

AGENDA

Meeting: Southern Area Planning Committee
Place: Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Thursday 16 March 2017
Time: 6.00 pm

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

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

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Membership:

Cllr Fred Westmoreland (Chairman)	Cllr Mike Hewitt
Cllr Christopher Devine (Vice Chairman)	Cllr George Jeans
Cllr Richard Britton	Cllr Ian McLennan
Cllr Richard Clewer	Cllr Ian Tomes
Cllr Brian Dalton	Cllr Ian West
Cllr Jose Green	

Substitutes:

Cllr Trevor Carbin	Cllr Leo Randall
Cllr Terry Chivers	Cllr Ricky Rogers
Cllr Ernie Clark	Cllr John Smale
Cllr Tony Deane	Cllr John Walsh
Cllr Dennis Drewett	Cllr Bridget Wayman
Cllr Peter Edge	Cllr Graham Wright
Cllr Magnus Macdonald	

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Public Participation

Please see the agenda list on following pages for details of deadlines for submission of questions and statements for this meeting.

For extended details on meeting procedure, submission and scope of questions and other matters, please consult [Part 4 of the council's constitution](#).

The full constitution can be found at [this link](#).

For assistance on these and other matters please contact the officer named above for details

AGENDA

Part I

Items to be considered when the meeting is open to the public

1 **Apologies**

To receive any apologies or substitutions for the meeting.

2 **Minutes of the Previous Meeting** (*Pages 7 - 12*)

To approve and sign as a correct record the minutes of the meeting held on Thursday 23 February 2017.

3 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

4 **Chairman's Announcements**

To receive any announcements through the Chair.

5 **Public Participation**

The Council welcomes contributions from members of the public.

Statements

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register by phone, email or in person no later than 5.50pm on the day of the meeting.

The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice. The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application and up to 3 speakers on any other item on this agenda. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered.

Members of the public will have had the opportunity to make representations on the planning applications and to contact and lobby their local member and any other members of the planning committee prior to the meeting. Lobbying once the debate has started at the meeting is not permitted, including the circulation of new information, written or photographic which have not been verified by planning officers.

Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in particular, questions on non-determined planning applications.

Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda no later than 5pm on **Thursday 9 March 2017**, in order to be guaranteed of a written response. In order to receive a verbal response questions must be submitted no later than 5pm **Monday 13 March 2017**. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6 **Planning Appeals and Updates** (*Pages 13 - 14*)

To receive details of completed and pending appeals and other updates as appropriate for the period of 19/01/2017 to 03/03/2017.

7 **Planning Applications**

To consider and determine planning applications in the attached schedule.

7a **16/11929/FUL: Nadder Centre - APPLICATION WITHDRAWN** (*Pages 15 - 28*)

NOTE: This application has since been withdrawn from the agenda and will not be considered by the Committee at this meeting.

7b **16/11803/FUL: Forest View, Clay Street, Whiteparish, Salisbury, Wiltshire, SP5 2ST** (*Pages 29 - 42*)

Demolition of existing bungalow and erection of two new chalet bungalows. Improved access for units will be created off Clay Street. Hard and soft landscaping and associated works (Resubmission of 16/07647/FUL).

7c **17/00342/FUL: Land adjacent to Wilwyn Lane, West Winterslow, Wiltshire, SP5 1RQ** (*Pages 43 - 52*)

Erection of Two New Dwellings including garaging with office over and new pedestrian and vehicular access

7d **17/00526/FUL: Duchy Cottages, 2 North Road, Mere, Wiltshire, BA12 6HG** (*Pages 53 - 60*)

Two storey extension to rear and proposed garage.

8 **Urgent Items**

Any other items of business which, in the opinion of the Chairman, should be taken as a matter of urgency

Part II

Items during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed

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SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 23 FEBRUARY 2017 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Fred Westmoreland (Chairman), Cllr Richard Britton, Cllr Richard Clewer, Cllr Brian Dalton, Cllr Jose Green, Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr Ian Tomes and Cllr John Smale (Substitute)

Also Present:

Cllr Tony Deane & Cllr Bill Moss

134 **Apologies**

Apologies for absence were received from:

- Cllr Chris Devine – who was substituted by Cllr John Smale

135 **Minutes of Previous Meetings**

The minutes of the last two meetings held on Thursday 12 January and Thursday 2 February 2017 were presented.

Resolved:

To approve as a correct record and sign both sets of minutes.

136 **Declarations of Interest**

There were none.

137 **Chairman's Announcements**

The Chairman explained the meeting procedure to the members of the public.

He noted that application 16/11929/FUL Nadder Centre, Tisbury which was due to be considered under Urgent items, had been withdrawn and deferred until a later date pending consultation with the public.

138 **Public Participation**

The committee noted the rules on public participation.

139 **Salisbury Cathedral Master Plan**

Public Participation

Jackie Molnar spoke in support of the application

Robert Titley spoke in support of the application.

The Team Leader for Major Projects gave an outline of the Salisbury Cathedral Master Plan which was proposed for endorsement as a relevant material planning consideration.

The Committee had the opportunity to ask technical questions of the Spatial Planning Manager, where it was noted that the Committee would retain the ability to consider future planning applications for any new builds within the development area covered by the Plan. The Plan was not a binding document but instead acted as an informative for future development.

Members of the public then had the opportunity to present their views as detailed above.

The Unitary Division Member Cllr Tomes praised the Deane and Chapter for the extensive consultation, which he felt had listened to what people have had to say. He felt they had become far more inclusive over last 20 years and now offered a bigger and better tourist attraction whilst maintaining a place of worship. Overall, opening up the southern side of the cathedral was good, and in principle it was a good proposal.

Cllr Tomes then moved APPROVAL that the Master Plan be adopted. This was seconded by Cllr Westmoreland.

The Committee then discussed the Master Plan, it was noted that although the consultation had been good, there was some concern regarding the proposal to develop a new house within the development site, however if in the future this aspect of the development was not to be approved, then the rest of the plan could go ahead.

The Committee voted on the proposal to APPROVE the Plan for endorsement.

Resolved

That the Salisbury Cathedral Master Plan be endorsed as a relevant material planning consideration to be taken into account when making decision on planning applications on any proposal set out in the master plan, as attached at Appendix 1 of the Report, subject to the amendment in paragraph 17 of the report, and any other minor alterations required to improve its clarity.

140 **Planning Appeals and Updates**

There were no new appeals or updates for the period 19/01/2017 to 10/02/2017.

141 **Planning Applications**

142 **16/11241/OUT - 142 Netherhampton, Salisbury, Wiltshire, SP2 8LZ**

Public participation

John Palmer spoke in objection to the application
Derek Symes spoke in objection to the application
Tim Stroud spoke in objection to the application
Darryl Howells (Agent) spoke in support of the application

The Senior Planning Officer noted that a site visit had taken place earlier in the day. He introduced the outline application which was to demolish and erect a pair of semi-detached 3 bed houses and 2 no. detached houses. The application was a resubmission of 16/07471/OUT. The application was recommended for APPROVAL with conditions.

The Committee had the opportunity to ask technical questions of the Officer, where it was noted that only the footprint and parking was set by the plan. Reasons for refusal of the earlier applications on this site had been due to general cramped and over developed form of development at that time and out of character with the area.

The red line shown on the plan went into Tylers Close which was not owned by the applicant, however the correct notices to the owners of Tylers Close had been made. Tylers Close provided the access to the proposed new dwellings.

The front two properties would have parking at the rear, with pedestrian access at the front only.

Members of the public then had the opportunity to present their views as detailed above.

The site was on the boundary of two Unitary Division Members. With Tylers Close in Cllr Tomes division and the property at 142 Netherhampton Road in Cllr Daltons division.

Cllr Tomes noted that having a fourth property as part of this application was one too many, resulting in cramped parking arrangements because of the over development.

There were issues around access, if the land was developed space for turning and manoeuvring the vehicles would need to be included. There was already a parking issue in Tyler's close.

Cllr Tomes then moved REFUSAL against Officer's recommendation. This was seconded by Cllr Dalton. On grounds of over development.

The Committee then discussed the application, it was noted that whilst the plan to have two semis on the front was in keeping with other properties in the same area, it was felt however that the owners of those properties would not park at the designated spaces at the rear of the garden and would instead park outside the front on Netherhampton Road, which would impact on amenities of the neighbours due to the detrimental effect on Tyler's Close.

To squeeze two semi-detached properties into the front of the site would mean in a loss of access at the front resulting in having to use Tyler's Close for access.

The Committee then voted on the motion to REFUSE the application against Officer's recommendation.

Resolved

That application 16/11241/OUT be REFUSED for the following reasons:

The proposal would involve the creation of four dwellings and parking spaces on this narrow elongated site served by a narrow private access way. It was considered to constitute a cramped form of development and an overdevelopment of the site, with consequential adverse impacts in terms of amenity and the limited ability to park and satisfactorily manoeuvre vehicles associated with the occupation of the proposed development and surrounding properties. Consequently, the proposed development was considered to be contrary to the aims of Core Policies CP57 and CP64 of the adopted Wiltshire Core Strategy.

143 **16/10220/FUL - Old Wardour Castle, Nightingale Lane, Wardour, Tisbury, Wiltshire, SP3 6RR**

Public Participation

Luke Hughes spoke in objection to the application

Richard Arundall spoke in objection to the application

Matt Bulford spoke in Support of the application

Cllr Jo Ings of Tisbury PC spoke in objection to the application.

The Senior Planning Officer introduced the application for the installation of a new parking meter at Old Wardour Castle, which was recommended for APPROVAL with conditions.

The Committee then had the opportunity to ask technical questions of the Officer. There were none.

Members of the public then had the opportunity to present their views as detailed above.

The Unitary Division Member Cllr Deane noted that he had called in the application because of the lack of consultation by English Heritage. Adding that the residents, the land owner and the Parish Council were all against having the pay meter. To introduce a charge to park may put off tourists and tourists were needed in this area. If English Heritage were to enforce parking charges at this site, it would encourage cars to park in other places, thus causing a negative impact on the surroundings.

The Committee then discussed the application where it was queried as to why the application had come to Committee, if it was at the privilege of the land owner to introduce parking charges, then why could he also not be able to refuse having them introduced.

Cllr Jose Green endorsed the views of those in objection to the application and moved REFUSAL against Officer's recommendation, on the grounds that the parking meter was of an alien appearance in the setting and detrimental to the landscape.

Cllr Green moved for REFUSAL, this was seconded by Cllr Hewitt.

The Committee then discussed the application. It was noted that there was little logic as to why the meter was proposed, as visitors parking and viewing the castle would receive a full refund on the parking charge.

Some felt that in terms of Planning, there was little reason for this application to be refused, whereas other Members felt that as the application was at the site of a significant ancient monument, the introduction of the pay meter was not inconspicuous and would be detrimental to the landscape. It was also noted that there had been clear indication from local community and the land owner that they were not in support of the introduction of the pay meter.

The Committee then voted on the motion of REFUSAL against Officer's recommendation.

Resolved

That application 16/10220/FUL, Parking Meter at Old Wardour Castle be REFUSED for the following reasons:

The proposed parking meter was considered to constitute an unjustified development with an urban appearance that would be discordant with the special character of the GII* registered Wardour Park, the character and setting of Old Wardour Castle (a Scheduled Monument) and the existing character of the surrounding Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. In these respects the proposed development was considered contrary to Core Policies CP51 and CP58 of the adopted Wiltshire Core Strategy, and the aims and objectives of the NPPF & NPPG.

144 **Urgent Items**

There were no urgent items

(Duration of Meeting: 6.00pm to 7.30pm)

The Officer who has produced these minutes is Lisa Moore of Democratic Services,
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Press enquiries to Communications, direct line (01225) 713114/713115

Wiltshire Council
Southern Area Planning Committee
16th March 2017

Planning Appeals Received between 19/01/2017 and 03/03/2017

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Start Date	Overtturn at Cttee
16/08541/FUL	Land at 9 Salisbury Road, Bulford Wiltshire, SP4 9DF	BULFORD	Proposed new two storey dwelling with parking spaces and rear garden.	DEL	Written Representations	Refuse	22/02/2017	No
16/10184/FUL	9 Coach House Mews Amesbury, Salisbury Wiltshire, SP4 7JD	AMESBURY	Convert Existing Garage into Living Room	DEL	House Holder Appeal	Refuse	16/02/2017	No
16/10238/FUL	Land adjacent Moor Cottage, Moor Hill Fovant, SP3 5LB	FOVANT	Erection of a dwelling	DEL	Written Representations	Refuse	21/02/2017	No

Planning Appeals Decided between 19/01/2017 and 03/03/2017

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Decision	Decision Date	Costs Awarded?
16/02069/FUL	Southside Court Green Lane Salisbury, Wiltshire SP4 6DD	LAVERSTOCK	Construction of a Pilates Studio, following demolition of unused squash courts.	DEL	Written Reps	Refuse	Dismissed	15/02/2017	Not appropriate for either party to apply for costs
16/03464/ADV	Lloyds Pharmacy 4 Minster Street Salisbury, Wiltshire SP1 1TF	SALISBURY CITY	3 x externally illuminated fascia signs, 2 x internally illuminated projecting signs and 5 x non-illuminated vinyl graphics	DEL	Written Reps	Refuse	Dismissed	28/02/2017	Not appropriate for either party to apply for costs
16/03702/LBC	Lloyds Pharmacy 4 Minster Street Salisbury, Wiltshire SP1 1TF	SALISBURY CITY	3 x externally illuminated fascia signs, 2 x internally illuminated projecting signs and 5 x non-illuminated vinyl graphics	DEL	Written Reps	Refuse	Dismissed	28/02/2017	Not appropriate for either party to apply for costs
16/05800/FUL	16 Marlborough Road, Salisbury Wiltshire, SP1 3TH	SALISBURY CITY	Alterations to Garage Including First Floor Extension to Create Studio Workspace with a Mansard (Dutch Barn) Style Roof	DEL	House Holder Appeal	Refuse	Dismissed	13/02/2017	Not appropriate for either party to apply for costs
16/08103/FUL	92 A Queen Alexandra Road Salisbury, Wiltshire SP2 9LB	SALISBURY CITY	Demolition of existing dwelling & erection of five dwellings with associated access, parking and landscaping	DEL	Written Reps	Refuse	Dismissed	16/02/2017	Not appropriate for either party to apply for costs
16/08115/FUL	18 Lampard Terrace Wilton, Wiltshire SP2 0LB	WILTON	Proposed rear ground floor extension & front first floor extension.	DEL	House Holder Appeal	Refuse	Split Decision	13/02/2017	Not appropriate for either party to apply for costs
16/08770/FUL	Land off Butler Close, Rear of 81 Downton Road Salisbury, SP2 8AT	SALISBURY CITY	Erection of three bed dwelling with first floor terrace, associated parking and demolition of existing garage.	DEL	Written Reps	Refuse	Dismissed	14/02/2017	Not appropriate for either party to apply for costs
16/09872/FUL	Holmlea Portland Avenue Salisbury, Wiltshire SP2 8BS	SALISBURY CITY	Proposed two rear balconies.	DEL	House Holder Appeal	Refuse	Dismissed	13/02/2017	Not appropriate for either party to apply for costs

REPORT FOR SOUTHERN AREA PLANNING COMMITTEE

Report No 1

Date of Meeting	16 th March 2017
Application Number	16/11929/FUL
Site Address	Nadder Community Centre, Weaveland Road, Tisbury, SP3 6HJ
Proposal	Proposed B1 use on part of the first floor of the Nadder Centre.
Applicant	Wiltshire Council
Town/Parish Council	Tisbury
Electoral Division	Tisbury
Grid Ref	394075 129768
Type of application	Full Planning
Case Officer	Christos Chrysanthou

Reason for the application being considered by Committee

The application has been called in to committee by Councillor Deane, but in any event, as it is an application submitted by Wiltshire Council that has generated objections on planning grounds, the Scheme of Delegation requires it to be determined by the Southern Area Planning Committee.

1. Purpose of Report

To consider the above application and the recommendation of the Head of Development Management that planning permission should be APPROVED.

2. Report Summary

The main issues which are considered to be material in the determination of this application are listed below:

- Principle of development
- Impact on community use
- Parking

3. Site Description

The application site is the newly constructed Nadder Community Campus which accommodates a range of community uses and facilities including a library, pre-school, leisure centre, police, youth facilities, sure start, meeting space and business incubation space. The site is accessed off Weaveland Road and is located within the AONB.

4. Relevant Planning History

14/04907/FUL Proposed Community Campus development off Weaveland Road, to include the use of some of the existing council buildings on the site in conjunction with the addition of new build areas in order to house various council and community services AC 04/08/14

5. The Proposal

Planning permission is sought for the change of use of part of the first floor of the building to B1 office purposes. The applicant has submitted a detailed explanation in support, which is attached as an Appendix to this report.

6. Local Planning Policy

Wiltshire Core Strategy (WCS):

- Core Policy 49: Protection of rural services and community facilities
- Core Policy 35: Employment
- Core Policy 27: Tisbury community area

7. Summary of consultation responses

Tisbury Parish Council

Objection - P.Cnllrs objected to this application for the proposed B1 use of the first floor space as the proposal significantly changes the original concept of Wiltshire Council, together with the approved Vision Statement of the Advisory Board to promote the Centre as a 'Health and Wellbeing' facility with educational offers/benefits and community use.

Wiltshire Council Highways

No objection -

It is considered that the proposed development will not detrimentally affect highway safety and I therefore recommend that no highway objection be raised to it. I would expect the requirements of the Green Travel Plan (Condition 11 of the 14/04907/FUL planning permission) to apply to the development now proposed.

8. Publicity

The application was advertised by site notices and neighbour consultation letters.

34 letters of objection have been received citing the following concerns:

- Loss of leisure floorspace which would not benefit existing members or the community
- Proposal is a non-leisure/community use and doesn't promote health and wellbeing
- Parking/traffic
- Lack of consultation

9. Planning Considerations

9.1 Principle of Development and impact on community uses

In terms of general employment policy, the establishment of a B1 use in this general location is supported by local plan policy CP35, and by Core Policy 27, which indicates that some 1.4 hectares of employment space will be provided in the community area. National Planning policy also supports the establishment of employment within rural areas and sustainable settlements.

However, the site is located within the recently established Tisbury Campus, which is utilised mainly for community related use. Thus, Core Policy 49 (Protection of rural services and community facilities), is relevant, and states:

Proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative

community use. Preference will be given to retaining the existing use in the first instance, then for an alternative community use. Where this is not possible, a mixed use, which still retains a substantial portion of the community facility/service, will be supported.

Redevelopment for non-community service/ facility use will only be permitted as a last resort and where all other options have been exhausted.

Whilst Core Policy 49 relates to loss of community facilities which are economically unviable, it is relevant to this application as it supports mixed-uses which retain community facilities.

The proposal consists of changing the use of part of the first floor of the Nadder Centre to B1 office use. It should be noted that the floor area that the change of use is sought for wasn't identified for a specific use/purpose in the original permission.

The proposal provides the opportunity for letting out the proposed office floorspace at market rate to local businesses which would generate revenues which would be reinvested within the centre.

Officers note that it appears that the floor area in question may have been used for exercise classes. Whilst officers note the numerous objections relating to the loss of leisure space within the building, the supporting statement makes it clear that the existing programme of group exercise would be relocated to other areas of the existing building, including the Nadder Hall, which is currently under-capacity. The proposal would therefore not impact the effective operation of the leisure centre and would not result in a loss of the current community uses. Thus, the proposal accords with the aims of policy CP49.

9.2 Highways and Parking

The highway authority has considered the proposed development and has responded with no objection. The proposal will not detrimentally affect highway safety and sufficient parking provision would be provided onsite. The requirements of the Green Travel Plan (Condition 11 of the 14/04907/FUL planning permission) still apply to the proposal.

10. Conclusion

Whilst the floor area that this change of use proposal relates to was not designated for a specific use or activity within the original permission, the main leisure/community portion of the building would be retained and the exercise classes that have been conducted in the floor area subject of this application would be relocated elsewhere in the building.

The proposal provides an opportunity to create office floorspace that would be utilised by local businesses which would generate revenues to support the viability of the centre.

Sufficient parking is available on-site and the LPA considers the proposed change of use to be acceptable in planning terms. Consequently, as there appears to be no conflict with local plan or national policy, and no planning harm would result, officers recommend approval of this planning application.

RECOMMENDATION: Approve with Conditions

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application Form

Location Plan

Block Plan

Proposed Office Area – Internal layout plan

REASON: For the avoidance of doubt and in the interests of proper planning.

3) The use hereby permitted shall be limited to a Class B1 use only.

REASON: To ensure that the use is compatible with the continued adjacent community uses.

Briefing note – Planning change of use

Space occupancy at the Nadder Centre, Tisbury

2 March 2017

Background information

The original concept for the community campus programme following the establishment of Wiltshire Council in 2010/11 was to rationalise out of date, costly and unfit for purpose buildings and provide new state of the art buildings that reflect local community service needs.

Community groups were encouraged to engage in the evolution of the new campuses via operations boards and the area boards.

The original concept was aspirational and visionary and the economic recession drove changes to this concept. Asset values changed and there was less capital funding available and the cost of borrowing required was impacting on the reducing revenue budget.

Vision for the completed campuses; Corsham, Salisbury and Tisbury

To ensure the campuses would be vibrant centres for the local community to use as its hub. That these centres would be financially sustainable for the future, decreasing the need for any council subsidy over time. This would be achieved through a mix of commercial and non-commercial use, maximising the offer and use of space, increasing the number of volunteers and supporting the local economy.

The three campuses are strategic buildings that support the council's vision.

The Nadder Centre – background and context

£8.1m investment based on part refurbishment of the former Nadder School and part new build.

The first floor – occupancy

The fitness suite is located on 1st floor – as per original plan. All group exercise provision was planned to take place in the Nadder and sports halls – this was the original specification.

During build process space on first floor not included in the programme or budget (void space) was reviewed and a decision was taken to refurbish this space based on the business rationale to help with the future sustainability of the centre through income generation, helping to reduce the subsidy and deliver the vision.

£150,000 extra funding was allocated to complete the void space.

The chairman of the area board and Nadder community board confirmed in August 2016, to the lead cabinet member for campuses, following site visits, that the void space should be used for commercial let to a local business, as soon as possible.

The void space has been temporarily used by leisure for some classes following its refurbishment, whilst a commercial lease has been discussed and negotiated and the change of use planning process implemented.

Subsidy required

The estimated financial figures are set out below based on the first six months of operational running of the centre.

These figures include lease rates (some still under negotiation).

Based on these figures we can estimate the annual deficit.

Forecast 2017/2018 Gross Costs:

Soft FM	
Hard FM - Servicing & Inspection	
Hard FM - Repair & Maintenance	
Utilities	
NNDR	
Forecast Gross Cost 2017-2018	<u>204,264</u>

Forecast 2017/2018 Income (agreements in place):

Café Franchise*	
Tisbury History Society	
Pre School	
Business start-up units **	
*for 6 months then circa £2,000 pa	
** currently collected by TEN organisation, as per funding terms	
Forecast Income 2017-2018	<u>-1,800</u>
Forecast Net Budget Requirement	<u>202,464</u>

Net budget from closing related buildings:

Tisbury Sports Centre	62,550
Tisbury Library	<u>6,800</u>
Total Available Budget	<u>69,350</u>

Based on the current forecast and agreements there is an estimated budget shortfall of £133,114.

If change of use is approved for office space rental on the first floor (under negotiation) the overall shortfall will reduce to £100,914.

Space availability and usage

The Nadder Hall and sports hall have 145 hours of bookable/available space each week. Currently 15 hours of leisure classes are delivered in the first floor activity rooms 1 and 2. These classes can be re-provided in the Nadder and/or sports hall or other underused/unused space in the centre, without impacting on the activities timetable (appendix A).

It is also proposed to convert the second store room (adjacent to the sports hall) into a Personal Training Room – as there is sufficient storage available without this space.

- Leisure services occupy 53% of the centre’s space – not including the first floor activity 1 and 2 rooms.
- Currently, space in the centre completely unused or under used = 30%
- Further space underused and available - currently under negotiation = 17%

There is also sufficient capacity/space available to programme a far greater number of classes and possible occupancy for meetings, events and activities.

Space available – currently not used – in the following rooms/areas of the centre:
(also illustrated on appendix B floor plan - below)

Ground floor

- **Nadder Hall**
 - Total bookable hours available per week 93
 - Total currently used per week 10
 - **Total under-utilised 89.25%**
- **Sports Hall**
 - Total bookable hours per week 93
 - Total currently used per week 31
 - **Total under-utilised 66.6%**
- **Dunworth room** - 42sq mtrs (to the rear of the Nadder Hall) which is available every day and evening with the exception of Tuesday and Thursday mornings, when it is used by the children’s centre.
- **Frankland Room** – 42sq mtrs (designated as a hot desk area but not required - adjacent to pre-school) – this room could easily be used for exercise and wellbeing activities such as Pilates, yoga, mindfulness.

- **Examination Room** – 9.9sq mtrs – Possibility for use for personal training and advice, complementary concession such as Physiotherapy, nutrition advice, podiatry, sports therapy etc.
- **Room** at rear of Nadder Hall – 32 sq mtrs – currently used for storage
- **Storage room** – 16.6sq mtrs - storage space, adjacent to the Sports Hall. Planned to be used by leisure services to provide a personal training offer. Originally allocated as additional storage space, which is not required.
- **Hot desk area**, adjacent to the atrium. This space is rarely used by staff and alternative options are available. This space could be used for spinning bikes.

First floor

- **Barford Room** – 32 sq mtrs - overlooking Nadder Hall – can be used as a meeting room or tutorial space.
- **Treatment Room** 14 sq mtrs - adjacent to fitness suite - possibility for use for personal training and advice, complementary concession such as physiotherapy, nutrition advice, podiatry, sports therapy etc.
- **Ghost room** opposite the room above overlooking Nadder Hall. This could be converted to provide an additional 32 sq mtrs space as a meeting or activities room.

The Enterprise Network Business Incubation Units

- **Eight Business units available: three currently rented.**
- Rentable on a weekly basis / short term. £50 per desk, per week.
- 3 parties are Hot-desking on an ad hoc basis: £12 per half day (up to 4 hrs); £24 for full day (up to 8 hrs)
- Co-working space - £85 per desk per month

The take up is currently low. This space could be converted to provide additional leisure or community space in the future. The EU funding terms are based on 5 years provision – signed in 2015.

Future sustainability of the centre

The vision to promote mixed use; commercial and non-commercial reflecting other health and wellbeing centres (campuses) and administrative hubs across the county. Space in other campuses and hubs is used by commercial and partner organisations, the community and council services, which is helping to deliver a sustainable model for the future.

The leasing of available space; on commercial and partnership agreements enables the buildings to become less reliant on any subsidy from the council in future years.

This model is working effectively in other council buildings including the administrative hub at Monkton Park in Chippenham that is occupied by Wiltshire Police, Good Energy, and a range of council services.

In Five Rivers in Salisbury the centre has shared occupancy by Dorset and Wiltshire Fire and Rescue Service, Citizens Advice Wiltshire, learning and disabilities services, leisure services and other council services.

In Springfield in Corsham the centre has shared occupancy with Wiltshire Police, NHS, Virgin Care (in negotiation), learning and disabilities, leisure services, library and other council services.

In County Hall in Trowbridge the administrative hub offers a cafe, library, and occupancy from the Probation Service, learning and disabilities, other council services; plus space is being made available for wither commercial or partner leasing.

In Bourne Hill in Salisbury the top floor is under negotiation for commercial lease.

Nadder Centre usage – first 6 months

Library - is performing well. Visitor numbers are up 249% and issues up 64 % on the period from its opening in September compared with the previous year.

The local volunteer team has responded to the increased levels of use by extending the period they operate in the library from 21 to 23 hours per week to provide cover for the busy after school period.

Leisure - fitness memberships have increased from 114 at the old Tisbury centre to 376 in the Nadder Centre. This is predicted to increase to 500 this year, and maximum membership would be around 750.

A Café - has recently opened and has had a positive response from users. The café is run by a local catering business.

Appendix A

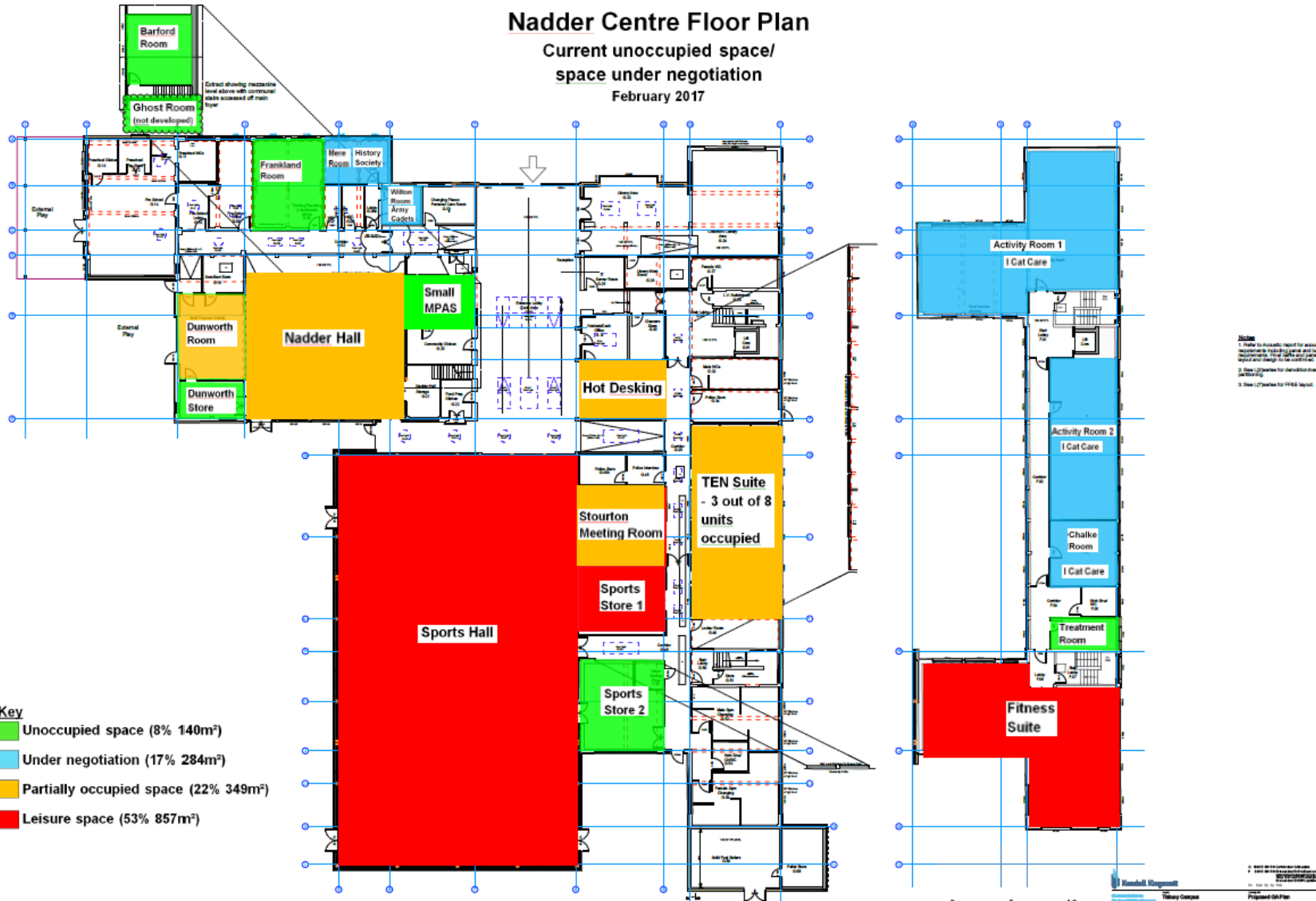
**Nadder Centre current group exercise class schedule,
including proposed location vacating Activity rooms 1 & 2**

Private Instructors

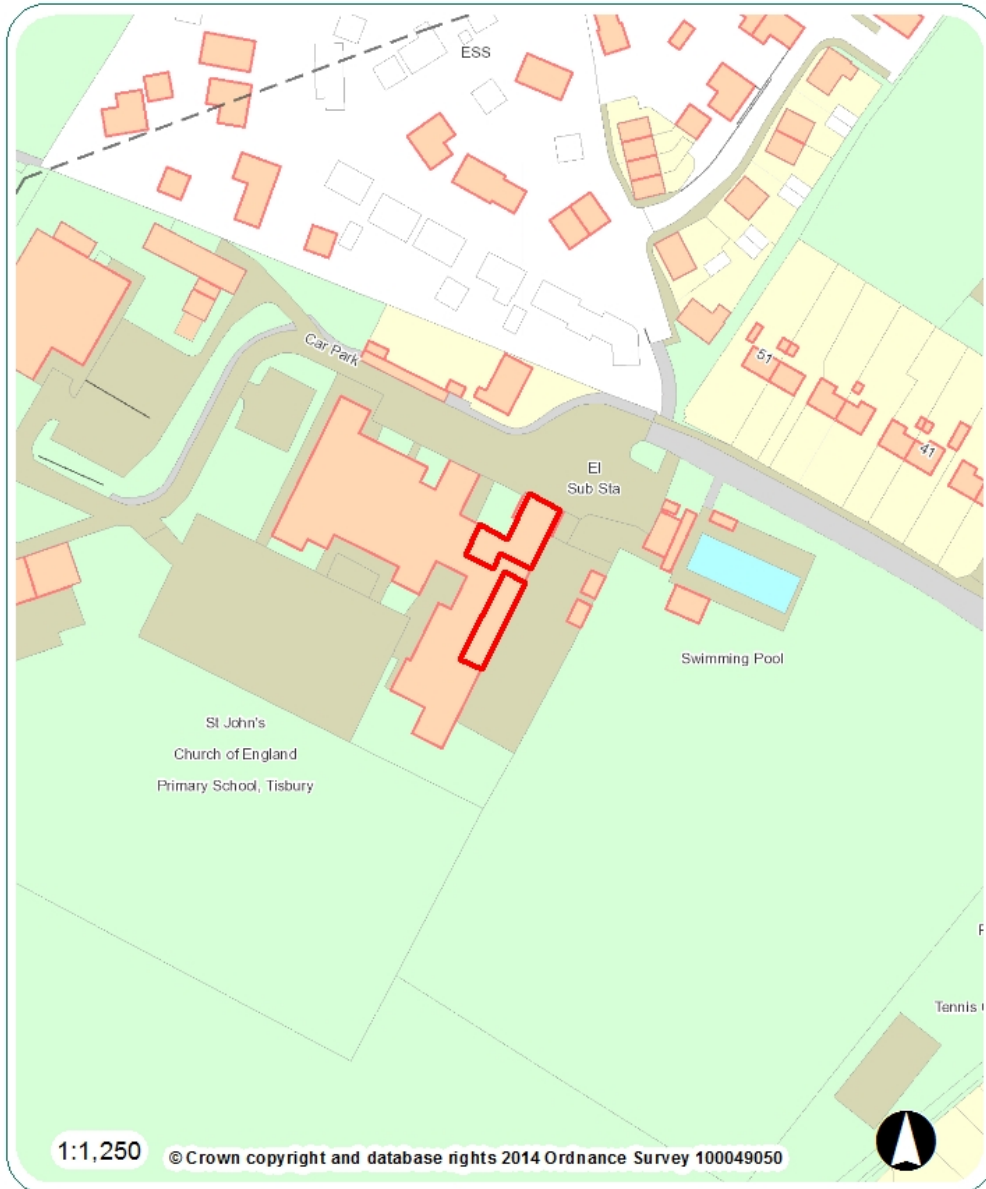
Day	Class	Time	Location	Alternative location
Mon	Aerobics	9.30am-10.30am	Nadder Hall	Sports Hall
	Yoga	9.30am-10.30am	Activity Room 2	Nadder
	Pilates	1pm-3pm	Activity Room 2	Nadder
	Kettlebells	6pm-7pm	Activity Room 1	Nadder or PT Room
	Circuits	7pm-8pm	Activity Room 1 or Nadder Hall (dependent upon numbers attending)	Nadder
Tue	Active Plus Men	8.45am-9.45am	Main Sports Hall (whole hall)	N/A
	Active Plus Ladies	10am-11am	Main Sports Hall (whole hall)	N/A
	Legs, Bums & Tums	6pm-7pm	Nadder Hall	N/A
	Zumba	7pm-8pm	Nadder Hall	N/A
	Spin	8pm-9pm	Nadder Hall or Activity Room 1 (dependent upon instructor at the moment)	Nadder
Wed	Chair Yoga	11am-12 noon	Activity Room 2	Nadder
	HIIT	6.15pm-6.45pm	Activity Room 1 or Nadder Hall (dependent upon numbers attending)	Nadder
	Kettlebells	7pm-8pm	Activity Room 1	Nadder or PT Room
Thu	Legs, Bums & Tums	9.30-10.30am	Activity Room 1	Nadder
	Pilates and Yoga	10am-12 noon	Activity Room 2	PT Room or move back 30 min for Nadder Use
	Dancefit	6pm-7pm	Nadder Hall	N/A
	Yoga	6pm-7pm	Activity Room 2	Quarter Sports Hall or PT Room on the basis that the Karate people won't want a spin class sharing the hall.
	Spin	7pm-8pm	Activity Room 1 or Nadder Hall (dependent upon instructor at the moment)	Nadder
Fri	Active Plus Mixed	9.15am-10.15am	Main Sports Hall (whole hall)	N/A
	Meditation Class	10.30am-11.30am	Activity Room 2	Nadder
Sat	HIIT	8am-8.30am	Activity Room 1 or Nadder Hall (dependent upon numbers attending)	Nadder

Appendix B

Nadder Centre Floor Plan
 Current unoccupied space/
 space under negotiation
 February 2017



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REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No. 2

Date of Meeting	16/03/2017
Application Number	16/11803/FUL
Site Address	Forest View, Clay Street, Whiteparish, SP5 2ST
Proposal	Demolition of existing bungalow and erection of two new chalet bungalows. Improved access for units will be created off Clay Street. Hard and soft landscaping and associated works (Resubmission of 16/07647/FUL).
Applicant	Mr Dan Roycroft
Town/Parish Council	WHITEPARISH
Electoral Division	ALDERBURY AND WHITEPARISH – (Richard Britton)
Grid Ref	424477 123083
Type of application	Full Planning
Case Officer	Matthew Legge

Reason for the application being considered by Committee

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be **approved**.

2. Report Summary

The principle of the creation of additional dwellings within the settlement boundary is established in local planning policy. The development will result in the reduction of ground levels and introduction of retaining walls together with the creation of two dwellings that are considered to be of an acceptable form so not to result in an incongruous development for this rural area. The use of the access track for the additional dwelling unit has not received an objection comment from Wiltshire Council Highways and drainage on the site can be controlled by planning condition. There is no material neighbouring harm to amenity as a result of this development and permitted development rights can be removed to secure future protection to neighbouring amenity.

3. Site Description

The application site is located within the large village of Whiteparish and accessed off a medieval trackway which is used as an un-adopted vehicular access track which serves a relatively large number of dwellings (approx 30). The site is located in a relatively elevated location on the southern side of Clay Street and has elevated views towards the north side of Clay Street and the countryside beyond. The application site itself is also set in a slope and with the rear garden land rising up to a band of established trees.

4. Planning History

- 16/07647/FUL Demolition of existing bungalow and erection of two new residential units. Improved access for units will be created off Clay Street. Hard and soft landscaping and associated works. WD
- S/2008/1745 O/L Demolish existing bungalow and construct three chalet type bungalows with associated garaging and parking. REF
- S/2004/2327 O/L New dwelling. REF

5. The Proposal

This application proposes to demolish an existing bungalow and to erect two five bedroom dwellings. The existing vehicular access will be ceased up and a new access created off Clay Street. The proposal involves the creation of hard and soft landscaping and associated works.

6. Local Planning Policy

The Wiltshire Core Strategy (WCS) - adopted by Full Council on the 20th January 2015:

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP24 (Spatial Strategy for the South Wiltshire Community Area)

CP41 (Sustainable construction and low carbon energy)

CP50 (Biodiversity and Geodiversity)

CP57 (Ensuring high Quality Design and Place Shaping)

Wiltshire Local Transport Plan 2011-2026:

Car Parking Strategy

Government Guidance:

National Planning Policy Framework (NPPF) March 2012

National Planning Policy Guidance (NPPG)

Supplementary Planning Guidance:

Adopted Supplementary Planning Document 'Creating Places Design Guide' April 2006

7. Publicity

Whiteparish Parish Council – Object

“Whiteparish Parish Council RESOLVED to recommend refusal to this application on massing, density and common ground which has been included in the curtilage. Even though the issue of the ridge height has been addressed it will involve significant movement of spoil on an unadopted road that exits opposite the village school. Additionally it creates an artificial landscape, not in its natural form, and out of keeping with other properties on that side of the road.”

WC Highways – No objection subject to condition

WC Trees – None received

WC Ecology – Support subject to conditions

WC Drainage – Conditions suggested. Questions over Southern Waters ability to take surface water in the foul sewage, a suitable SUD systems would then be required.

14 letters of objection:

- The proposal for two large dwellings in place of one smaller one is an over-development of the site and will appear overbearing. The new properties will be completely out of character with their surroundings and will have an adverse impact on the locality.
- Impact on neighbouring amenity (Pen-y-bryn), loss of western aspect from Westways.
- This is large bulk excavation which will cause massive disruption and damage to Clay Street, Hop Gardens and Common Road by the large number of vehicle movements which will be required to construct these properties in a short period of time. This will also impact on the safety of the pedestrians who use this track on a daily basis.
- Concern about the amount of construction vehicles using the track which will cause further damage to the poor surfacing and highway safety concerns. The Developer should cover the cost of any further damage to the surfacing not the residents. There is a limit to the amount of traffic an unmade track can sustain, and Clay Street has passed that limit already.
- Questions posed regarding the submitted Highway Report being misleading.
- Problems regarding the drainage and sewerage issues in the immediate area.
- The proposed properties will each have four bathrooms and one cloakroom creating a significant increase in demand for water.

8. Planning Considerations

9.1 Principle of development

The application site is located in the retained settlement boundary of Whiteparish (Large village) and as such the principle of new residential development here is supported by Core Policy 1 & 2 of the Wiltshire Core Strategy (Jan 2015).

9.2 Impact on the context and character of the surrounding area

This application has been submitted following the withdrawal of a similar application for two dwellings in 2016. This revised scheme has lowered the ground level over the site to reduce the ridge heights of the proposed dwelling units. Officers note the local opposition to the two units and have noted the above comment summary in relation to the design, massing and landscaping for the scheme. In assessing this application Officers have to consider the matters of concern and make a judgement as to whether the application justifies a defensible reason for refusal.

The application site is located along a registered public footpath (WHIT31) which is only used by users who have a right to a vehicle access on over the track can use. However in enforcement terms there are no physical restrictions or signage at the entrance of the track that can prevent or deter an unauthorised vehicle from using the footpath for vehicles. The site is located in a relatively elevated location on the southern side of Clay Street and has elevated views towards the north side of Clay Street and the countryside beyond. The application site itself is also set in a slope and with the rear garden land rising up to a band of established trees.

This application will result in the removal of a significant amount of soil from the garden area to flatten the site for the creation of two dwellings. The established trees to the rear of the site will be retained and the existing ground levels around the root zones are also to be maintained. Nevertheless a large amount of soil is to be removed from the site to allow the dwellings to have a lower ridge height in the street scene. The full details of the site levels are shown on the proposed site plan but the exact landscaping details across the site are not given but could be requested by condition together with details of how the retained trees are to be protected during the construction phase.

The proposed removal of soil will flatten out a large portion of the site and the development will require the removal of one tree (along the access track) which the submitted Arboriculture statement notes as an unremarkable tree of limited merit. Officers note the local concerns over the artificial landscaping and unnatural form of the site from the resultant development. However the removal of soil on balance is considered unlikely to be unduly harmful to the character of the street scheme as the majority of the soil removal will be within the centre of the site. The road side hedge planting can be conditioned for reinstatement and a planning condition can be imposed to secure adequate landscaping details are secured across the whole site.

The proposed location of the dwelling are set back for the access track by a distance comparable to the existing bungalow and consistent with the set back distance of other properties located along this access track. The application site is noted by Officers to be large and the creation of an additional dwelling house within this plot is considered to be creating a consistent dwelling to plot ratio for the locality. Officers do not consider that a refusal reason based on the overdevelopment of the application site is a defensible reason to refuse planning permission in this instance.

The design of the dwellings has received a consistent theme of objection within the letters of concern. Officers acknowledge that there is expressed local opposition to the scheme with locals opposed to the urbanisation of the rural area and the introduction of effective two storey dwelling house. In assessing the application site Officers are aware of the varied design and massing of dwelling houses along this access track. A number of the dwelling houses have received relatively recent planning permission for extension up into the roof to create a form of chalets bungalow although in assessing the street scene there is some argument to suggest that a few of the dwellings could be considered tantamount to two storey in massing. It is clear that the dwellings along this track have developed over time and organic extensions have taken place. In this instance it is considered that the locality of the site could best be described as a mixture of dwelling types and designs. This application has purported that the design of the dwelling has borrowed from local precedent. Indeed the use of brick, timer cladding and render are all noted in the immediate locality. The roofing materials locally vary from tile, slate and what appear to be concrete tiles. The materials for use in this application are considered to now be consistent with the local palette of materials and Officers do not consider at the Council could robustly object to the use of materials that are evident in the immediate street scene.

The form of the two dwelling are however noted to have an increased eaves height and allude to the form of a chalet bungalow by the use of dormer windows but Officers note that the neighbouring letters have argued that the overall form and massing of the dwellings are tantamount to the two storey dwelling. However given the lower ground levels, the lower eaves height around the dormers, the set back distance of the dwellings of between 12m - 15m from the access track, the overall appearance from the access track is unlikely to be duly harmful to the rural character of the area to any point where a defensible refusal on those grounds could be defended. Officer on balance consider that the design and massing of the dwelling houses are unlikely to be incongruous in the street scene and unlikely to result in material harm to the rural character.

9.3 *Impact on neighbour amenity*

The neighbouring letters of objection have included some comment over amenity impact most notably from Westways and Pen-y-bryn. Westways is located to the east of the application site is located on higher ground than the application site. The lowering of the ground levels of the two dwelling has brought the ridge height of the dwellings around the eaves height of the Westways which given the close proximity of plot 1 is considered to be a significant reduction in vertical massing to Westways. This neighbour has concerns over the loss of western views; however the loss of views is not a material planning consideration that could prevent development. Plot 1 does include a first floor side window which faces

Westways and the window will serve an en-suite and will be obscure glazed this preventing overlooking.

Pen-y-bryn is a bungalow located on the opposite side of the access track whose front elevation faces the application site. The distance from the front elevation of Pen-y-bryn and the front elevations of the proposed dwellings is about 30m – 35m which is considered to be a significant distance to prevent undue direct overlooking. Any perception of overlooking from the upper floor windows for the application site will be from bedrooms which by their nature are empty in the day time. Front elevations allow a degree of accepted overlooking due to their open relationship with the street and private amenity spaces are on a whole located at the rear of a dwelling house. The loss of amenity space for a front garden is unlikely to be supported at appeal where the application site has a rear garden space available.

In considering the developments impact upon these neighbouring dwellings, Officers conclude that the massing levels and distances from boundaries is acceptable so not to result in demonstrable harm to neighbouring amenity.

9.4 Parking / Highways

The application site has planning history which sets out objection comments from Wiltshire Council Highways in relation to further development of dwellings along this unmade access road/track. This application has submitted a Highway Report by JMP Consultants which has not been submitted with the previous applications on the site. Wiltshire Council Highways in considering the report and the application has commented:

“I refer to the above planning application which is a resubmission of 16/07647/FUL. The scheme is as per the previous submission from a highways perspective and I therefore wish to adhere to my previous observations, as given below. I acknowledge the objections submitted online and in particular the pedestrian safety concerns. The access road is generally of sufficient width and it is considered that vehicle speeds are low due to the nature of the road and the poor surface condition.

I am aware of the history of development served by Clay Street and I note that the Highway Authority have objected to proposals in the past. The proposed redevelopment of Forest View was considered at pre-application stage where initial highway concerns were raised. Further discussions took place with the planning agent and a compelling case was presented which persuaded the Highways Officer to amend the highway observations to a position of no objection.

The report submitted concluded that the very slight increase in traffic movements should not be considered sufficient to warrant a refusal on highways grounds, and certainly should not be considered ‘severe’. Particularly in the light of the NPPF, which states that development should not be refused on transport grounds unless “cumulative residual impacts” are “severe” and implies that transport objections should not be allowed to obstruct the delivery of housing.

Whilst there is little doubt about the sub-standard nature of Clay Street, it is considered that on balance a highway refusal could not be justified or easily defended should the decision be appealed.

The proposed access, turning and parking arrangement is acceptable to serve the two proposed dwellings.

In view of the concerns regarding the construction vehicles, I suggest that the following condition is applied, should permission be granted, requiring the submission of a construction method statement.”

Given the no objection comments from Wiltshire Council Highway, Officers do not consider that it is now reasonable to continue to impose a highway refusal reason as previously imposed on previous applications for the site. Officers note the local concern and as such it is considered reasonable to impose a condition upon any approval to secure the submission of a construction management plan which can detail the delivery of plant, parking of vehicles during construction.

9.5 ROW

Officers note the strong local opposition to the scheme and raised concerns over the maintained condition of the access track following the construction period for the dwellings. The access track is an unadopted track which is formally identified as a ROW footpath (WHIT31). The ROW have identified that the Applicant needs to be aware that the site will need to have a right to provide vehicle right of way along the track to the application site. This vehicle right of way is not a matter for consideration during this planning application but is matter of legal clarification and or certainty for the Applicant to secure.

9.6 Ecology / Trees

A Wiltshire Council Ecologist has reviewed the submitted Bat Survey Report and has commented: *“Regularly used bat roost present, probably serotine which is a rarer bat species, but nature of the roost is uncertain therefore further survey required. NE licence will be required. Mitigation plans demonstrate that NE licence should be forthcoming as three tests of the Habs Regs likely to be met. Recommend condition.”*

Given the concerns from WC Ecology, Officers consider that the recommended condition can be imposed which would mitigate the concerns from WC Ecology.

This application has submitted a Tree Survey and Arboricultural Impact Assessment. The assessment has identified that one tree will be removed along the road side and that this tree is *“unremarkable of limited merit and its loss will have a minimal impact on the visual amenity of the local area or the wider landscape”*. All other trees will be retained and the report has not suggested that the retained trees will result in undue pressure to be pruned and felled. The report does suggest that further arboricultural method statement with associated tree protection plan to ensure that the retained trees received the required protection during the development phase. This application has not received any comments from the Council's Tree Officer but given the submission of the tree survey report, Officers are able to make an informed judgement on impact to trees and impose conditions as required to secure the desired protection of trees on the site.

9.7 Drainage

Some of the submitted letters of representation have raised concerns over the drainage of the site and concerns have been raised over localised water runoff down the access track and into dwelling houses. Given the local concern over the drainage of the site is it considered necessary to impose conditions upon any approval which will require a details scheme for drainage for both surface water and foul waste water drainage. Concerns of drainage outside of the application site i.e. water running down the access track are not considered to be site specific nor controllable via any conditions that could be imposed to mitigate harm from this applications.

9.8 Common Land

Some of the neighbouring letters and the Parish Council letter have raised concern that the development is affecting Common Land. A Wiltshire Council Rights of Way Officers has commented on this matter as follows:

My previous comments given in response to application number 16/07647/FUL still apply. I would also like to add that the applicant does not appear to have acknowledged that part of the proposed development is located on land registered as common land under the Commons Registration Act 1965. Common Land is protected from development and any person wishing to carry out certain works on such land must apply to the Planning Inspectorate for permission. The works proposed in the application would require such consent. I have attached DEFRA's Common land consents policy for information.

In response to comments in relation to the Common Land issue the Agent has commented:

“My understanding is that a very small portion of the land at the front of the plot is registered as ‘Common Land’ (see map attached – sourced from your Rights of Way Officer) – as is the front garden of many other dwellings along this part of the road, as you’ll see.

We’re not proposing any development on this ‘Common Land’ other than our driveway across it (like all the other neighbours do), and our solicitor assures us that this is acceptable. I am assured that I have served the correct Notices as our client does own the land, the ‘Common Land’ is just a right of way or easement granted across it.”

As planning permission does not usurp required compliance with other statutory regulations, it is considered that any grant of planning permission would not result in any conflict with the applications requirement (as commented by WC ROW) to secure a consent from the Planning Inspectorate for any development on land registered as Common Land. Thus Officers do not consider any objection to this application on the grounds of encroachment or development on Common Ground to be reasonable.

9.9 CIL

This development is subject to the Community Infrastructure Levy. Wiltshire Council has adopted a Community Infrastructure Levy (CIL) charging schedule on 18th May 2015. CIL is a charge that local authorities can place on new development in their area. The money generated through CIL will contribute to the funding of infrastructure to support growth. Whoever has assumed liability for the development would be liable to make payment to Wiltshire Council for this type of development subject to the compliance with the exemption criteria.

10. Conclusion

This application proposes the demolition of a bungalow and the creation of two dwelling units within the settlement boundary of Whiteparish. The principle of the creation of additional dwellings within the settlement boundary is established in local planning policy. The development will result in the reduction of ground levels and introduction of retaining walls together with the creation of two dwellings that are considered to be of an acceptable form so not to result in an incongruous development for this rural area. The use of the access track for the additional dwelling unit has not received an objection comment from Wiltshire Council Highways and drainage on the site can be controlled by planning condition. There is no material neighbouring harm to amenity as a result of this development and permitted development rights can be removed to secure future protection to neighbouring amenity.

RECOMMENDATION

Approve subject to conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. No development shall commence above ground level until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission.

3. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- means of enclosure;
- all hard and soft surfacing materials;

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission

4. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

5. No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until the exact position of each tree/s protective fencing in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction - Recommendations"; has been submitted to and approved in writing by the Local Planning Authority, and;

The protective fencing shall be erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work – Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition “retained tree” means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission

6. The development hereby permitted shall not be first occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

7. Any gates shall be set back 4.5 metres from the edge of the carriageway, such gates to open inwards only, in perpetuity.

REASON: In the interests of highway safety.

8. No part of the development hereby permitted shall be occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the roofslope of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

11. Before the development hereby permitted is first occupied the side windows in the east elevation of plot 1 and the east elevation of plot 2 shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

12. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission

13. No development shall commence on site until details of the works for the disposal of sewerage including any point of connection to the existing public sewer have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission

14. The works will be undertaken in accordance with the Bat Survey Report (Davidson-Watts Ecology dated 1 December 2016 and bat roosts will be incorporated into the dwellings in accordance with drawings 150-D-04 Plot 1 and 150-D-07 Plot 2, OB Architecture 17.11.16 or as otherwise specified in a Natural England licence superseding the permission. The bat roosts and access points will be available for bat use before first occupation of each dwelling and the deeds of each plot will identify that they will be maintained in perpetuity.

REASON: In the interest of preserving protected species

15. No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) measures for the protection of the natural environment.
- f) hours of construction, including deliveries; (with particular consideration to the proximity of the school);
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and measures for the protection of the natural environment.

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission

16. The development hereby permitted shall be carried out in accordance with the following approved plans:

DRG No. 150-D-02 (Proposed Site Plan) 15/12/2016

DRG No. 150-D-03 (Plot 1 – Floor Plans) 15/12/2016

DRG No. 150-D-04 (Plot 1 – Roof Plan) 15/12/2016

DRG No. 150-D-05 (Plot 1 - Elevations) 15/12/2016

DRG No. 150-D-06 (Plot 2 – Floor Plans) 15/12/2016

DRG No. 150-D-07 (Plot 2 – Roof Plan) 15/12/201

DRG No. 150-D-08 (Plot 2 - Elevations) 15/12/2016

DRG No. 150-D-09 (Site Sections) 15/12/2016

REASON: For the avoidance of doubt and in the interests of proper planning.

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REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No. 3

Date of Meeting	16 th March 2017
Application Number	17/00342/FUL
Site Address	Land adjacent to Wilwyn, Weston Lane, West Winterslow, Salisbury, Wiltshire, SP5 1RQ
Proposal	Erection of Two New Dwellings including garaging with office over and new pedestrian and vehicular access
Applicant	Mr and Mrs R Chalmers
Town/Parish Council	WINTERSLOW
Electoral Division	WINTERSLOW – (Christopher Devine)
Grid Ref	423460 132076
Type of application	Full Planning
Case Officer	Joe Richardson

Reason for the application being considered by Committee

The application has been called-in by Cllr Devine if officers are minded to refuse.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be refused for the reason(s) set out below.

2. Report Summary

The issues in this case are:

- The principle of residential development in this location;
- Scale, design, materials and impact on character of the area;
- Highway safety;

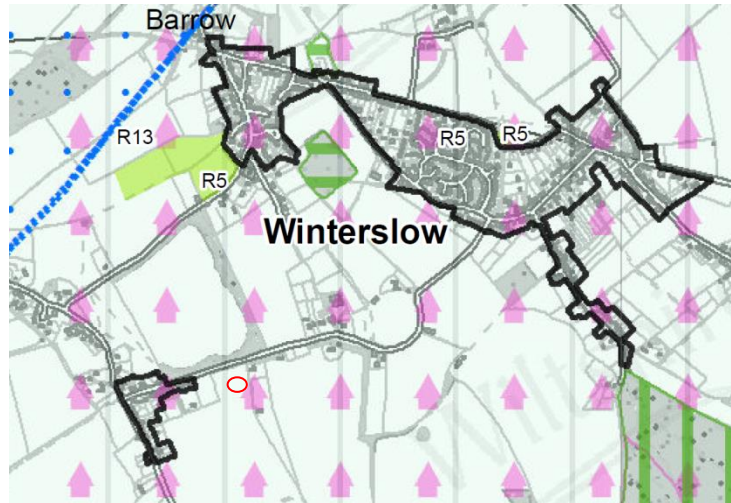
The publicity has generated five letters in support of the application with full support from the Winterslow Parish Council given to the proposed development.

3. Site Description

The application site is an open area of land on the south side of Weston Lane adjacent to the property known as Wilwyn, a detached chalet bungalow. The land is owned by the

applicant, who resides in this property. Access to the land is obtained either by a field gate adjacent to Wilwyn or by an existing central opening to the land via Weston Lane.

The site is on the south of Weston Lane with open farmland to the south and east; woodland to the north and the applicant's residential property to the west.



WCS Salisbury & Southern Wiltshire proposals map



Site outlined in red

In planning policy terms the site lies within the countryside outside of the housing policy boundary (defined limits of development) of Winterslow. The site also lies within a Special Landscape Area (saved local plan policy C6 refers).

4. Planning History

- | | |
|--------------|---|
| S/2003/1072 | Change of use of part of agricultural land into garden for 'Wilwyn' and construction of new access REF |
| 16/10095/FUL | Erection of two new dwellings including garaging with office over and pedestrian and vehicular access WDT |

5. The Proposal

The application proposes the development of the land by the erection of two detached four bedroom dwellinghouses to include garaging with an office above and new pedestrian and vehicular access.

6. Local Planning Policy

The Wiltshire Core Strategy (WCS) was adopted in January 2015 and constitutes the primary planning document. Also of relevance are the NPPF & NPPG and the emerging Winterslow Neighbourhood Plan.

7. Summary of consultation responses

Winterslow Parish Council – Support

WC Highways – No comments received

Spatial Planning – Object

Wessex Water – No comments received

8. Publicity

The application has been advertised by way of site notice and letters to near neighbours.

The publicity has generated five letters in support of the application with full support from the Winterslow Parish Council given to the proposed development.

9. Planning Considerations

9.1 Principle of development and policy

The Council's Spatial Planning officer has assessed the proposal and provides the following consultation response:

The proposal comprises development of two dwellings on land at West Winterslow. The Winterslows are defined by the Wiltshire Core Strategy (WCS) as a large village, and sets out a defined settlement boundary. The WCS sets out that at large villages development will predominantly take the form of small housing and employment sites within the settlement boundaries, and will be limited to that needed to help meet housing needs and to improve employment opportunities, services and facilities. The proposal site falls outside, albeit adjoining, the settlement boundary.

WCS Core Policy 2 states that development proposals outside of defined settlements will

be strictly limited, and only acceptable in certain circumstances, none of which are applicable to the application proposal. The WCS does not propose any strategic housing allocations in Winterslow, and it is envisaged that any non-strategic housing sites will come forward either through the Neighbourhood Planning process or through the forthcoming Wiltshire Housing Sites DPD. The Council are currently working towards a Housing Sites Allocations DPD, and Winterslow Parish Council has begun the Neighbourhood Plan making process. Neither of these documents can be given weight to in decision making at this point in time due to their early stage in preparation.

It is considered that at this point in time the proposal is contrary to the Plan-led approach for housing intended to be delivered through the Neighbourhood Planning and Site Allocation processes. As the Council is able to demonstrate a five year supply of housing land, and there is no over-riding need at this time for development in this location, the presumption against development applies until such time as the site may be allocated for development by the Council or local community.

Need for this development

Para 47 bullets 1 and 2 **of the National Planning Policy Framework states:**

To boost significantly the supply of housing, local planning authorities should:

- use their **evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area**, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;

- **identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements** with an additional buffer of 5% (moved forward from later

in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%

(moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;

With the adoption of the Wiltshire Core Strategy in January 2015, the council meets both of these objectives.

Policy CP24 of the WCS sets out a series of indicative housing numbers across broad locations in Wiltshire, which are designed to guide an even distribution of housing delivery across the area. The application site is not located within but is adjacent to the

settlement boundary of Winterslow, and is therefore in the open countryside.

The CP24 indicative housing requirement for the rest of the community area (excluding Downton) for the remaining plan period is 615 dwellings. Of these 611 now have planning permission or have been constructed and therefore as set out in Appendix 6 of the updated Housing Land supply report of 2015 there is only a requirement for 4 dwellings over the remainder of the plan period.

Table 2 of the Council's current Housing Land Supply Statement 2015 demonstrates that each housing market area in Wiltshire, including South Wiltshire which this site is located, has a 5 year housing land supply, plus a 5 % buffer. Therefore, there is no need for this development at this time.

Other policy considerations

Core Policy 1 outlines the settlement strategy for Wiltshire and identifies the settlements where sustainable development will take place. Winterslow is listed as a large village within the Southern Wiltshire Community Area.

The site although adjacent to the settlement boundary is outside the settlement boundary of West Winterslow, and so therefore is in the open countryside for planning purposes.

Core Policy 2 addresses the issue of development outside of settlement boundaries. Under Core Policy 2, development will not be permitted outside the limits of development unless it has been identified within the subsequent Site Allocations Development Plan Document and Neighbourhood Plan.

The housing requirements set out at CP24 are indicative in order that the Council and community, through the development of subsequent Sites Allocation DPD and Neighbourhood Plans, may apply a flexible approach to housing delivery. It is considered that the proposal is contrary to the Plan-led approach for housing intended to be delivered through the Neighbourhood Planning and Site Allocation processes. As the Council is able to demonstrate a five year supply of housing land, and there is no over-riding need at this time for development in this location, the presumption against development applies until such time as the site may be allocated for development by the Council or local community.

Attention needs to be given to the progression of the Draft Neighbourhood Plan for Winterslow which is ongoing. The Neighbourhood Plan steering group has gathered evidence relating to land ownership and land availability within the village and surrounding area. From the evidence that they have gathered, they have shortlisted the top ten preferred sites for residential development, as voted for by the local community. This site forms one of the 10 sites identified for development within the Neighbourhood Plan.

A letter of support has been received from the Parish Council. However, the site is still in the open countryside, and is therefore contrary to Core Policy 2, until such time as the Neighbourhood plan is has gone through the various stages, including examination and referendum and has been made (adopted).”

Therefore Officers raise a **policy objection** to the application at this time. Subject to the site allocation being maintained in the Neighbourhood Plan when adopted, then this site may have potential for residential development in the future.

9.2 Design and Impact on area and amenity

The proposed dwelling houses are noted to be of a large scale and are centralised within the two plots. The design of the large four bedroom dwellings with offices above the garages are considered to be of an appropriate style for the rural locality. The plots to dwelling ratio is considered to be acceptable and Officers note the proposed external materials consist of reclaimed type facing brickwork, clay tile and slate roofs with painted render and painted softwood or powder coat aluminium windows with brick detailing to the cils and heads. The proposed garages will have stained timber feather edge boarding to the walls above a facing brick plinth. The proposal is considered acceptable in terms of its scale, design and materials.

It is considered that by reason of the siting, existing tree screening, orientation and general relationship between the proposed dwellings and the closest existing neighbouring dwelling (known as Wilwyn), the proposed development would not unduly disturb, interfere, conflict with or overlook adjoining dwellings or uses to the detriment of existing occupiers.

9.3 Highways matters

Access to the proposed site is obtained via by a field gate immediately adjacent to the property known as Wilwyn or by an existing central opening to the land via Weston Lane. The proposed access to the site for this scheme would be via the existing central opening to and from Weston Lane. It is proposed to provide two parking spaces for each dwelling together with parking for two further cars within the double garage. The Highways Team of Wiltshire Council have been consulted on this application but at present no formal comments have been received for this application.

9.4 S106 matters

None

10. Conclusion

It is considered that the proposal is contrary to the Plan-led approach for housing intended to be delivered through the Neighbourhood Planning and Site Allocation processes. As the Council is able to demonstrate a five year supply of housing land, and there is no over-riding need at this time for development in this location, the presumption against development applies until such time as the site may be allocated for development by the Council or local community. Therefore officers raise a policy objection to the application at this time.

However, subject to the site allocation being maintained in the Neighbourhood Plan when adopted, this site may have potential for residential development in the future, but for the moment the proposal is considered premature and cannot be supported on planning policy grounds.

11. RECOMMENDATION: REFUSE, for the following reason:

The application site is situated outside of the defined limits of development as set out within Core Policies CP1, CP2 and CP23 of the adopted Wiltshire Core Strategy and the associated policies maps. Whilst the application site has been included in the emerging Winterslow Neighbourhood Plan, the Neighbourhood Plan is not yet formally part of the development plan for the area. The proposal is therefore considered contrary to the Plan-led approach for housing intended to be delivered through the Neighbourhood Planning and Site Allocation processes. As the Council is able to demonstrate a five year supply of housing land, and there is no over-riding need at this time for development in this location, the presumption against development applies until such time as the site may be allocated for development by the Council or local community. The proposal is therefore contrary to Core Policies CP1, CP2 and CP23 of the adopted Wiltshire Core Strategy, the emerging Winterslow Neighbourhood Plan, and the aims of the NPPF, which advocates a plan-led approach.

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REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No. 4

Date of Meeting	16 th March 2017
Application Number	17/00526/FUL
Site Address	Duchy Cottages, 2 North Road, Mere, Wiltshire, BA12 6HG
Proposal	Two storey extension to rear and proposed garage
Applicant	Mr D Ritter & Miss J Hyde
Town/Parish Council	MERE
Electoral Division	MERE – George Jeans
Grid Ref	381275 132734
Type of application	Full Planning
Case Officer	Christos Chrysanthou

Reason for the application being considered by Committee

The application has been called-in to Committee by Cllr Jeans citing concerns in respect of the design of the development and relationship to adjoining properties.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be APPROVED.

2. Report Summary

The main issues which are considered to be material in the determination of this application are listed below:

- Principle of development
- Scale and design
- Impact on amenity
- Highways

3. Site Description

The application site is a red brick mid-terraced cottage situated within an established residential area in Mere. The site is accessed off North Road and is within an adopted housing policy boundary.

4. Planning History

16/08146/FUL Proposed two storey rear extension, garage and annex REF 11/10/16

16/10509/FUL Proposed two storey rear extension, garage and annex REF 19/12/16

The previous two planning applications contained the two storey extension and garage as proposed in this application. These applications were refused due to insufficient justification to explain why an annexe was required in addition to a two storey rear extension. Consequently the LPA considered both applications to be contrary to saved policy H33 of the Salisbury Local Plan and core policy 57 of the Wiltshire Core Strategy.

5. The Proposal

Planning permission is sought for the erection of a two storey rear extension and detached garage.

6. Planning Policy

Wiltshire Core Strategy (WCS)

Core Policy 1 Settlement Strategy

Core Policy 57 Ensuring high quality design and place shaping

National Planning Policy Framework (NPPF)

Section 7 Requiring good design

7. Summary of consultation responses

Mere Town Council Objection

- *By reason of its size and mass, the extension is not subservient to the existing building and increases the volume of the existing property overmuch.*
- *The extension is inappropriate for the character of the area and would not be in keeping with the surrounding properties.*
- *Approval of this application could set a precedent for other properties in the area to follow which would spoil the character of the area.*
- *The proposed extension will be too close to other neighbouring properties, causing concerns regarding construction damage to neighbouring properties & future maintenance issues.*
- *Due to the close proximity of neighbouring properties and the size of the extension a shading impact report should be provided.*
- *The garage is very large and could create overshadowing issues for neighbouring properties. There is also a concern as to whether a garage of this size could be constructed within the space without causing damage to neighbouring property.*
- *Impact to amenity – the proposed extension due to the length and height is inconsiderate to neighbours due to overshadowing effect. The proposed extension is in breach of PPS7 and the Building Research Establishment 45° test. The elevation plans for the new extension should show the adjoining properties accurately scaled to allow proper consideration of this matter. The plans show neither of the adjoining properties and if they did, the Town Council feels that it would show that the 45° line from the extension would cause overshadowing to neighbouring properties.*

WC Highways

No objection subject to conditions

8. Publicity

The application was advertised by site notice and neighbour consultation letters.

5 letters of objection have been received citing the following concerns:

- Loss of daylight
- Out of character
- Scale of the development/ Visual impact

9. Planning Considerations

9.1 Principle of Development

The site is situated within an adopted housing policy boundary, where development is generally supported provided the development proposal complies with relevant local and national planning policies.

9.2 Scale and design

The proposed two storey rear extension would have a depth of 6m and width of 4.75m. It is also proposed to erect a single storey lean-to extension behind the neighbour's existing single storey extension which abuts the rear garden of the application site which would have a depth of 4m and width of 2.5m. The east elevation of the two storey extension would be sited 2m away from the boundary to no3 Duchy Cottages. In combination the extensions consist of an additional bedroom and ensuite at first floor level and an open plan kitchen/breakfast area and w.c at ground floor level. The rear windows are proposed to match the size and style of the windows of the existing dwellinghouse.

In addition it is proposed to demolish the existing garage and shed which are situated to the front driveway adjacent to no1 Duchy Cottages and erect a replacement garage. The replacement garage would have a width of 5.2m and a length of 9m. The height would be 3m to the eaves and 5m to the roof ridge.

The proposed exterior materials of the rear extension and garage are to match the main dwellinghouse. The scale and design of the development proposal are considered acceptable and as the proposed extension would be sited to the rear of the property it is considered that the character of the cottage would be preserved.

9.3 Impact on amenity

Officers note the representations made by the parish council and the occupiers of neighbouring properties.

Single storey rear extension

The proposed single storey extension would be built up against the rear wall of the single storey rear extension of the neighbour no1 Duchy Cottages and would adjoin the proposed

two storey extension. The neighbour's single storey extension does not have any windows to the north elevation facing the rear garden of the application site.

Due to the limited scale of the proposed single storey extension and as the adjacent garden forms part of the applicant's residential curtilage it is considered that this part of the proposal would not impact neighbour amenity.

Two storey rear extension

There are no side facing first floor windows which directly overlook neighbouring properties.

The first floor rear window of the neighbour no1 Duchy Cottages closest to the proposed two storey extension serves a bathroom and the far side first floor rear window serves a bedroom. Whilst the two storey extension would be visible from the rear first floor windows of no1 Duchy Cottages as the extension is on the north elevation of the dwelling, a reduction in sunlight to adjacent properties is unlikely to occur. As the nearest first floor window of no1 Duchy Cottages serves a non-habitable room it is considered that the two storey extension would not unduly impact on the amenity of no1 Duchy Cottages to warrant refusal.

The boundary to the neighbour no3 Duchy Cottages consists of a 6ft closed boarded fence alongside hedging which is approximately 2.8m-3m in height. It is accepted that due to the height and mass of the proposal, at certain times of the day (evening) during the lighter months of the year, some shadowing could occur to the patio area of the neighbour no3 Duchy Cottages. However as the proposed extension is on the north elevation and would be located at a sufficient distance away from the boundary which already consists of 2.8m-3m hedging it is considered that the level of shadowing to the patio area of no3 Duchy Cottages that could occur only during certain times/months would not be severe to warrant refusal of planning consent.

Detached garage

The replacement detached garage would be sited next to an adjacent single bay garage and at a distance of 8m away from the neighbour no1 Duchy Cottages. The windows to the west elevation of no1 Duchy Cottages serve the dining room and kitchen at ground floor level and a bedroom at first floor level. Officers consider that despite being sited on slightly higher ground levels than the cottages, due to the distance between the garage and the side elevation of the neighbour no1 Duchy Cottages and being sited to the west of the neighbouring property, the proposed garage would not result in significant undue shadowing to warrant refusal.

There would be 3no high level windows to the rear (north) elevation of the garage which would be positioned 2.6m above the finished floor level. These windows would face over the garden of the neighbour no1 Duchy Cottages. As the windows would serve a garage and not habitable accommodation whilst there would not be any overlooking per-se the applicant proposes to obscure glaze the windows. Officers note that the existing garage and the neighbour's garage both have windows to the rear elevations.

9.4 Highways

WC Highways have considered the proposed development and subject to appropriate conditions have responded with no objection. The proposal will not detrimentally affect highway safety.

10. Conclusion

The proposed development conforms to the objectives of core policy 57 of the Wiltshire Core Strategy and the aims of the NPPF. Therefore, the Local Planning Authority considers that planning permission should be granted.

Officers note that the proposed two storey and single storey extensions would be built up against the neighbour's single storey rear extension. The applicant is advised that they may be required to enter into a party wall agreement with the neighbour.

RECOMMENDATION

It is recommended the application be approved, subject to the following Conditions:

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application Form

Floor Plans/Elevations/Location Plan (Existing) Date rec. 19/01/17

Drg. no. 02.1 Floor Plans/Elevations/Roof Plan Date rec. 19/01/17

Drg. no. 4.4 Garage (Proposed) Date rec. 19/01/17

REASON: For the avoidance of doubt and in the interests of proper planning.

3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

4) The development hereby permitted shall not be first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

5) No part of the development hereby permitted shall be first brought into use until the access and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety

7) Before the development hereby permitted is first occupied the rear windows in the north elevation of the detached garage shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and the windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

INFORMATIVE

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

17/00526/FUL
Duchy Cottages
2 North Road
Mere
Wiltshire
BA12 6HG



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