already what appears to be an established congregation excludes the residents of KG and AG. The addition of another nursery, although within fair competition rules, is unfair on a establishing business of the same kind which is not at capacity.
- The design of the church has increased in footprint and height and is not sympathetic to the surrounding buildings.
- If the views of all who have objected in the past and now are ignored, the design must be drastically reduced and all mitigation put in place to prevent reducing the living standard and house value in the vicinity.
- Ideally please reject all planning permission applications and move to purchase the land for the residents and visitors of Archers and Kings Gate.

Good evening,

I am writing to formally **object** to the proposed church to be situated close to the Bowman Centre on Archers Way.

I am a resident on Archers Way and recognise, immediately, that there is a parking problem. There are already too many cars on the road and not enough space; so little room in fact that I have already had one car damaged whilst being parked outside of my house. I fear having yet another (in my opinion, hugely unnecessary) building on the very small part of nice greenery that we have on Archers Way would further compromise the space available for residents of the area.

There are already a number of churches in Amesbury and I **do not** think that number is low enough to warrant the construction of another. There is no viable reason that I can see that this



should go ahead. I do not see a requirement, nor have I heard or read anything about there being one either.

There are too many high buildings on the estate currently which already block out the sunlight and one more will not help.

To sum up, **I do not think this planning application should be approved** because :-

- There is already a lack of space for parking which this will contribute to massively.
- The small amount of nice field area will be taken away and ruin the overall look of Archers Way, the shopping area and the public house.
- There are already a number of churches in Amesbury.
- I have neither read or seen any comments, press releases or statements claiming that there is a requirement for yet another church in Amesbury.
- There are already too many buildings confined to a small area on the estate and this will only contribute to the problem.
- The noise this building will generate will be grossly unacceptable to residents.
- The Bowman Centre can surely host religious gatherings without the need to construct an entirely new building.
- To link with the parking issue, traffic is and will continue to be a big issue on the estate - this will not alleviate that problem, only contribute to it.
- I fear approving this application will cause people, including myself, to look at potentially moving out of the area and therefore this will cause a loss of council tax revenue from households.

I very-much welcome any reply or response.

Kind regards

Joe Hedley

I object to this development, primarily on the grounds of road safety and access for the remainder of the Archers Gate estate. I have read the committee report for this application, and must challenge some of the statements made in the Highways section and their impact on the flow of traffic on Archer Way. Archers Way is the primary access road for hundreds of dwellings and free flowing access is essential for both daily use and **emergency access**. Access is already limited by on street parking, with the estate designed around a single space for each property, though in keeping with modern life many households need 2 or more cars. The width of the road means a car parked on street blocks the access in one direction and cars must wait to pass. Traffic already grinds to a halt around school times.

The committee report noted my observation from my previous planning objection that there is a curvature in Archers Way, **but does not address it in any way**. The curvature of the road combined with buildings on the inside of the curve, illustrated in the following 2 photos, creates a

hazard. These show the view slightly obscured with just 3 cars parked. Pre COVID-19 there were times when more cars parked here and it became necessary to start passing the cars without being able to see what is coming. This results in mounting pavements, reversing, and frustration for drivers and pavement users.



*Approaching from the west*



*Approaching from the east*

The Highways response admits “The result of this could lead to a small number of vehicles parking on the public highway, most likely on Archers Way”, and these photos illustrate that the said small number of vehicles will have an enormous impact on access along this crucial road.

The number and frequency of cars parking here will also increase due to the following:

- Some of the existing car parking is further from the church than Archers Way, which runs directly adjacent to the site. This parking is also not immediately apparent to drivers arriving at the car park. It is not realistic to assume they will fully explore the car parks before using Archers Way.
- The report states an average of 4.2 people were using each vehicle travelling to the existing site, and extrapolates this to the new site. This number is a highly questionable estimate of real car use.
- The existing car parking is already used in part by residents on or nearby Reasons Row.
- Local buses are unlikely to offer a suitable return service for site users, and I have never seen a bike in the existing racks by the Bowman Centre or Co-op and similar behaviour should be assumed for this church.

- The Sunday Service times will directly clash with the busy Sunday lunch period for the pub, where tables must typically be booked in advance.

This development therefore is likely to result in a traffic bottleneck on the entry point to a large estate which will result in riskier driver behaviour, frustration for residents across the entire estate, and most critically reduced emergency access. **The existing road design has not been considered properly.**

C Harris  
Amesbury

Statements in support:

**To whom it may concern**

I am Mr Foster Osei. I moved to the United Kingdom from Ghana in 2007. I joined the Army the following year and served until 2014. Upon my arrival to the United Kingdom the only family or friend I knew was a classmate in London.

During my time in the Army I served in Larkhill, Bulford and Tidworth. After the end of my service I settled in Amesbury from 2014 until now.

I write in support of the approval of the planning permission for Living Grace Ministry. I got to know Living Grace Ministry around the year 2010. Since I started attending Living Grace Ministry Church, I have felt welcome and part of the church and the community like never before. The entire church has been a pillar of virtue in my life, my wife and kids.

Living Grace Ministry has made me feel at home. Because it is a multinational (multicultural) church it is very diverse and blends everyone in. The church is one of the main reasons why my family and I decided to stay locally in Amesbury after the end of my service. I am very much indebted to Living Grace Ministry, because they have helped me to become a better person and blend very well into the community. The church has long been an integral part of my life and family, hence the reason I called the church my home.

Living Grace Ministry have helped with community and social events in which I have invited most of my neighbours and they have all showed their appreciation, in expressing how much they felt welcomed. Living Grace Ministry helps make a difference in people's everyday lives, which also benefit the community as a whole by their good teaching. The Church encourages good deeds, helping each other, connecting people together in the community and teaches people to act in a moral way.

In view of the above, I know the church will be a great asset to individuals in the community, which will in turn benefit the community as a whole.

Yours Sincerely,  
Foster Osei

To whom it may concern,

This is a representation in support of the planning.  
I am emailing as a resident of Kingsgate in Amesbury. I understand there is an on-going planning application to build the Living Grace Ministry on the piece of land

opposite the Co-Op on Archers Gate. Being apart of various local social media pages it has become evident to me that many seen to be opposing these plans and so I wanted to get in contact to provide my support.

The estate that now consists of Archers Gate, Abbey Green, Kings Gate etc is getting bigger and bigger and there is still a large amount of land to be built on over the coming years. We have just one nursery on the estate and just one community hall and I do not believe this will be sufficient given the growth of residents and continued building of new properties. The estate is full of families of all ages and I can only see the benefits that a new community centre/nursery will bring to everyone. The facilities it will provide will only give residents an increased variation of services and opportunities which I only see as a positive thing.

I also think its important to mention the diversity that Living Grace Ministry will bring to the area which I personally feel is extremely important and something to celebrate and support.

I sincerely hope the negativity surrounding the plans does not hinder the on-going planning permission and I will be keeping an eye out for some positive news on it!

Thank you for your time.

Kind regards

Katie Dickinson  
Amesbury

Statement to be read to the Committee on behalf of the applicant

### **Councillors**

We live in strange times but it is hoped that this application will be seen as offering a positive contribution to Kings Gate doing its part to strengthen the community by helping people to socialise, support and develop themselves, and in embracing diversity through its multi-ethnic and multi-race congregation.

The Planning Officer's report identifies a number of issues some of which have also been raised by local residents. Whilst the report thoroughly addresses these it is felt some additional remarks from the applicant would be helpful on those that attracted most comment.

### **Principle**

The applicant has always felt that as a local centre this was an entirely appropriate location for a church which is traditionally an integral part of a community and which is why the applicant purchased the site. The addition

of a church would complement the other existing uses in the centre ensuring that every aspect of life's day to day needs can be met.

### **Character and Design**

As set out in the Planning Officer's report the design has been a challenge in trying to find the right fit. The proposal now in front of you seeks to both ensure that the building is in scale to its surroundings and yet has the right visual presence to communicate both its function and potential importance. You can see from the drawings that its height accords with the scale of the surrounding commercial and residential buildings whilst the towers are suitably restrained appropriate for this type of building in this location.

### **Neighbours amenities**

Many objections raised the current state of the site as being a green space. As you will note from the officer's report this centre was planned with a building intended for this site and where planning permission has previously been granted for a church on this site.

The use of the church will be same as that of any other Christian church. Services are held on Friday evening and Sunday during the day with some weekday evening use for small groups. Occupants will sing during services and choir practice and the building is designed and will be fitted out to reduce noise.

Similarly the sound of young children is proposed to be controlled through conditioning hours of use that will accord with the neighbouring nursery. Not forgetting that the site is part of a local centre where it will become part of the ambient sounds.

### **Highway safety**

Considerable mention has been made of the limited parking on site. Firstly, as has been set out, the hours of operation of the nursery and the church are different so there is no doubling up of use. The applicant's existing meeting place is in a far less sustainable location and as part of a local centre there is far more potential for shared travelling, walking and cycling . The applicant has offered to use mini-bus transport as part of a travel plan that would be conditioned in any permission.

We thank you for time in considering this matter and that you find sufficient merit in a scheme for a new church in the Kings Gate community.

Simon Rutter (Planner)

On behalf of applicant

Parish Council Statement (objection):

**Statement from Amesbury Town Council in objection to Planning Application 19/06605/FUL Land adjacent The Bowman Centre, Shears Drive, Amesbury, Salisbury, Wiltshire, SP4 7XT**

During the consultation phase of the planning process the Town Council submitted a number of objections to the proposal, the major points being:

**Over development of the site by size of the proposed building.**

- 1, Probable overshadowing of the Bowman Centre building and garden. This cannot be quantified as the plans submitted are unclear on dimensions.
- 2, The positioning of the Nursery outdoor play area will produce noise levels that could affect users of the Bowman Centre hall and gardens.
- 3, The design and height of the building, which from the brief drawings available do not harmonise with other buildings and residential houses in the area.
4. That a shortfall of some 62 car parking spaces predicted would have a significant effect on the Archers Gate and Kings Gate area where car parking is already a problem.
5. There is a potential noise problem outlined in the application. If the application were to be approved then remedial action per the Hayes McKenzie report must be incorporated into the build.

Turning to the current position where the Planning application has been called in:

In an earlier report dated 3<sup>rd</sup> September 2019 by Wiltshire Council Highways, Sustainable Transport Group, states

**"Highways – Objection"**

**"For the reasons outlined above, the submitted parking assessment is considered inadequate and if a further/amended assessment is not forthcoming to address the issues raised, I recommend that this application is refused on Highway grounds for the following reasons;**

- 1. The proposal does not make adequate provision for off-street parking facilities for the proposed development and will encourage parking on the adjacent roads, with the consequent interruption to the free flow of traffic and a detrimental effect on the safety for all road users in the local vicinity.**
- 2. Inadequate information has been submitted to satisfy the Local Planning Authority that the existing and proposed car parking areas have sufficient capacity to accommodate the material increase in traffic likely to be generated by the proposed development.**

In the latest report encompassed within the Committee report dated 25<sup>th</sup> June 2020 Highways offer:

**"No Objection subject to conditions"**

However, please note that within this summary, Highways gives the following information:

***"The Bowman Centre car park is included in the car park capacity study, despite it being privately owned by the Town Council. Despite this, it is not possible with the information available to determine what number of spaces were vacant/ occupied in the Bowman Centre car***

*park during the survey period and so it is difficult to discount the stated availability on this basis.*

*Whilst the Town Council would be within their rights to restrict parking to users of the Bowman Centre only, I am not aware of any formal restrictions existing of this nature."*

This statement is incorrect, as can be seen on signs in the area which read:

**BOWMAN CENTRE CAR PARK  
FOR USE BY BOWMAN CENTRE PATRONS ONLY**

**Please be considerate towards other users  
No parking outside designated parking bays**

**Managed by Amesbury Town Council  
Enquiries to the Town Clerk, tel. 01980 622999**

Amesbury Town Council wishes to emphasise its objection to the application.

The information given by Highways in this latest report is flawed, quoting incorrect data, and does not agree with the report of the 3<sup>rd</sup> September 2019, particularly with regards to car parking availability.

Additionally, there is no consideration given to the ongoing housing development within Kings Gate, which is likely to have a large impact on the future use of the parking area.

Amesbury Town Council cannot see a justifiable reason for Highways to change their recorded objection and notes that the author appears to discount Wiltshire's own Maximum Car Parking Standard as excessive and unnecessary. Assumptions made regarding the need for occasional on street parking are not substantiated by hard evidence of intent and the local centre and adjacent highway will suffer as a consequence.

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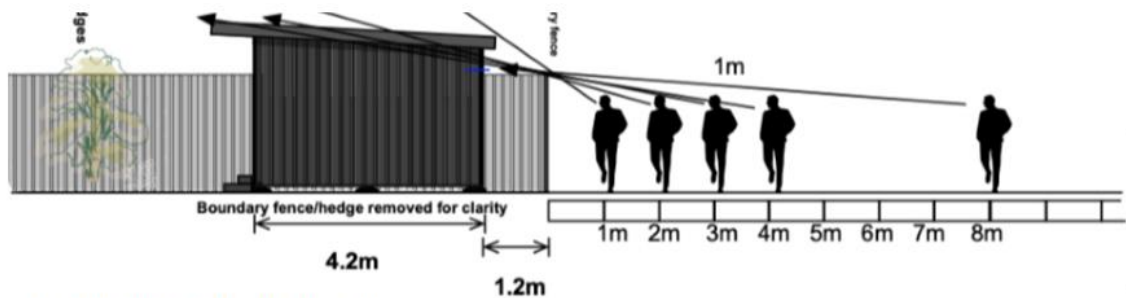
Application: 20/01543/FUL – Shrewton

Statements in objection:

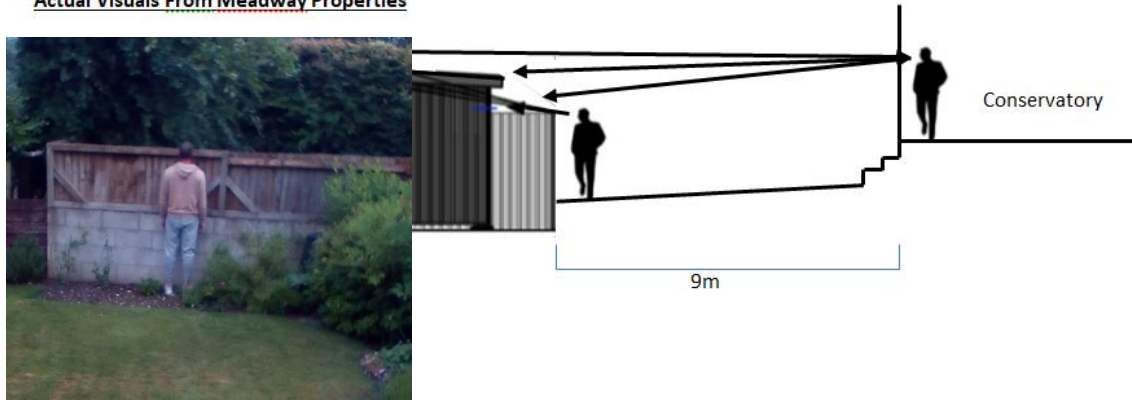
Dear Sir/Madam,

We write in response to Mr. Repper’s report submitted on the 18<sup>th</sup> June 2020 and to summarise our points that have not been fully considered. Mr Repper says he visited the site. Sadly he did not visit or contact any of those who objected to try and understand their reasons for doing so. A site visit would have clarified this. Despite recent correspondence regarding significant land levels between the Glenesk site and the Meadway gardens, the plans remain unchanged and inaccurate. Figure 5 SOUTH EAST ELEVATION shows the Glenesk site and Meadway gardens to be on the same level. The Meadway gardens are both higher and elevate toward the properties. This being the case, the proposed build would be in far greater view and have more impact especially as it would be near to the boundary wall, only 9 metres from our properties. The drawing below shows the proposed figure 5 from Mr. Repper’s report, along with a drawing which shows the actual elevated gradient of the gardens and also the visual from my conservatory.

**Proposed Figure 5 South East Elevation**



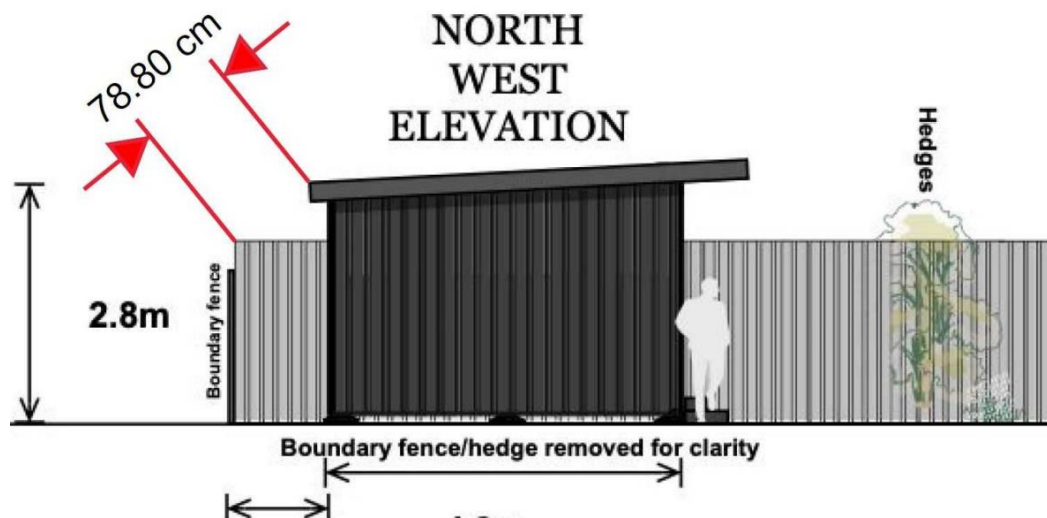
**Actual Visuals From Meadway Properties**



To quote Mr Repper’s report (8.2 Core Policy 57) ‘New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality.’ Although there is no street scene to consider, the site is in a ‘dog leg’ surrounded by other residents’ gardens. Four of those residents have objected due to not fulfilling this criteria or abiding by this Core Policy 57 as it has adverse impacts. The build would consume this small area of garden. The 1.2 metres to each side is taken up mainly by the girth of the trunks and density of the beech trees. The picture shows all of the points above, which was taken from the boundary fence.



The proposed build height at 2.8 metres rising to 3.1 metres will mean that from our living areas we will see the back, the window, along with its light and the full length of the pitched black roof, with more of the build visible from the first floor. The build would be totally out of view from the Glenesk residence, with full impact on the neighbours. The plans show the roof overhang to be only 78.80cm from the boundary wall in the revised plan of the NORTH WEST ELEVATION (Side Elevation) submitted on the 21<sup>st</sup> April 2020. This is less than the 1 metre that Mr Repper quoted in figure 8.4 'Other Matters Raised'. If building controls stipulate a 1metre distance between boundary and build, then this breaches this regulation regarding fire hazard. See below revised side elevation.



The discrepancy between the garden levels has a great bearing on our objections as this has not been taken into account when considering the issues mentioned. The size of the structure and close proximity to our homes will cause the issues listed in our objections with the possibility of further light pollution from outside lights.

Glenesk is a property benefiting from both a generous sized front and rear garden with further land at the side of the property. A build of this nature anywhere else on the property would be more in keeping with the environment, courteous to neighbours and be a safer and more responsible option for overseeing the eventual care of an ageing relative. If the annexe were on the other side of the hedge, we would not be objecting.

Yours Faithfully,

Hazel Burns & Martin Walker (Meadway Residents)

Statements in support:

Dear Sirs,

I am writing to you as the applicant to support my planning application (20/01543/FUL) to build a granny annexe in my rear garden at Glenesk, Rolleston Rd, Shrewton.

The granny annexe is for my mother, who is a 61 year old widow who moved to Wiltshire from Norfolk to be with my young family and myself. Both my wife and I have key worker careers that involve a lot of unsocial hours and in particular, my role involves me being away for long periods of time, which creates challenges with childcare. To remedy this and achieve an appropriate, supportive environment for our children, my mother moved here to look after our children, and she meets all our childcare needs. We also provide a lot of support to her in return, both physically and emotionally.

To enable this arrangement, my mother has been living in a touring caravan as she needs her own environment and to maintain her independence. However, the caravan is not designed nor feasibly suited to be a long term accommodation solution. It is far too small, as well as being intolerably cold during the winter months. This has had a negative impact on her mental and physical wellbeing.

We would be hugely grateful if the committee would consider passing our application for our granny annexe, enabling my mother to have a small studio annexe within our curtilage to enable support for both my family and for my mother, whilst supporting my mother to maintain her independence and her own space.

I understand that there are some local concerns regarding our application, however we have taken great care to address the concerns in our response dated 21st April. We feel confident that a small, single storey building will not overlook the properties behind it. With the appropriate screening, which we have willingly agreed to, the annexe also could not impede on anyone's privacy. With regards to the placement of the annexe, we feel that given the unusual shape of our garden, this is the most logical placing, while also maintaining a garden that can be easily accessed and supervised from the main house for our children to play in. The purpose of this annexe is for accommodation for my mother, and we would not be using it to rent out or as an Air B and B and we will happily agree to a covenant regarding this.

I appreciate your time,

Kind regards

Mr and Mrs Lashmore-Searson and Mrs Searson

Shrewton Parish Council Statement (Objection):

Shrewton Parish Council maintains its objections to planning application 20/01543/FUL - Glenesk, Rolleston Road, Shrewton, SP3 4HG for the following reasons: 1. The application has been described as a Granny Annexe, these are normally within or built onto a house so a resident can live independently but have support nearby. This building is located at the end of

the garden as far as possible and screened from the main residence. 2. The location of the proposed annex will directly overlook the rear gardens of 2 properties in Meadway and the double doors at the front look directly into the garden of the adjacent property 'Beeches'; it will be an overbearing new structure in direct view causing a significant detrimental impact to these properties in terms of light and privacy, although hedge and other screening has been suggested it cannot be guaranteed that this will remain should somebody decide otherwise. 3. Shrewton Parish Council have concerns that in the longer term the building will be converted into overnight letting accommodation (e.g. Airbnb, holiday let) which may cause even greater loss of privacy and noise issues for the neighbouring properties. 4. Shrewton Parish Council have concerns regarding what appears to be limited emergency access to the annex from the road.

18th June 2020

The Parish Clerk to Shrewton Parish Council

Application 19/11453/FUL – Teffont (Farmer Giles)

Statements in support:

I support this application.

Mary and Tony have lived in the village for over 20 years and during that time have played a very active role in Village Life (Mary has been governor of Chilmark School; Trustee of Teffont Village Hall and rebuilt the Garden Club; Tony has been long-time Teffont Parish and Wiltshire County Councillors). In our current coronavirus situation, Tony is one of the named volunteers helping the vulnerable and self-isolating in the village.

The submission has been refined and refined over time with input from the Wiltshire Planners and The Planning Committee. I have read the AONB reports each time and feel that this submission addresses the key points of:

1. Respecting the Dark Skies in this part of Wiltshire;
2. Cleaning up the entry to Teffont with the carpark returning to a meadow. This is really important and will make the entrance to the village much more attractive and in keeping with the village character.
3. Planting scheme – and I would support the restriction that the planting should be completed within the first planting season after completion of house (seems unnecessarily risky to young trees to plant outside the correct planting season and also whilst the machinery necessary to build the house and remove the building are still on site).

Also, as a fellow horse owner, I have long believed the family should live onsite to offer the care for their animals that British people are renowned for. I have read the letter of support from their vet and would echo all the points he makes.

Finally, having had a career in business, I applaud the way Farmer Giles Farmstead Ltd has coped with and responded to business-shattering events like Foot and Mouth and has proactively developed its business offering over the 22 years that this family has owned it.

Looking forward, and especially given the current economic uncertainties, it makes sense to me for Farmer Giles to diversify where possible. If I read the AONB Management Plan correctly, this would appear to be the key sustainable message it contains.

I hope you give your approval and the proposed improvement work and build can commence.

Fields Wicker-Miurin

Teffont Magna

Application No: 19/11453/FUL - Farmer Giles – **In Support**

From Robin Faulkner

“I strongly commend this Application to members of the Committee.

I fully support the positive comments especially those by Fiona Homan, David Parker and Will Langer of the CLA. The latter being very authoritative and the former being the objective views from two very long- standing parishioners with the good of the village foremost in their minds.

My family and I continue with our active roles within the community of the village and in particular my wife was Clerk to Teffont Parish Council for 12 years.

Thus for over 34 years having lived with and witnessed the evolution of the Farmer Giles site I cannot see any significant, relevant reasons to object to this Plan as amongst other things there are no immediate neighbours. Neither my family nor the people in the village I meet can understand why this hardworking family are excluded from living on the farm where they care for their horses, sheep and other animals.

However I am aware that there have been a couple or so objections for what appears to be more personal reasons rather than Planning issues.

More importantly, I am disappointed and dismayed that our Wiltshire Councillor has up to now, chosen to oppose the recommendations of the Teffont Parish Council and largely those of Wiltshire Planning Officers in this case.

Finally, I would emphasise that I believe this sympathetically designed family home would be a huge enhancement to the village for now and future generations.

Robin Faulkner

Teffont Magna,

Good afternoon,

We are resubmitting our application for a single, family, house at Farmer Giles having listened to all the feedback from yourselves, as well as the planning officers (who have visited the site again) and, of course, the detailed feedback from the AONB.

You asked for clarity over the details of the build, the building heights, location, visibility, and eco sustainability (including additional planting scheme), all of which we have addressed.

We commissioned an architect, experienced in the AONB, to develop a complete house design, incorporating the Teffont Village Design Statement and key AONB requirements (eg maintaining Dark Skies). These plans show the attention given to ensuring roof heights and other visual aspects are minimised (see architect's cross-section).

The house will be built to make full use of environmental technology to ensure it is both “green” and sustainable (PVs, sustainable heating using heat pumps, rain-water capture, etc)

In addition, we have employed Salisbury-based Indigo Landscape Architects, who work extensively within the AONB and have a thorough knowledge of the AONB Management Plan. They have completed a visual audit of the site and surrounding countryside and guided us on complying with as many of the AONB recommendations as possible. This includes a detailed planting scheme including restoring the carpark to a typical Wiltshire Chalkland meadow with many additional trees. The photos within their report were also deliberately taken during the winter months when tree foliage is least in order to make their assessments as transparent as possible.

The site has been chosen because it is in a natural dip in the landscape, largely screened from the surrounding AONB, and within the brownfield curtilage of the Farmer Giles site.

It is located within a former man-made pond which has no natural water source and is long since defunct. This location will require minimal earth works, no soil should need taking off-site; and in addition, much of the rubble, etc, created by the removal of the buildings near the site frontage can be used as part of the backfill around the foundation footings – minimising the need for transporting materials off-site.

The proposals are also not just for a house, but also incorporate the removal of existing barns and a substantial landscaping scheme which will transform the site frontage and the manner in which the site is seen from the road.

We are also retaining the holiday lodges which support both our business and the local economy. Farmer Giles Farmstead Ltd has always been a multi-stranded business with farm animals, farm attraction, camping and caravanning, etc. Like many family businesses it has needed to diversify as the market requires. A DEFRA grant, given as free business consultancy after the foot and mouth outbreak of 2001, led to a recommendation that the business expand into family holidays in purpose-built Lodges. These are now a key part of the Farmer Giles Farmstead Ltd income. In effect, the business has moved away from mass general public daily visits, to general public access through booked stays. These families also support the local economy. They spend money in local shops, pubs and activities as well as allowing us to employ local staff to clean and care for the lodges.

The proposals are now supported (unanimously) by the Parish Council and by the Planning Officer in his report to committee. Furthermore, whilst the AONB office has made numerous technical comments on the application I note that it has not objected to the proposals, and has, in fact provided a series of recommendations should you be minded to approve the application, all of which we are happy to support.

In conclusion, I believe that our revised scheme for the house represents a significant improvement on the previous application. I hope therefore that having

listened to your comments and incorporated them into this submission, you will be able to approve our application.

Mary Corrie  
Teffont Magna

Date:18.06.2020

Teffont Parish Council Statement (in support):

**Statement from TEFFONT PARISH COUNCIL**

**For the record Teffont Parish Council states that the applicant, Tony Deane, declared an interest at the extraordinary meeting of 17<sup>th</sup> January 2020 at which the application was discussed, and absented himself from the meeting.**

The Parish Council of Teffont supports this application with the condition that the demolition of redundant buildings and the agreed planting be completed before occupation of the dwelling. Council discussed the necessity of planting being undertaken in the correct season and we note that Case Officer Mr Adam Madge suggests it be done in the first planting season after completion of the build.

Throughout the application process, the applicant and their architect have made a point of seeking input from Teffont Parish Council, including requesting an extraordinary Parish Council meeting to discuss their responses to comments from AONB and this Planning Committee on earlier applications. The Parish Council considers that its comments and suggestions have been considered and included in this latest submission.

The Parish Council would like to draw attention to the following points:

1. The re-landscaping of the carpark will remove an unsightly industrial aspect and will enhance the entrance to the village from the north.
2. The applicant has selected a location for the house that is one of the lowest points of the site. The Parish Council understands it is within the 15 acres designated as "brown field". It is in a now-defunct, man-made, pond which means there will be minimal earth movements. Much of the detritus associated with the build can also be buried in the pond before the platform is built minimising traffic movements associated with the build.
3. The house's proportions and roofline were felt by the Parish Council to be proportionate to the site and minimised visibility in winter months.
4. The pond is already surrounded by mature planting and the additional planting-plan around the whole brownfield site is welcome for visual as well as environmental reasons.
5. The Parish Council discussed the sustainability of the building. The applicant confirmed their aim is to incorporate best practice in sustainability measures beyond the requirements of building regulations. Their desire is to minimise heat losses and their carbon footprint and generate renewable energy.





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Application: 19/09523/FUL – Whiteparish

Whiteparish PC Statement (Objection):

Planning application 19/09523/FUL Florence House  
**WHITEPARISH PARISH COUNCIL OBJECTION**

This statement is further to the response submitted by Whiteparish Parish Council on 21st January 2020.

Proposed development to build a single bay garage at the front of the property. Whiteparish Parish Council recommends refusal to this application on detrimental impact on the street scene, it will impede on neighbour's amenity and access along with scale, mass and siting.

The original development of two properties on the site of the old village hall, had been granted permission without garaging. The two new houses sit back in line with neighbouring properties, none of which have garages at the front. The applicant has made steps to reduce the size of the construction but it is felt that the impact of a garage sited directly at the front of the property, along the edge of the A27, will have a detrimental impact upon the character of the surrounding area and in relationship to adjoining properties.

Whiteparish Parish Council unanimously agreed that this planning application should be refused.

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