

# AGENDA SUPPLEMENT (1)

**Meeting:** Southern Area Planning Committee

**Place:** Online Meeting

**Date:** Thursday 4 February 2021

**Time:** 3.00 pm

---

**The Agenda for the above meeting was published on 26 January 2021. 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)

---

## **Part I (Pages 3 - 64)**

DATE OF PUBLICATION: 2 February 2021

Presentation Slides

This page is intentionally left blank

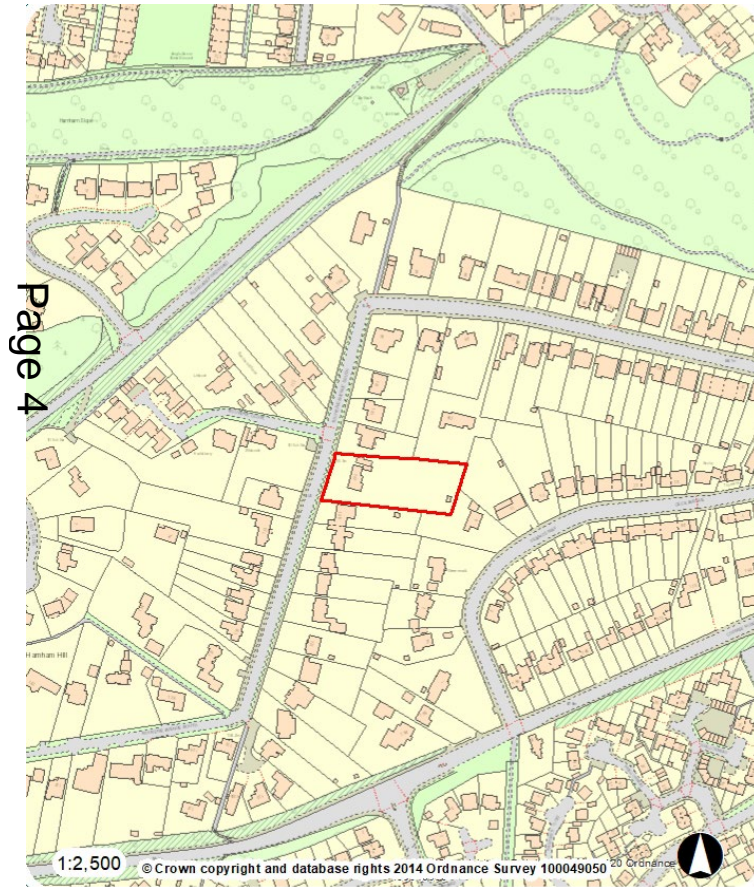
# Southern Area Planning Committee

4<sup>th</sup> February 2021

**7a) 20/06105/FUL - Land to the rear of 107 Bouverie Avenue South, Salisbury, SP2 8EA**

Erection of a 3-bedroom bungalow to the rear of No. 107 Bouverie Avenue South, associated access and driveway and hard and soft landscaping.

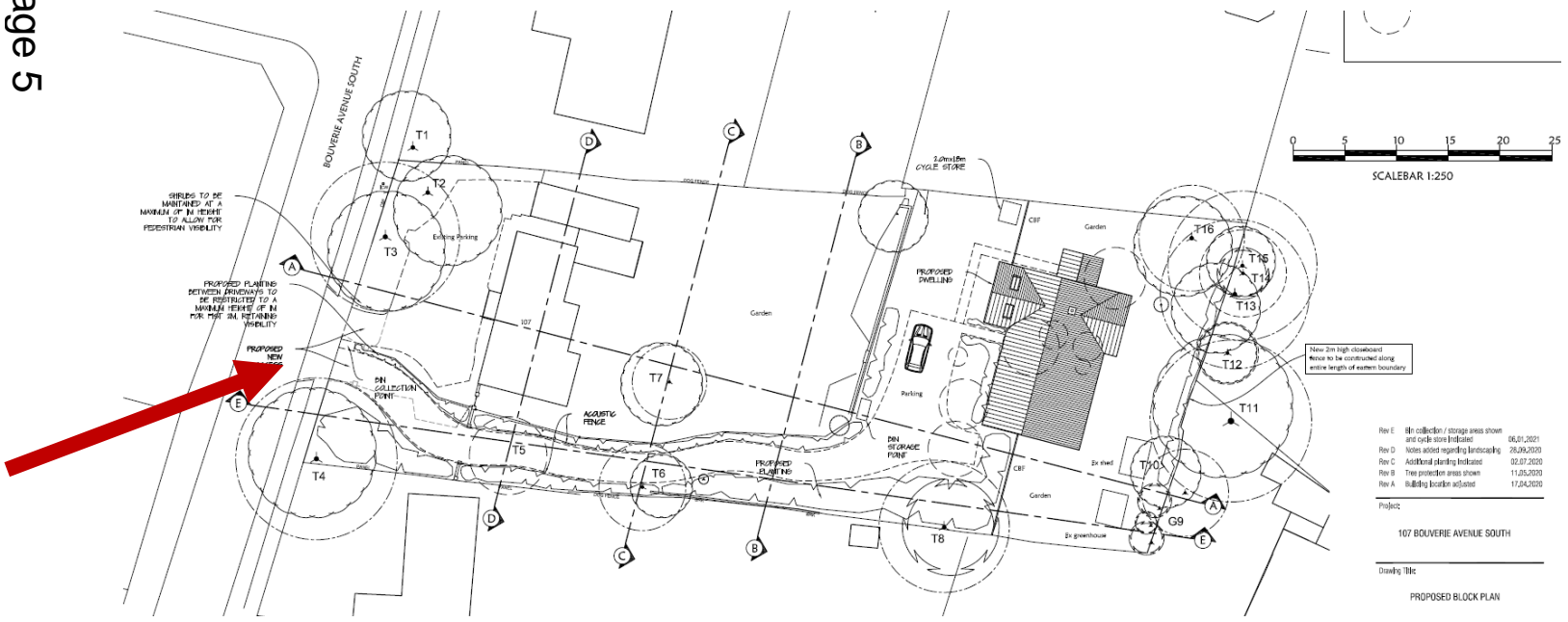
**Recommendation: Approve with Conditions**



Site Location Plan



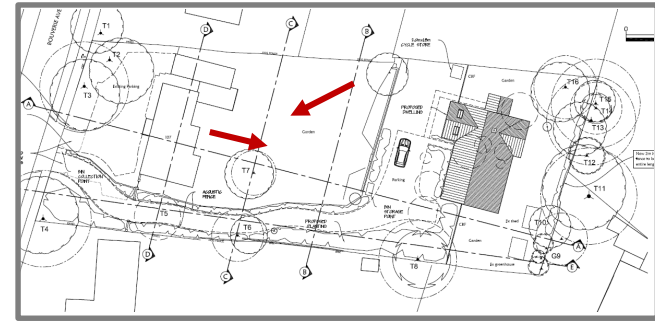
Aerial Photography



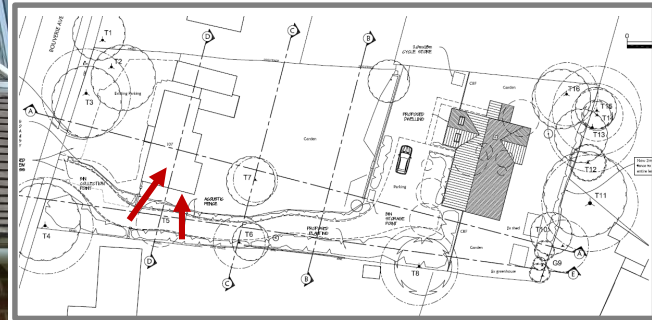
# Rear garden of No.107 showing new fenced driveway area



Page 6

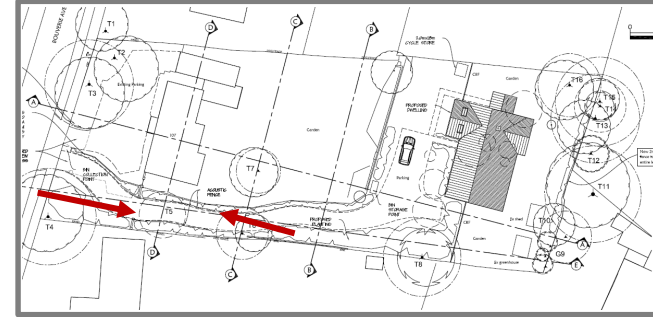
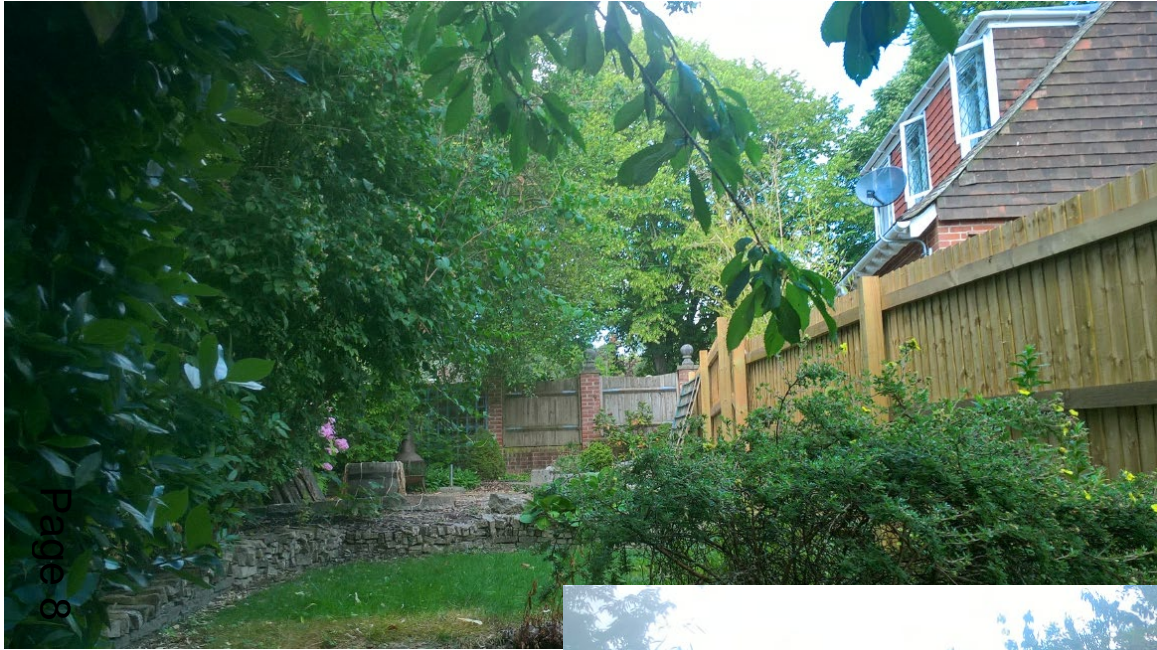


# Proximity of 107 to driveway



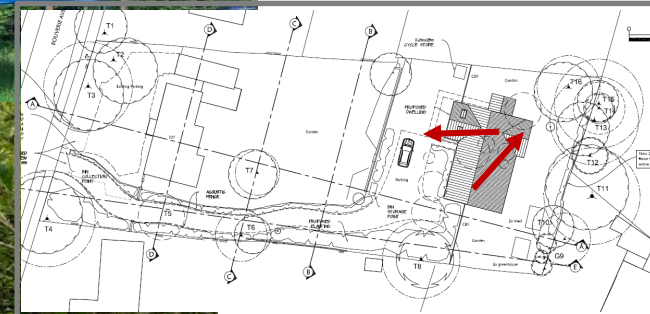
Page 7

# Access driveway to site looking west and east (showing proximity of 107)





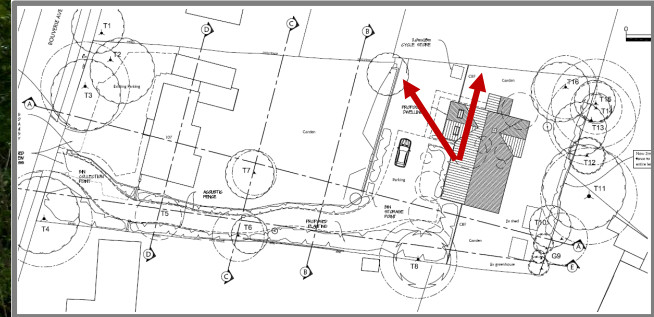
# Other views from within application site



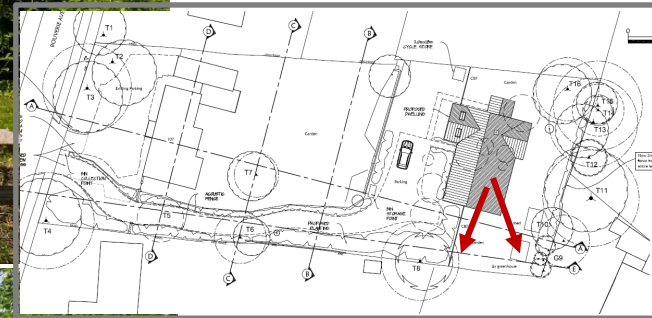
# Other views from within application site



Page 10



# Other views from within application site

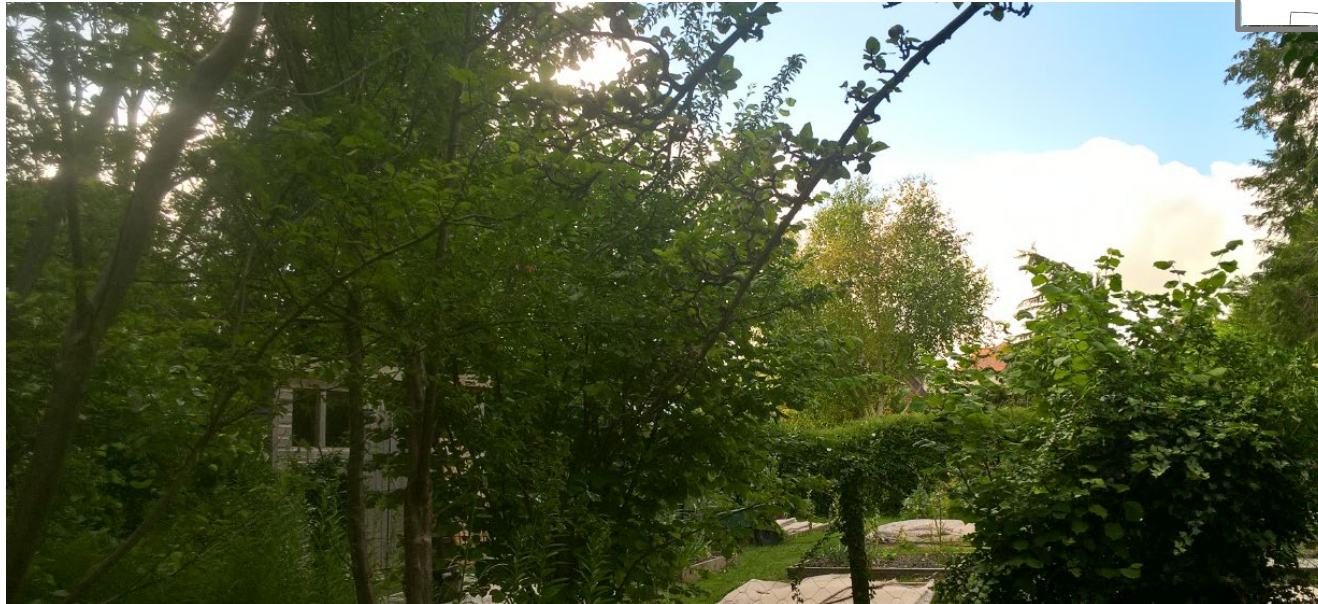
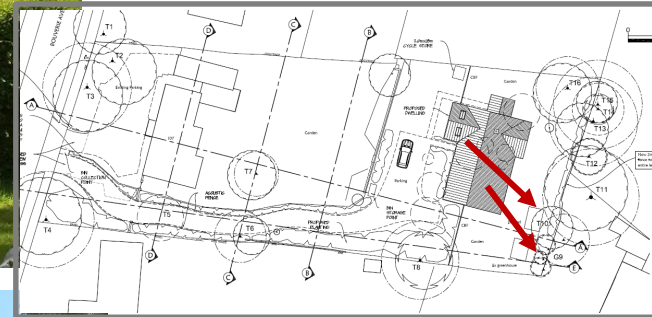


Page 11

# Other views from within application site



Page 12

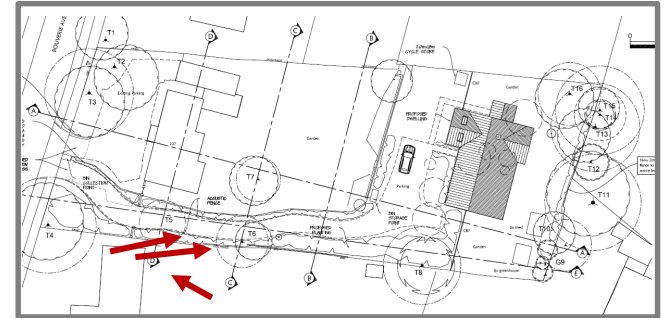




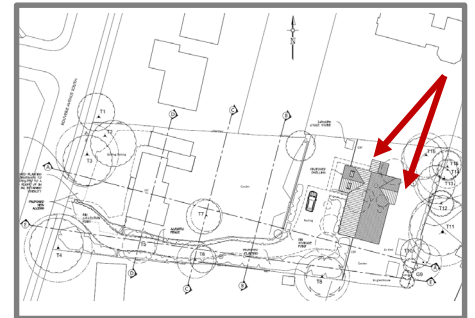
Looking at site from adjacent dwelling to south (no. 109)



Page 14



# Photos of site from adjacent property to north east (No. 59A)

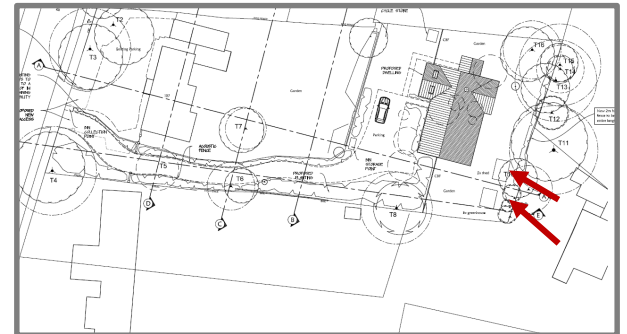


Page 15

# View from 9 Francis Way



Page 16

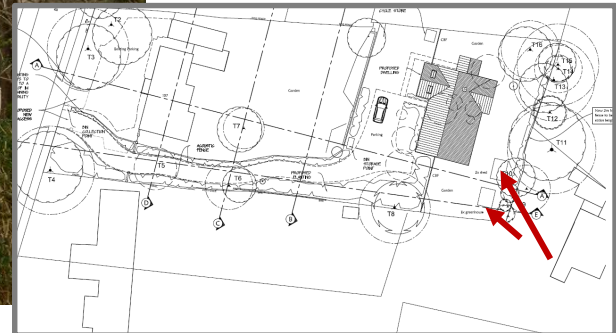




# View from 9 Francis Way

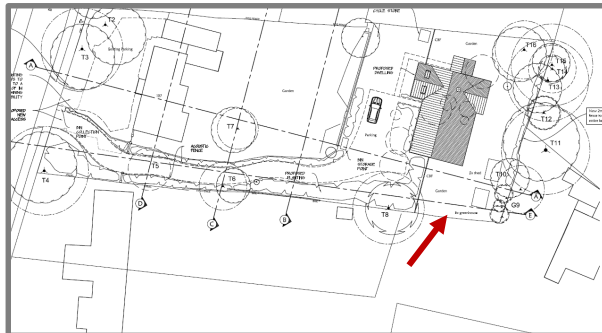


Page 17



# View of site looking north from garden of 9 Francis Way

Page 18



# Amended site plan and details

Amended Proposed Elevations (P657/05 Rev B):

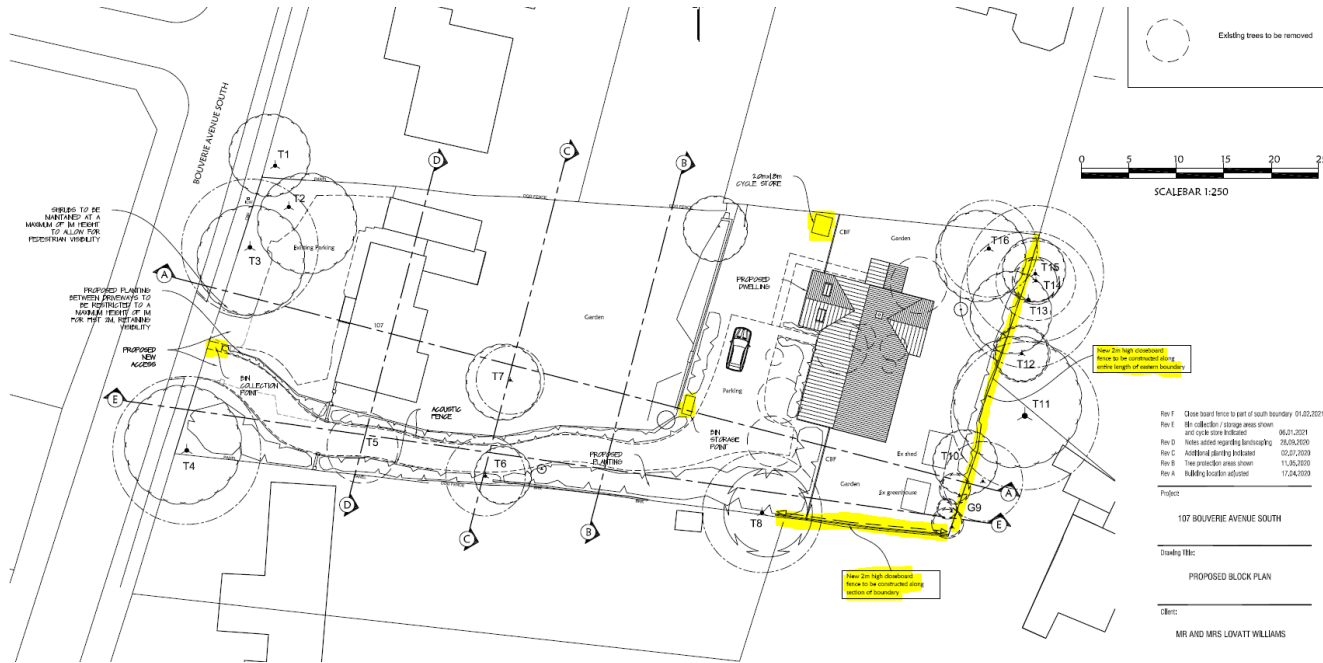
- Annotated with materials

Amended Proposed Block Plan (P657/03 Rev E):

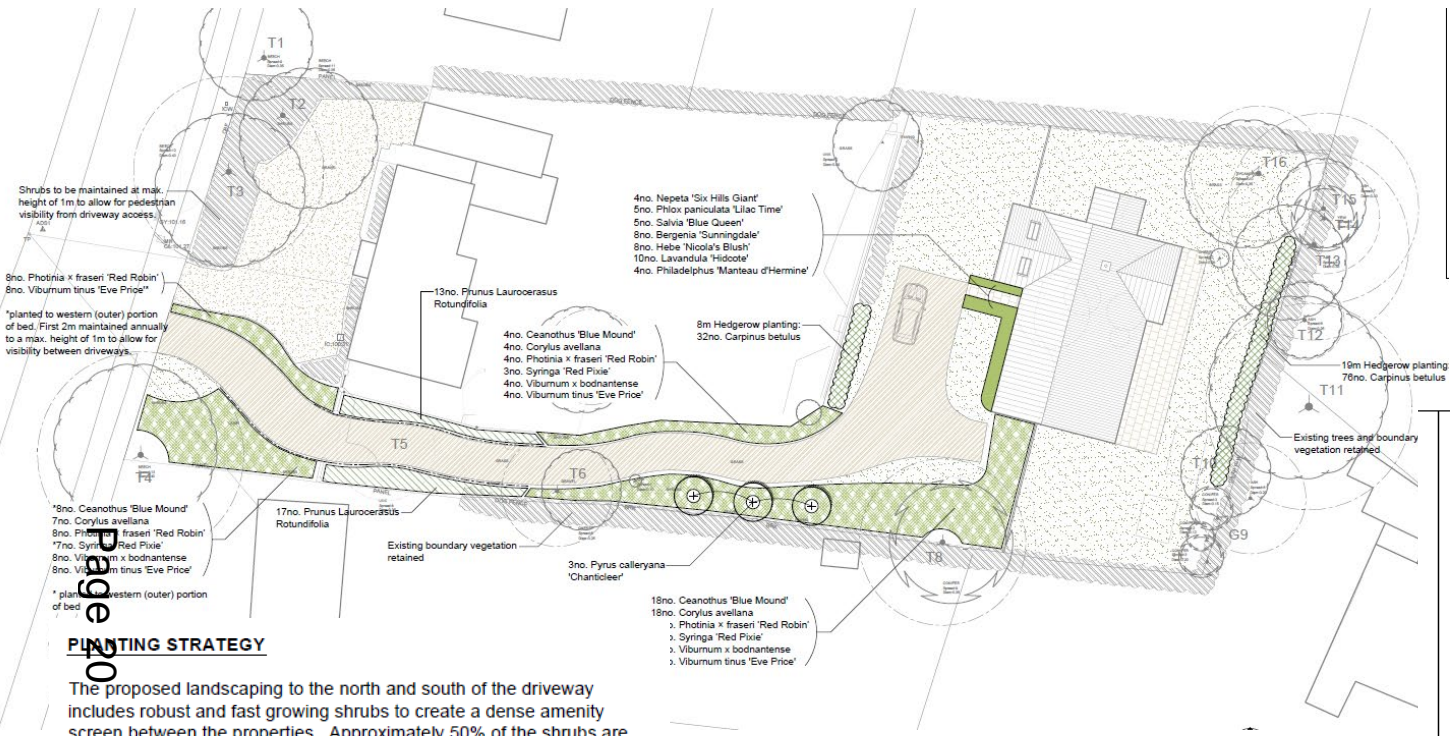
- Addition of 2m high closeboarded fence along entire eastern boundary and part of southern boundary
- Addition of cycle storage
- Addition of bin storage and collection points

Email confirmation of the following:

- Foul Drainage: “private package pumping station, discharging to an existing manhole in the front garden of 107 and thereafter discharging to the main Wessex Water foul sewer”
- Details regarding bin storage/collection points



# Landscaping scheme



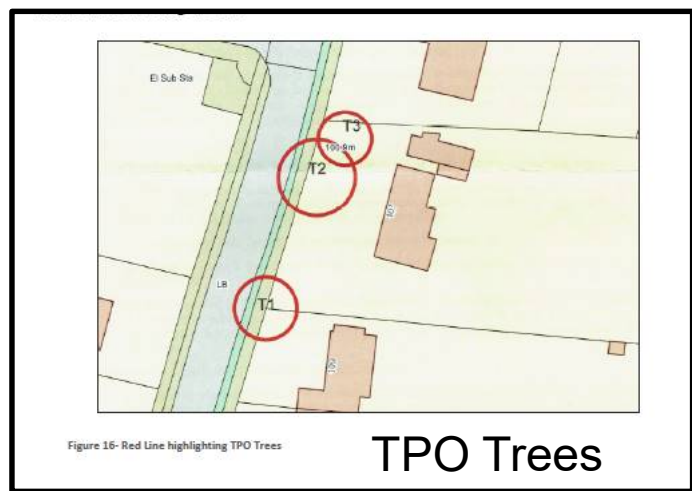
**LEGEND:**

- Existing trees and vegetation to be retained
- Proposed ornamental garden planting
- Proposed amenity screen planting
- Proposed amenity screen planting - fully evergreen Cherry Laurel
- Proposed hedgerow planting
- Proposed amenity grass made good following construction
- Proposed 2m high acoustic fence
- Proposed patio / slabs
- Proposed tarmac driveway

**PLANTING STRATEGY**

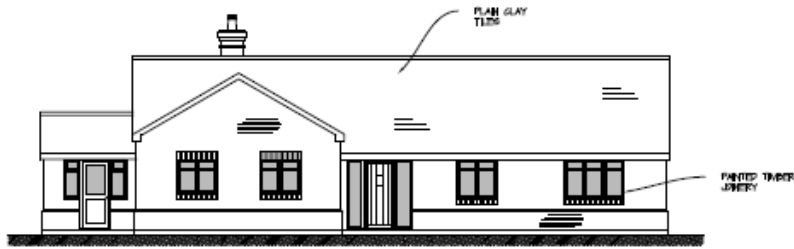
The proposed landscaping to the north and south of the driveway includes robust and fast growing shrubs to create a dense amenity screen between the properties. Approximately 50% of the shrubs are evergreen to provide year-round screening. Adjacent to the acoustic fencing, evergreen, fast-growing, and shade tolerant Cherry Laurel is proposed to quickly soften the appearance of the fencing. The amenity screen shrubs mature to a mix of sizes, with approx. 50% flowering species (Ceanothus, Syringa, and Viburnum bodnantense) to 2m in height, providing an attractive residential context, and approx. 50% larger shrubs (Corylus, Prunus, Photinia and Viburnum tinus) to 3m+ providing a dense and effective screen. The larger shrubs are readily clipped to form a robust hedge at a minimum of 3m in height, or can be allowed to grow taller if required.

3no. Callery pear trees are proposed to the southern boundary, infilling a gap in tree canopy cover to the south of the proposed dwelling. These allow for filtering of views at up to 7m in height, but with a compact conical form, do so without being overbearing to either side of the boundary. To the eastern boundary, a Hornbeam hedge is proposed to provide a dense hedgerow, reinforcing the existing vegetation in this area.

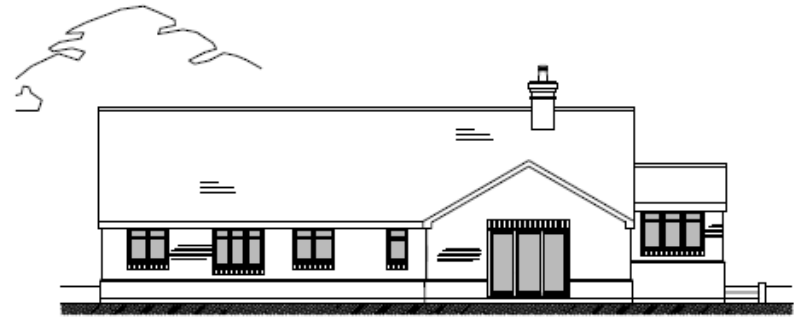


Page 20

# Elevations



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

Page 21



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

Rev B: Made M: shown 06.2  
Rev A: M: shown 17.2

Project:

107 BOULVERIE AVENUE

Drawing Title:

PROPOSED ELEVATIONS

Client:

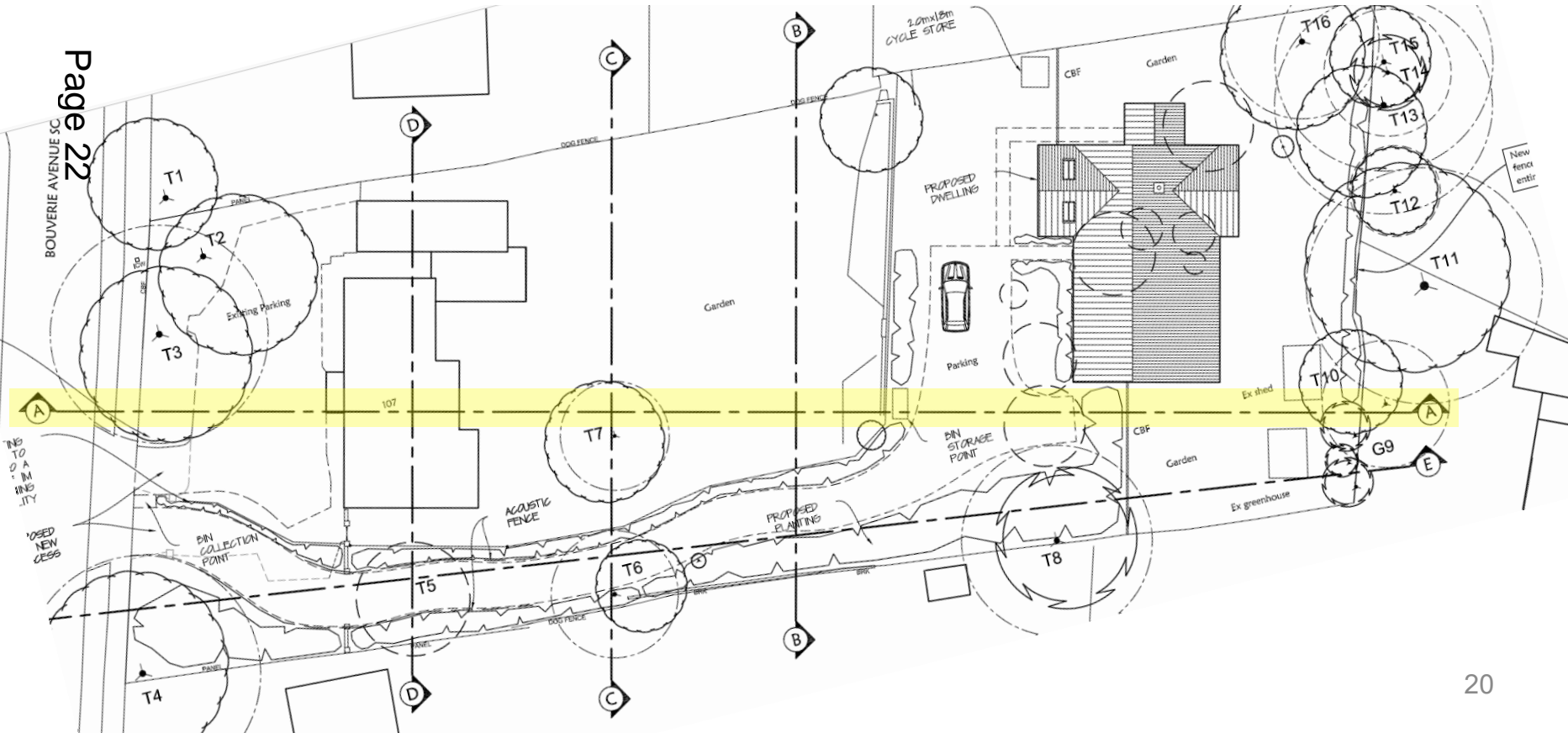
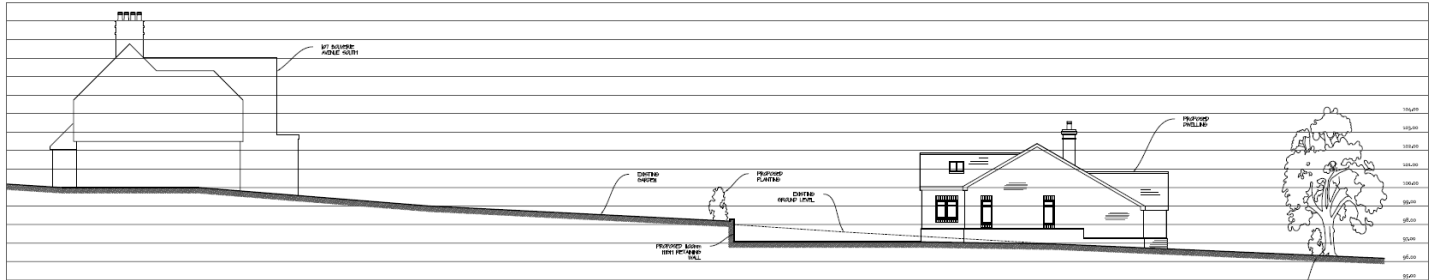
MR AND MRS LOVATT WILLIAMS

Singleton Design

Singleton Design  
Twelve Winds, 22 Castle Street  
Newtown, Tisbury, Wiltshire SP9 6BN

# Section A-A through site and proposal

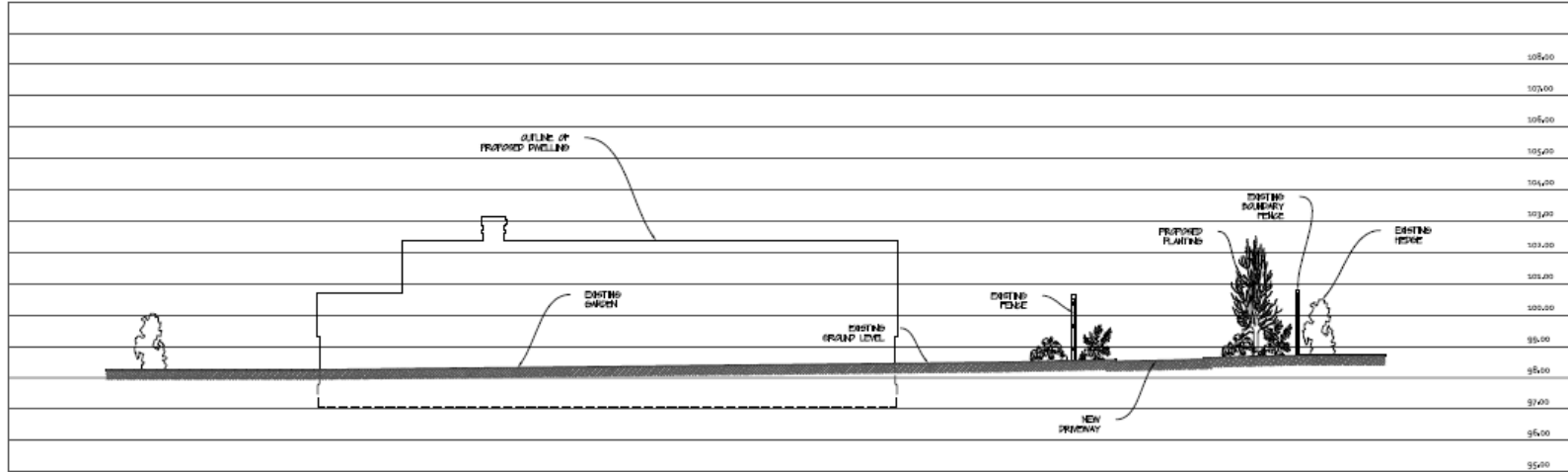
0 1 2 3 4 5 6 7 8 9 10  
 SITE SECTION - SCALE 1:100 (in metres)



Page 22

ING TO O A M ING INE JTY  
 'POSED NEW CESS

# Sections through site and proposal



Page 23

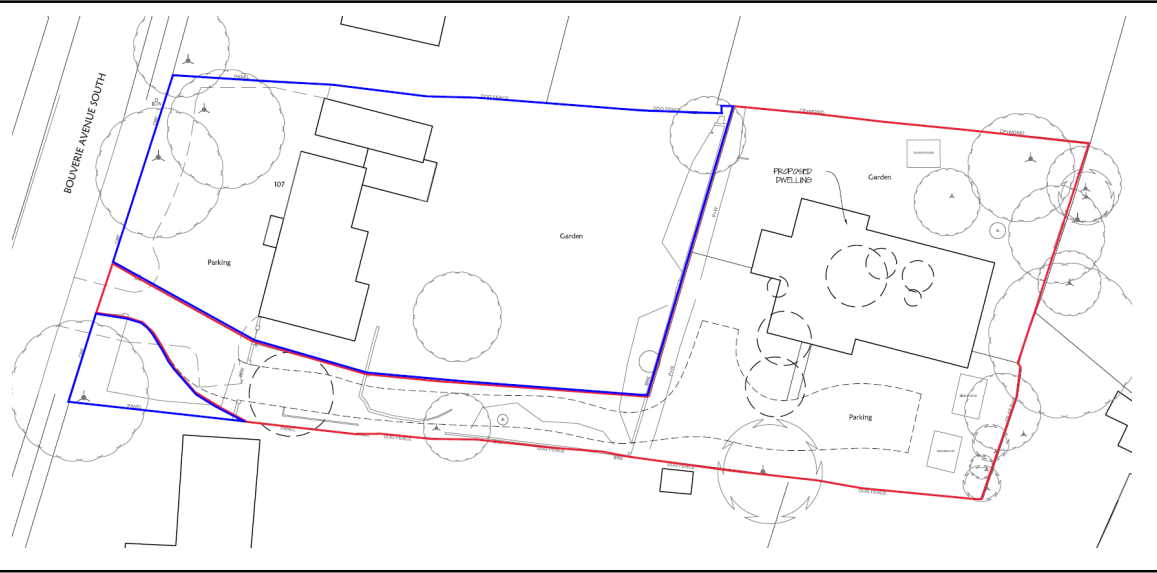






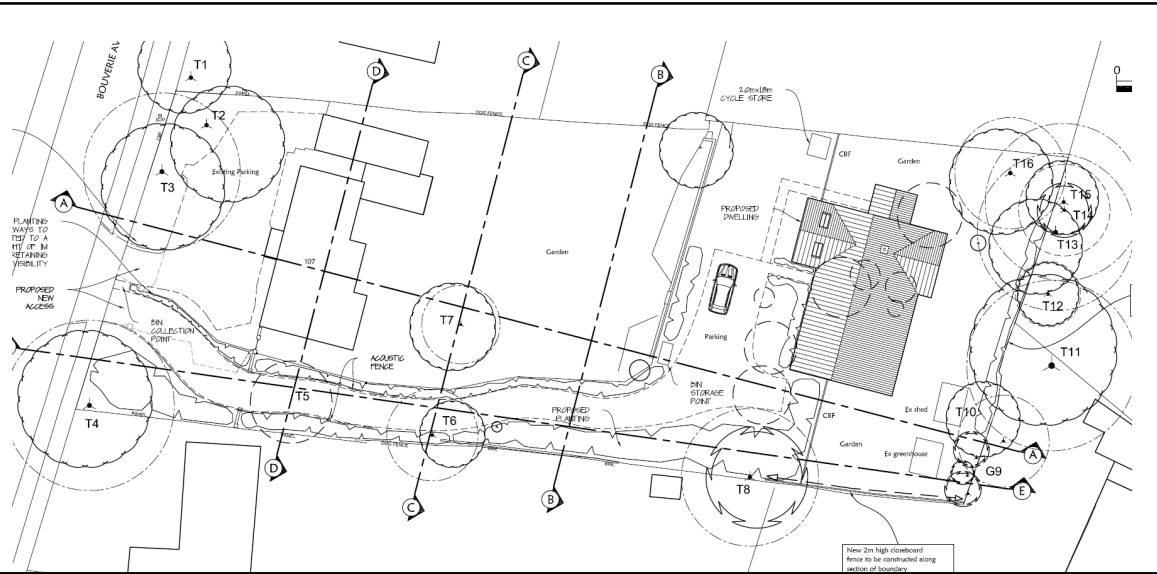
# Comparison to previously refused scheme (19/05592/OUT)

19/05592/OUT



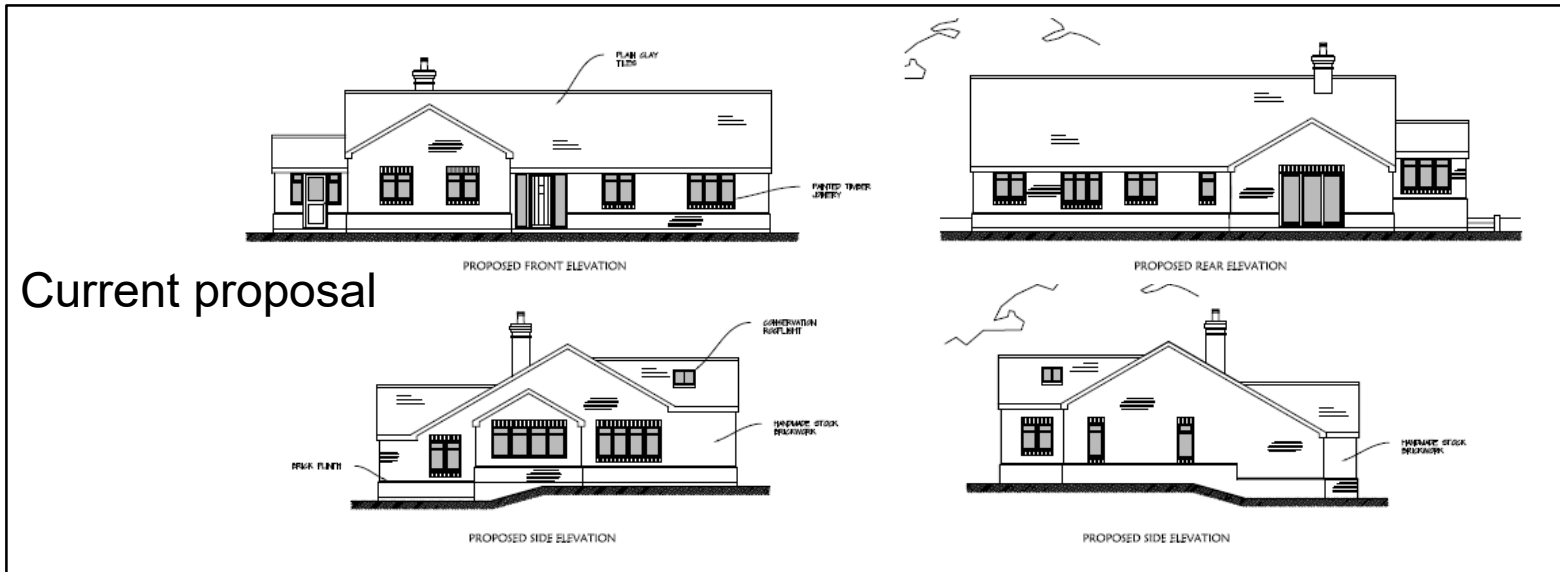
Page 25

Current proposal



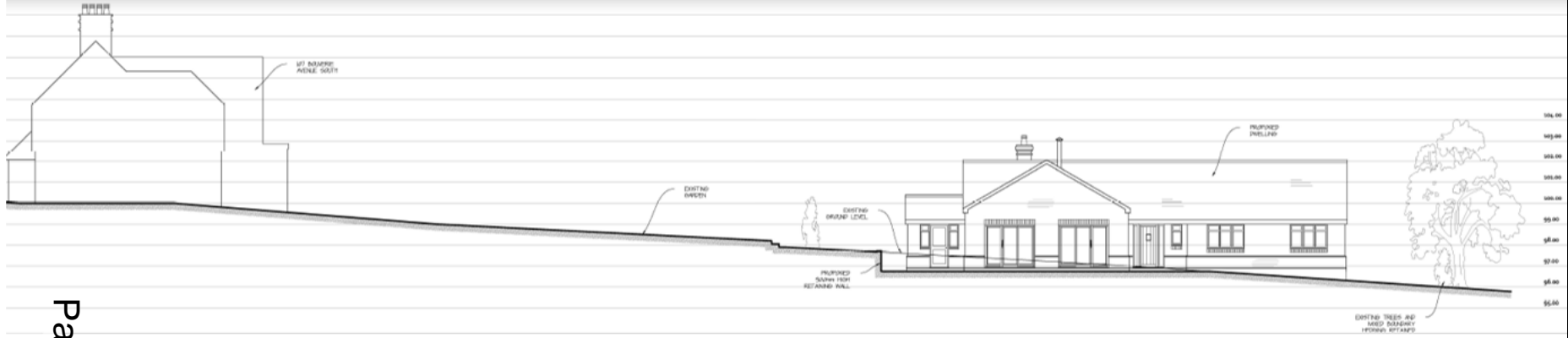
# Comparison to previously refused scheme (19/05592/OUT)

Page 26

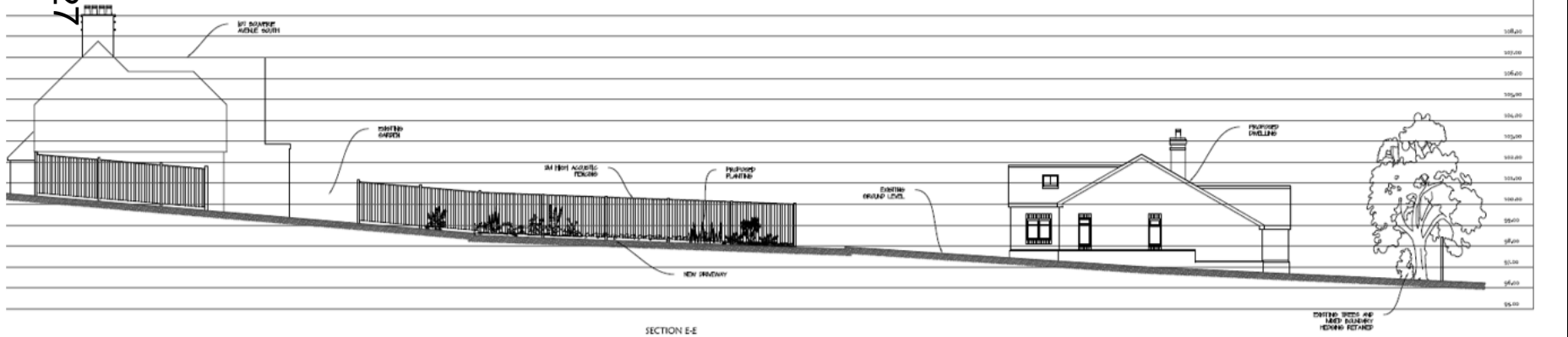


# Comparison to previously refused scheme (19/05592/OUT)

## 19/05592/OUT:



## Current Proposal:

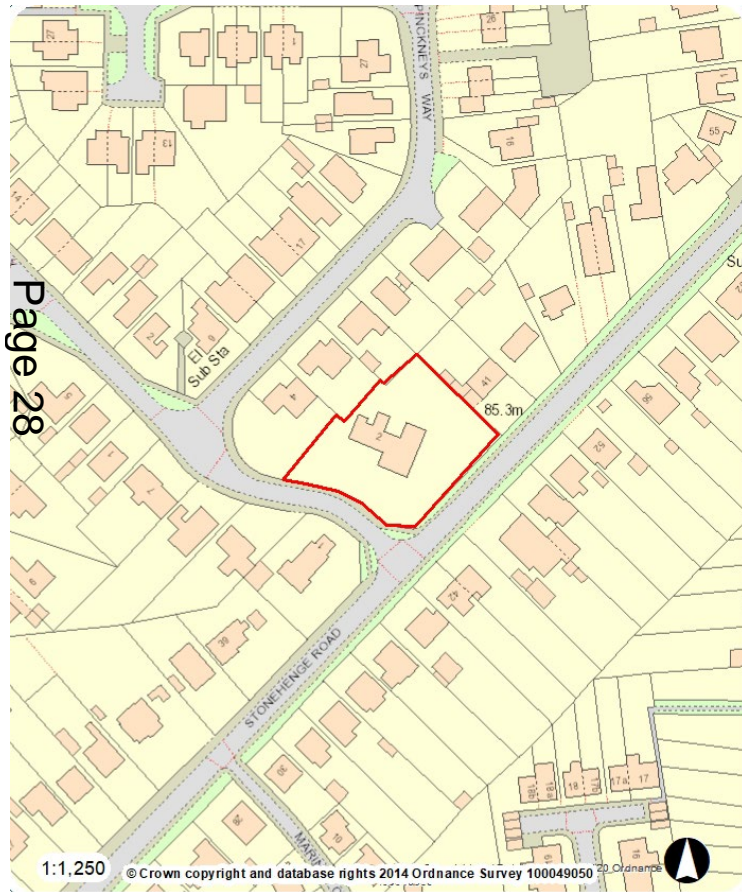


Page 27

## 7b) 19/11849/FUL 2 Pinckneys Way, Durrington, SP4 8BU

Erection of three pairs of semi-detached houses with associated access, parking and landscaping following the demolition of existing property

**Recommendation: Approve with Conditions**



Site Location Plan



Aerial Photography

# General street views of site



# Existing access from Pinckneys Way



# Existing dwelling



Page 31



# Rear of 4 Pinckneys Way



Page 32





# Rear of 4 and 6 Pinckneys Way



Page 33



# Side of 41 Stonehenge Road

Page 34



# Front hedge and 2 storey dwellings on opposite side of Stonehenge Road

Page 35



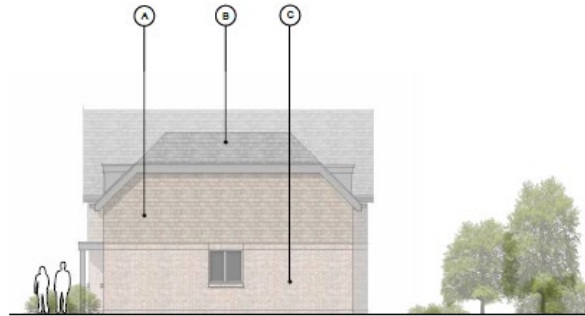


# Elevations – Units 1 and 2

## UNITS 1-2



South East Elevation  
1:100



North East Elevation  
1:100



North West Elevation  
1:100



South West Elevation  
1:100

### MATERIAL KEY

- A. TILE HANGING
- B. SLATE TILE ROOF
- C. FACE BRICK
- D. TIMBER POSTS

# Elevations – Units 3 and 4

## UNITS 3-4

Page 38



UNIT 3

South East Elevation

1:100



UNIT 4

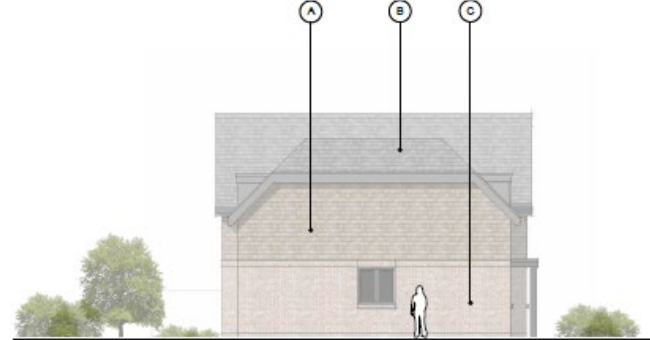
North East Elevation

1:100



North West Elevation

1:100



South West Elevation

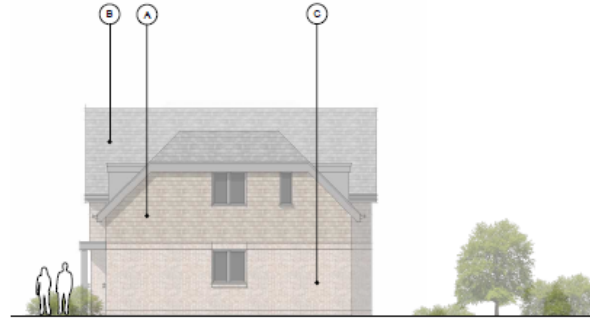
1:100

# Elevations – Units 5 to 6 and car port

## UNITS 5-6



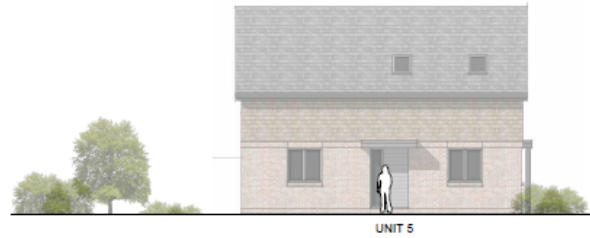
South East Elevation  
1:100



North East Elevation  
1:100



North West Elevation  
1:100



South West Elevation  
1:100

## CARPORIT



South East Elevation  
1:100



North West Elevation  
1:100



South West Elevation  
1:100



North East Elevation  
1:100

# Perspective views (Stonehenge Road)

## PERSPECTIVE VIEWS





# Street elevation (Stonehenge Road)



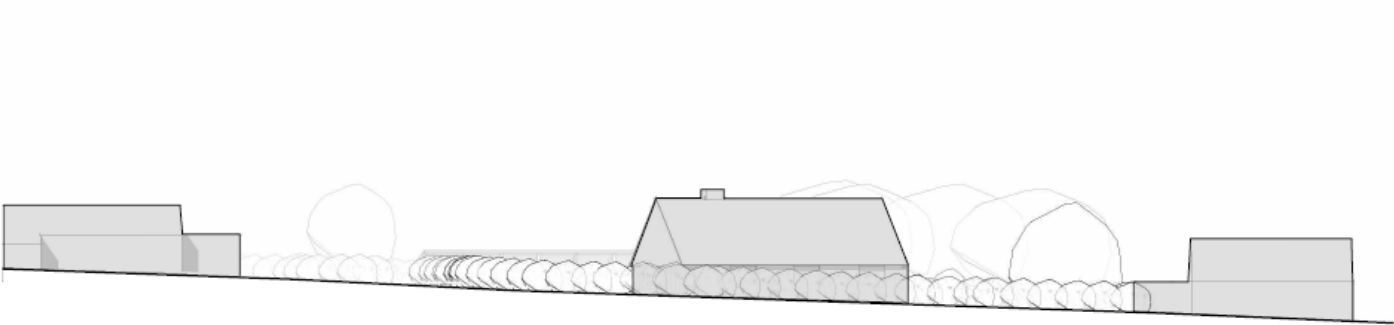
Proposed Street Scene

Page 41

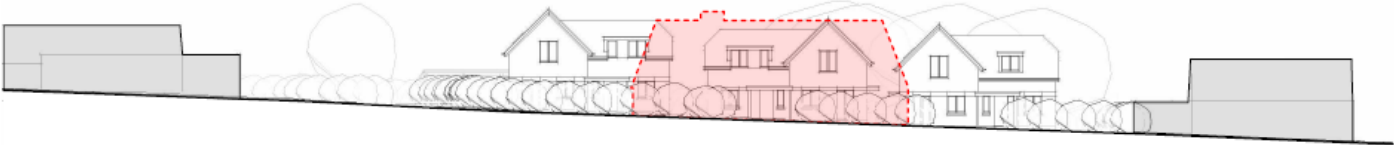


# Comparison street elevation

## STREET ELEVATION

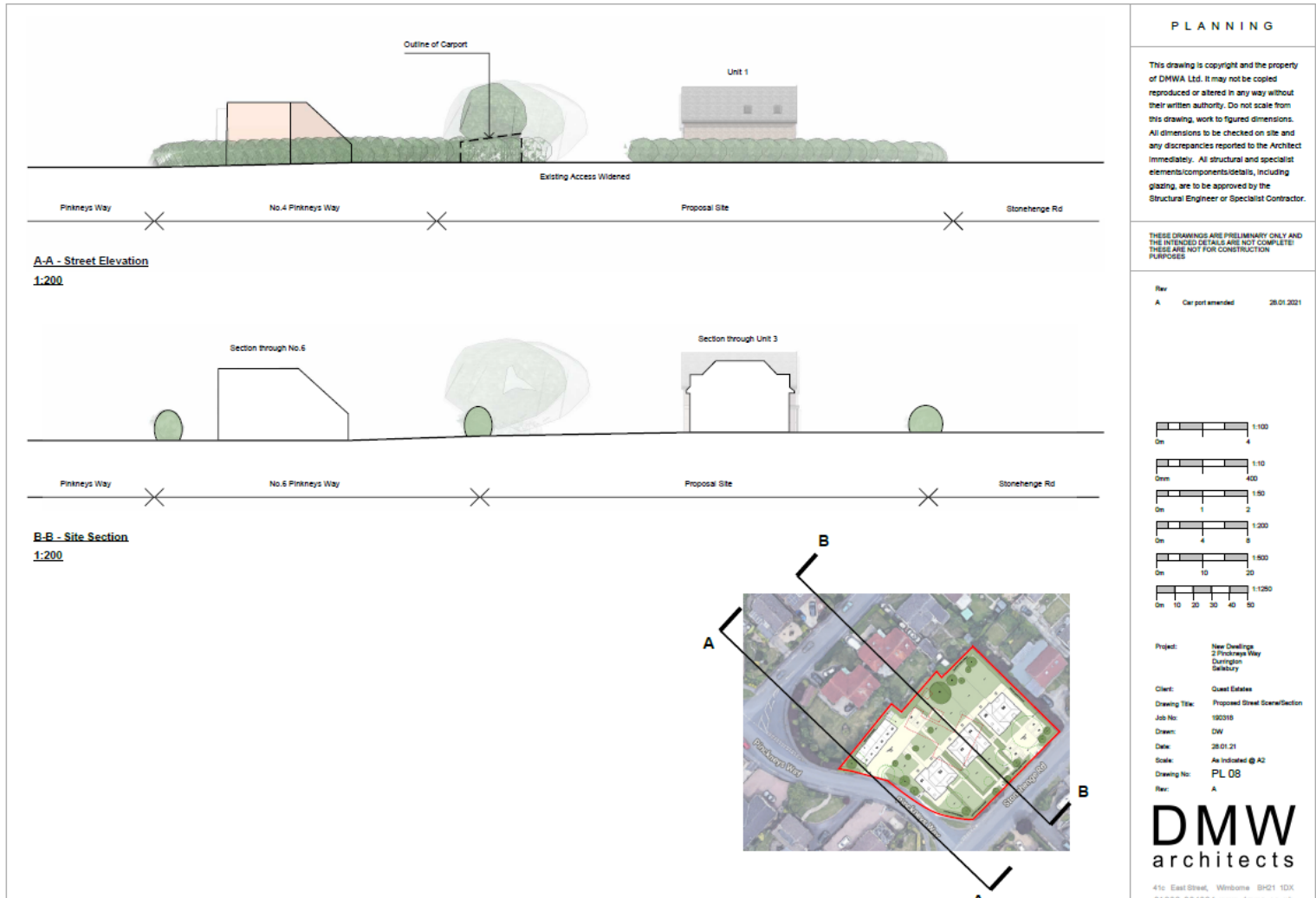


Pinckneys Way - Existing  
1:200

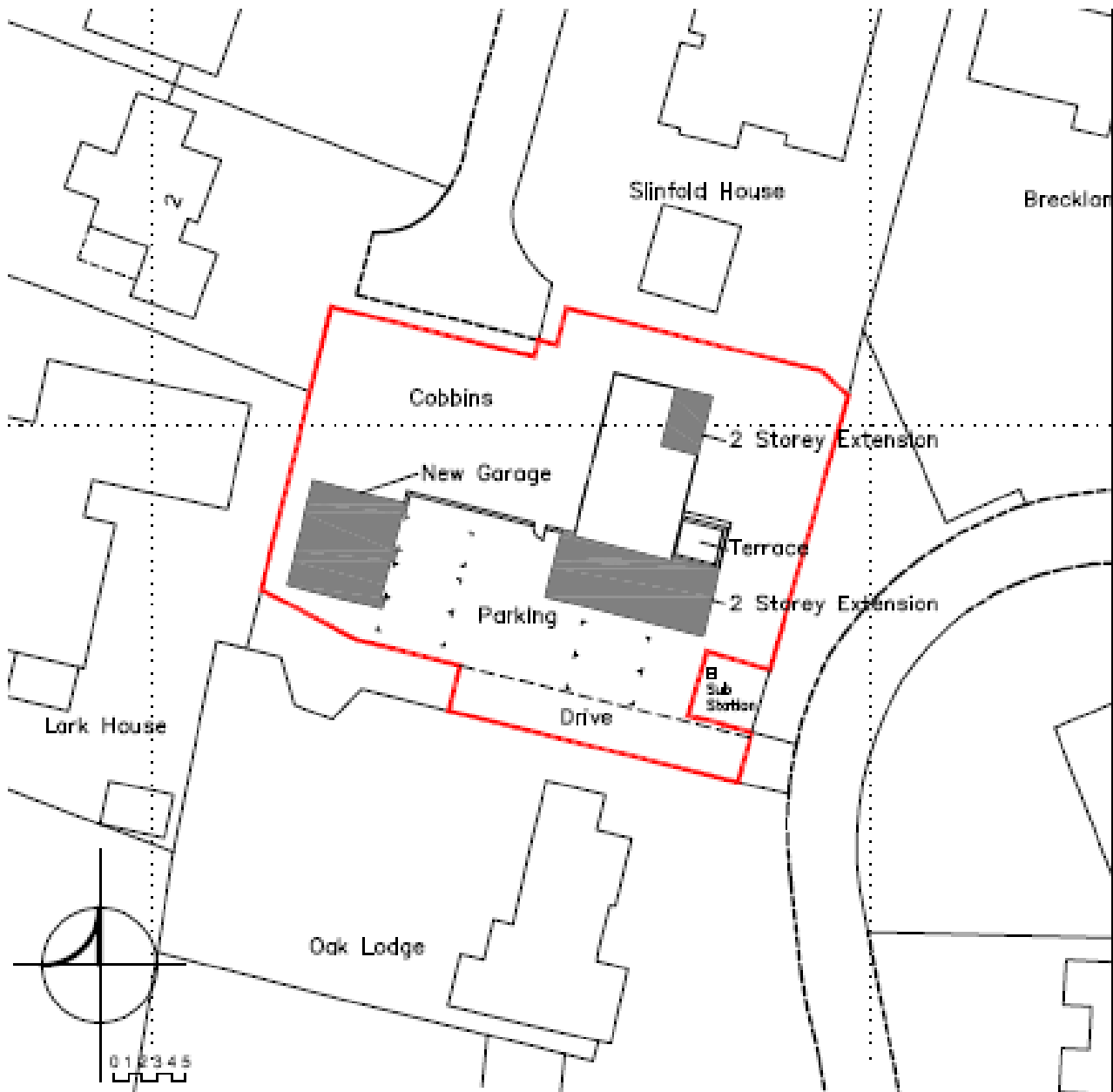


Pinckneys Way - Proposed  
1:200

# Sections – front to rear







## General street scene and access



From the northern access



Page 47



Oak Lodge



Lark House



Slinfold House



Slinfold House







Slinfold House



Slinfold House



Lark House

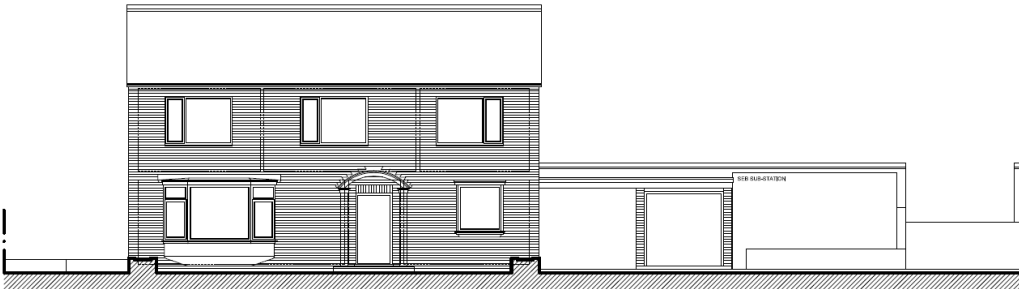
Slinfold House

Page 49

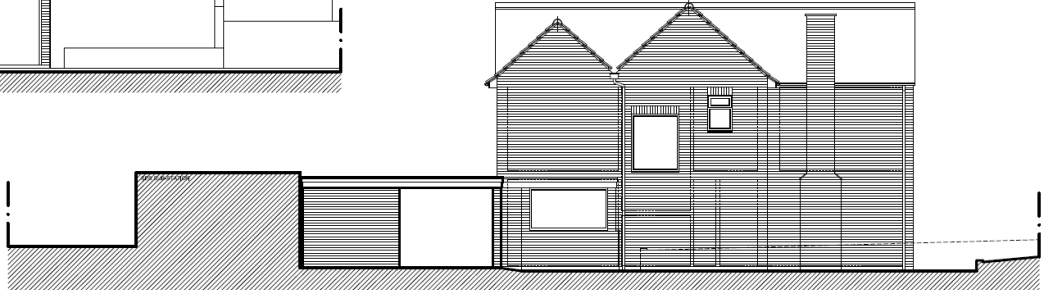


Oak Lodge

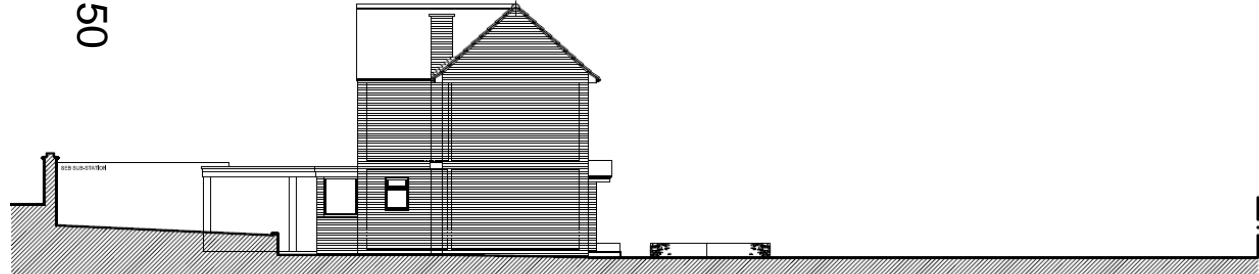
# Existing elevations



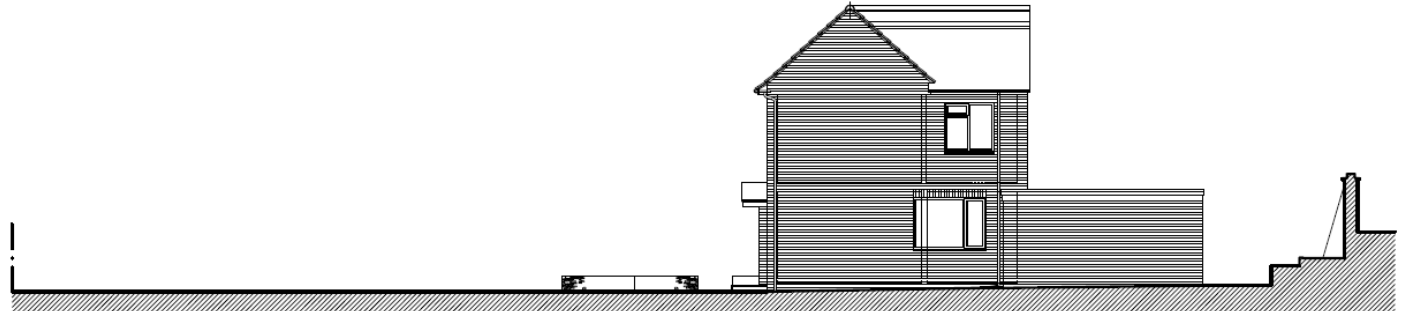
WEST ELEVATION



EAST ELEVATION



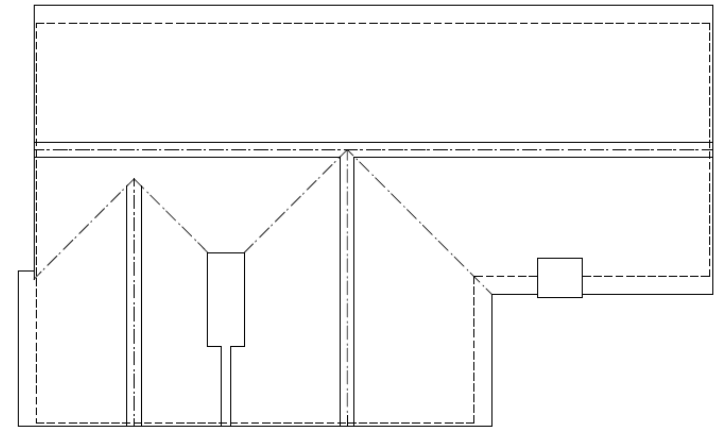
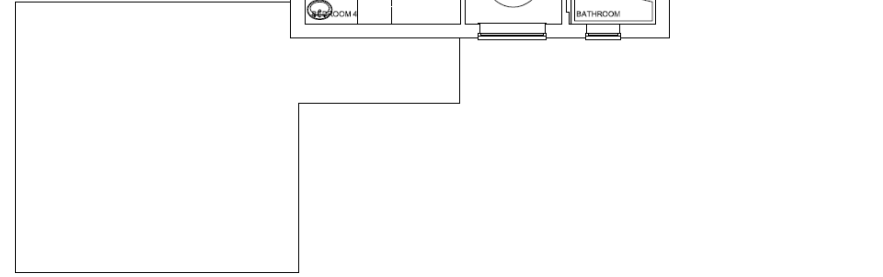
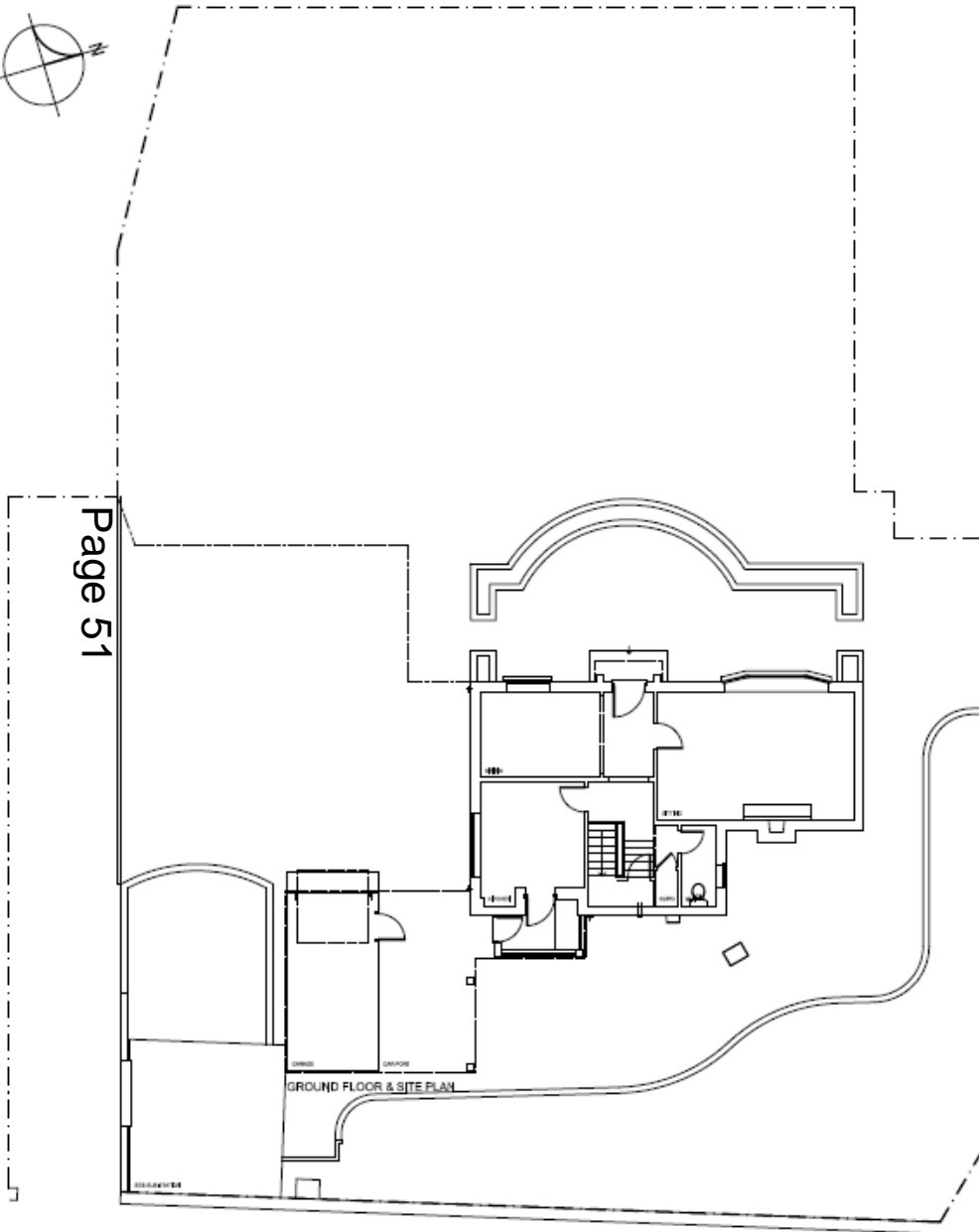
NORTH ELEVATION



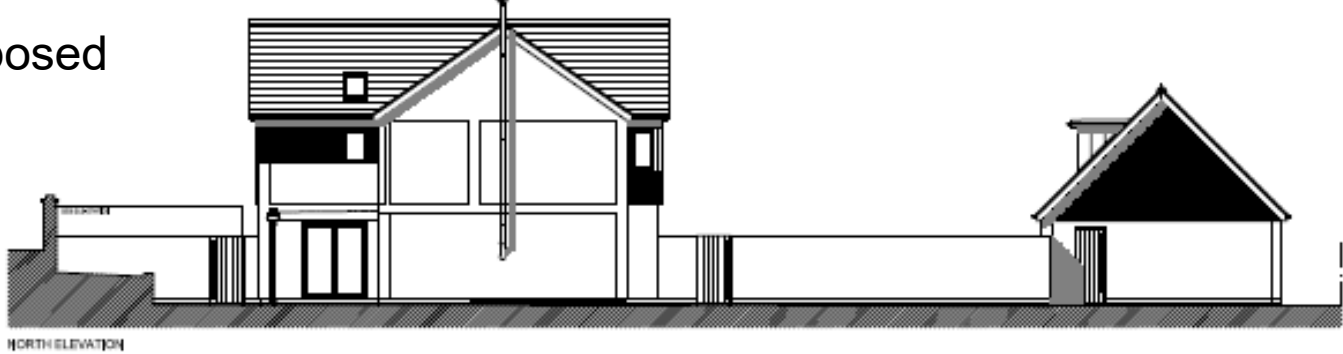
SOUTH ELEVATION

Page 50

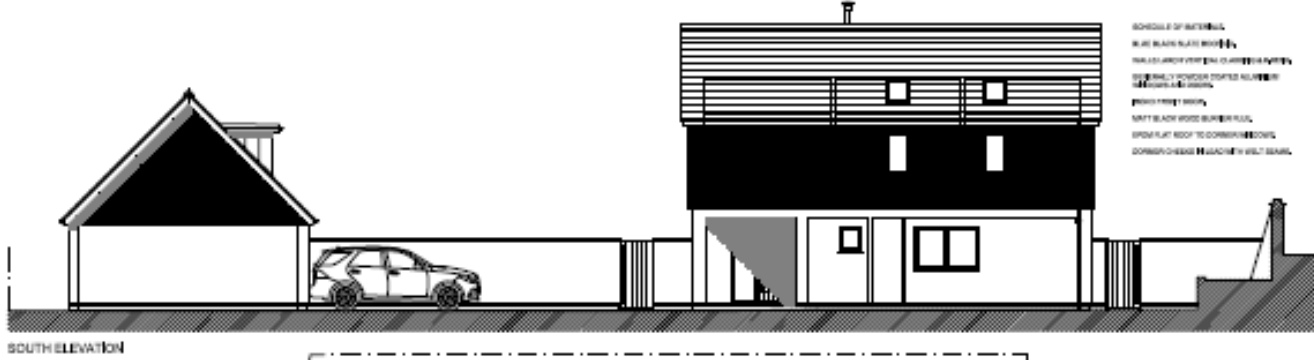
# Existing floor plans



# Original proposed elevations



NORTH ELEVATION



SOUTH ELEVATION

SCHEDULE OF MATERIALS  
 BLUE SLATE ROOFING  
 WALLS AND VERTICAL CLADDING: WHITE  
 SIDING  
 DARKLY STAINED DOOR AND WINDOW  
 CASINGS  
 WHITE TRIM  
 WHITE BLIND WOOD BURNING  
 SPIN PLAT ROOF TO CORNER ROOF  
 CORNER CHASE TO MATCH WITH SILL

Page 52



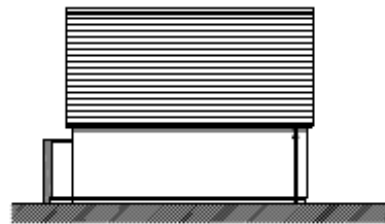
WEST ELEVATION



EAST ELEVATION OF GARAGE

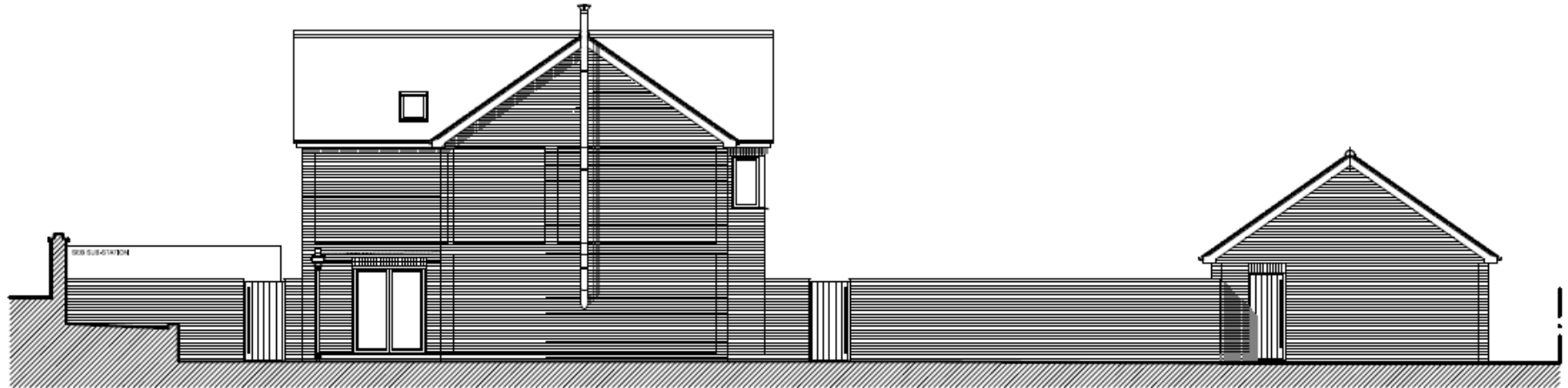


EAST ELEVATION



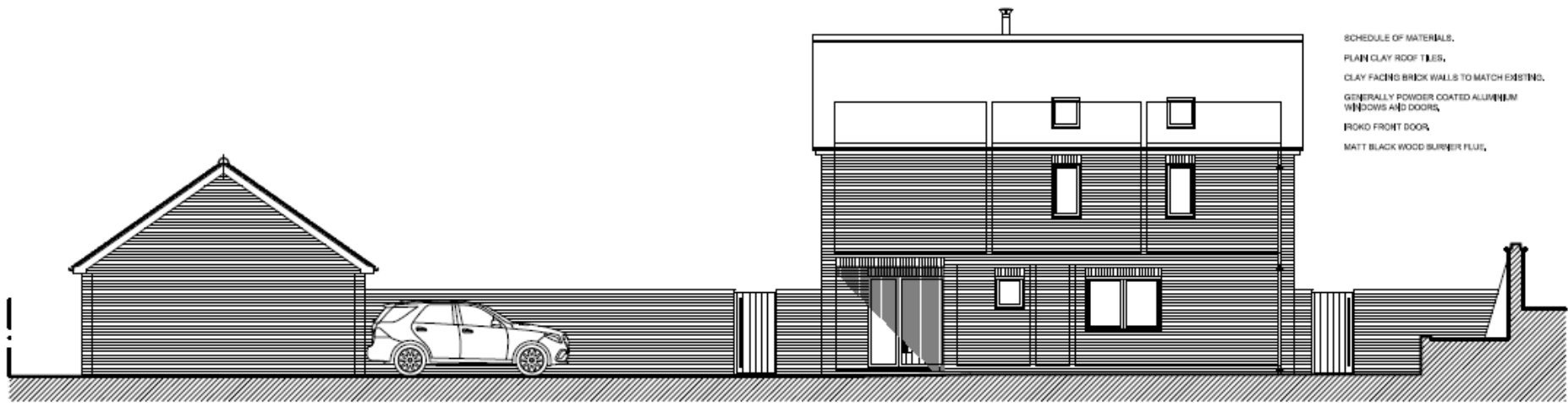
WEST ELEVATION OF GARAGE

# Proposed elevations



NORTH ELEVATION

Page 53



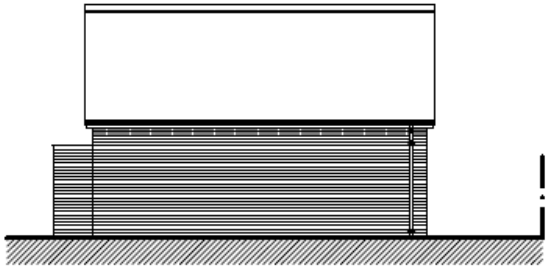
SOUTH ELEVATION

- SCHEDULE OF MATERIALS.
- PLAIN CLAY ROOF TILES,
  - CLAY FACING BRICK WALLS TO MATCH EXISTING,
  - GENERALLY POWDER COATED ALUMINIUM WINDOWS AND DOORS,
  - ROCKO FRONT DOOR,
  - MATT BLACK WOOD SURFER FLUS,

# Proposed elevations



WEST ELEVATION

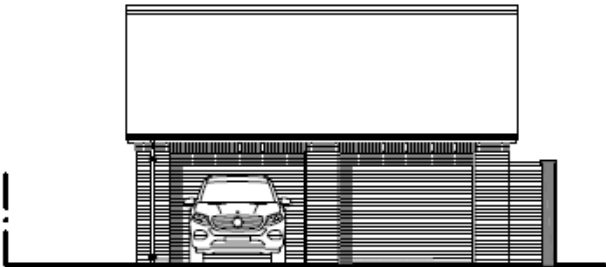


WEST ELEVATION OF GARAGE

Page 54

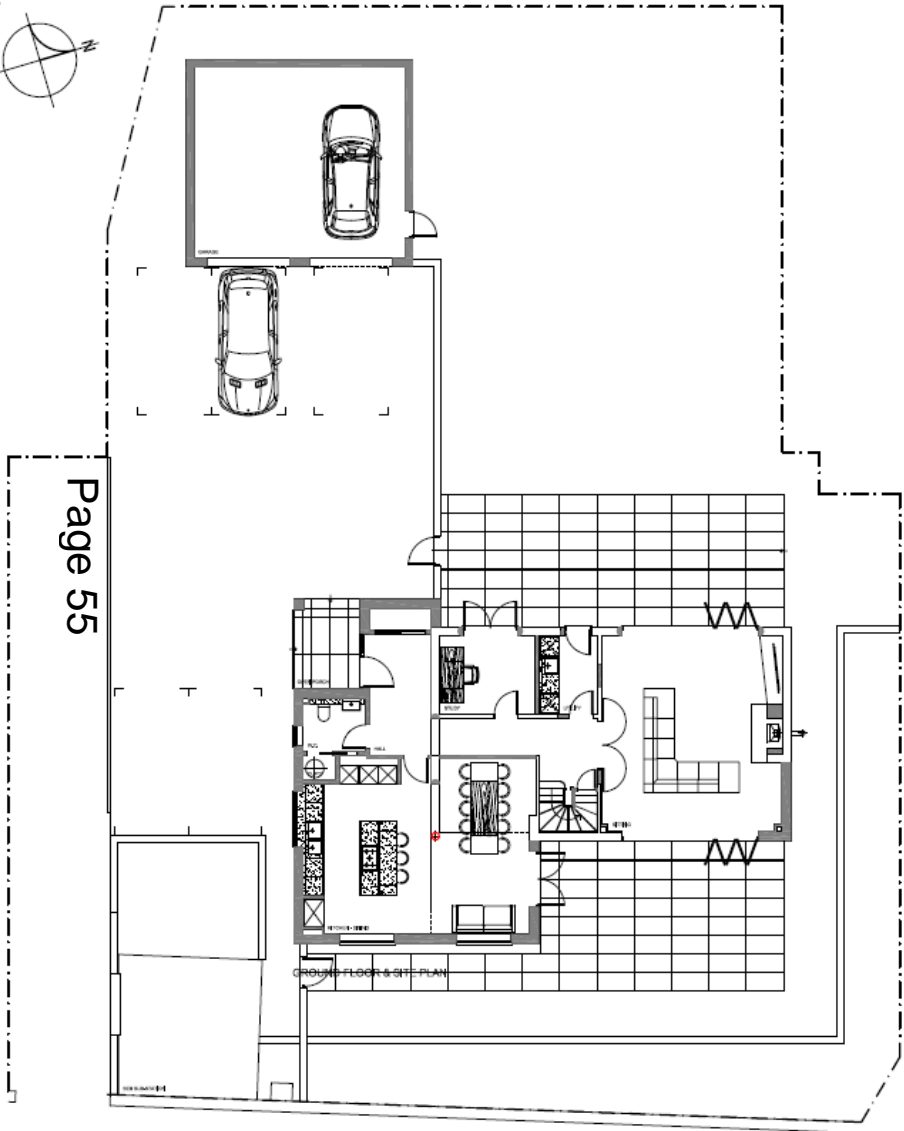
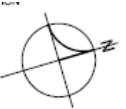


EAST ELEVATION

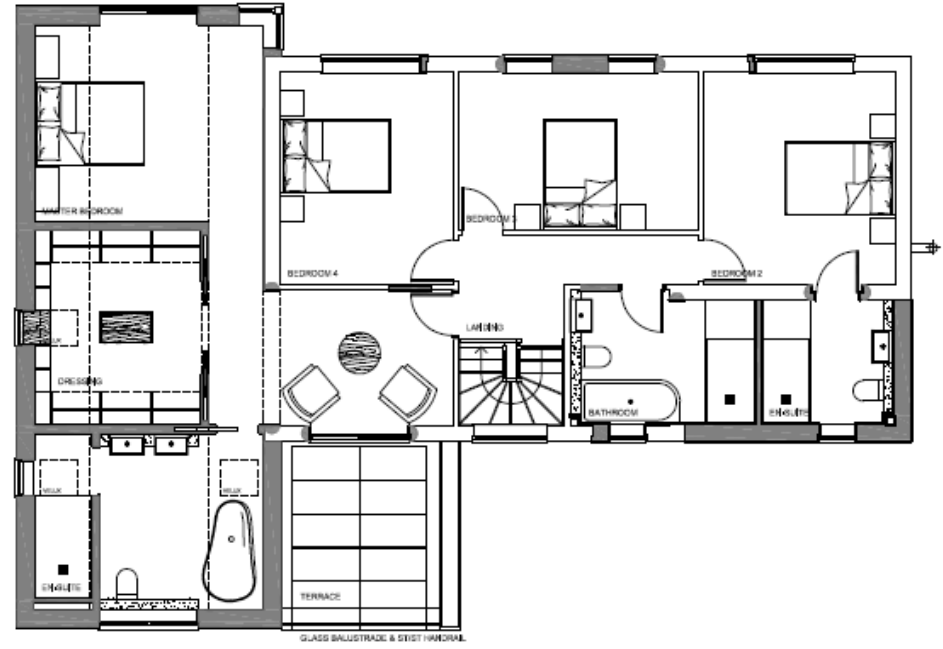


EAST ELEVATION OF GARAGE

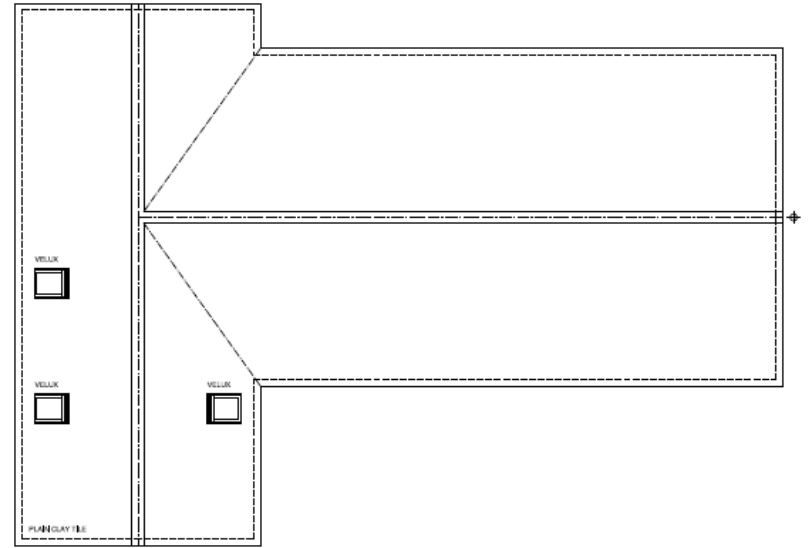
# Proposed floor plans



Page 55



FIRST FLOOR & GROUND FLOOR ROOF PLAN



ROOF PLAN

# Southern Area Planning Committee

4<sup>th</sup> February 2021



**7d) 20/05658/106 Coldharbour Barn, High Street, Pitton, Salisbury, Wiltshire, SP5 1DQ**

Discharge Planning Obligation to remove Section 106 Agreement (Appendix 1) attached to planning permission S/2004/1131

**Recommendation: That the S106 is removed**



Site Location Plan



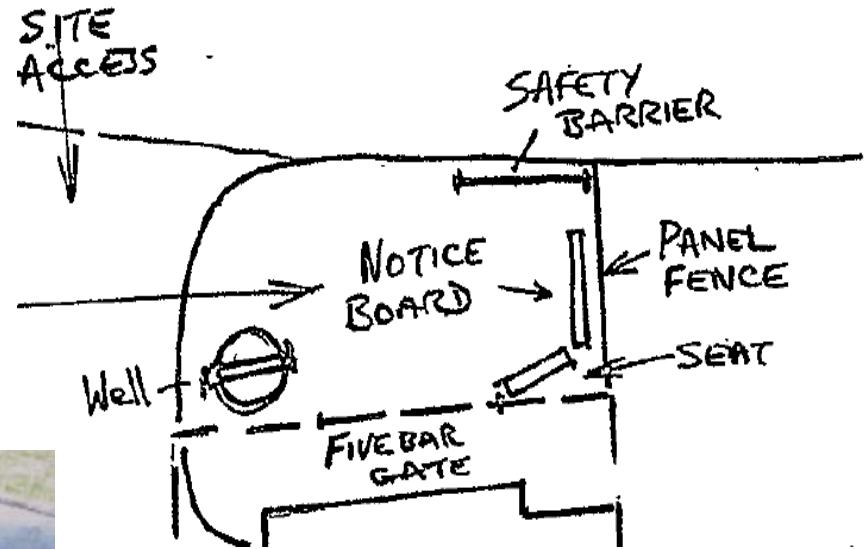
Aerial Photography

# The Black Barn in 2014

Page 58



# Coldharbour Barn and the Public Meeting Area



Page 59



Approved amended site plan dated 23/3/05 and artist's impression of the space

Proposed removal of Section 106 Agreement  
requiring provision of the public meeting area



# Visibility approaching east along High Street



Page 61



# Visibility approaching west along High Street



Proposed removal of Section 106 Agreement  
requiring provision of the public meeting area



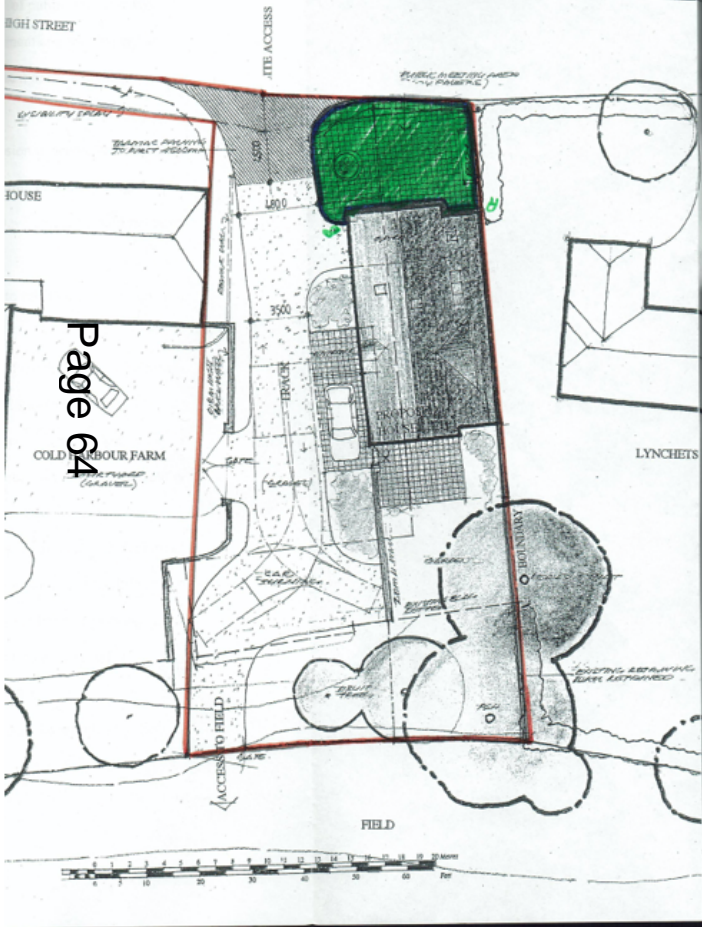
# S106 plans

## PLAN 1

Plan Annexed to Section 106 Agreement dated 15 March 2005

'Public Meeting Area'

That part of the Land showed coloured green on the said Plan annexed to the Planning Obligation



## PLAN 2 (entered on the Planning Portal 28 November 2011) S/2004/1131 - Approved Amended Site Plan

