

# AGENDA

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**Meeting:** Southern Area Planning Committee  
**Place:** Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU  
**Date:** Thursday 24 August 2017  
**Time:** 3.00 pm

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

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

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## Membership:

|                                      |                   |
|--------------------------------------|-------------------|
| Cllr Fred Westmoreland (Chairman)    | Cllr Mike Hewitt  |
| Cllr Richard Britton (Vice Chairman) | Cllr Sven Hocking |
| Cllr Brian Dalton                    | Cllr George Jeans |
| Cllr Matthew Dean                    | Cllr Ian McLennan |
| Cllr Christopher Devine              | Cllr John Smale   |
| Cllr Jose Green                      |                   |

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## Substitutes:

|                    |                     |
|--------------------|---------------------|
| Cllr Trevor Carbin | Cllr Bridget Wayman |
| Cllr Ernie Clark   | Cllr Graham Wright  |
| Cllr Tony Deane    | Cllr Robert Yuill   |
| Cllr John Walsh    |                     |

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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 5 - 30*)

To approve and sign as a correct record the minutes of the meeting held on 30 May 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 2.50pm 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 **18 August 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 on **22 August 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 31 - 32*)

To receive details of completed and pending appeals and other updates as appropriate.

#### 7 **Planning Applications**

To consider and determine planning applications in the attached schedule.

7a **17/01402/FUL: 79 Southampton Road, Clarendon** (*Pages 33 - 42*)

7b **17/03957/FUL: UK House Complex including 79 and 89 Endless Street, Salisbury** (*Pages 43 - 70*)

7c **17/01880/FUL: Land adjacent 1 Longhedge Cottages, Longhedge** (*Pages 71 - 86*)

#### 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

## SOUTHERN AREA PLANNING COMMITTEE

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**MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 30 MAY 2017 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.**

**Present:**

Cllr Fred Westmoreland (Chairman), Cllr Richard Britton (Vice Chairman), Cllr Brian Dalton, Cllr Matthew Dean, Cllr Christopher Devine, Cllr Jose Green, Cllr Mike Hewitt, Cllr Sven Hocking, Cllr George Jeans, Cllr Ian McLennan and Cllr John Smale

**Also Present:**

Cllr Atiquel Hoque and Cllr Darren Henry

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170 **Apologies**

There were none.

171 **Minutes of the Previous Meeting**

The minutes of the meeting held on Thursday 6 April 2017, were presented.

**Resolved:**

**To approve as a correct record and sign the minutes.**

172 **Declarations of Interest**

There were no declarations from members of the Committee, however; Unitary Division Member, Cllr Atiquel Hoque declared a pecuniary interest in item 7a, that item would be addressed by Cllr Clewer in his place.

173 **Chairman's Announcements**

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

174 **Public Participation**

The committee noted the rules on public participation.

Cllr Devine wished to ask a question to the Committee, the Chairman noted the rules on submitting questions with the deadlines for doing so as detailed on the agenda. Cllr Devine would submit his question to the next meeting.

175 **Planning Appeals and Updates**

The Committee received details of the appeal decisions as detailed in the agenda for the period 24/3/17 to 19/5/17.

Clarification on the split decision was sought.

Answer: This was an application in Castle Street, which had different aspects to it, including external illuminated signs and for the painting of the exterior of the building. The Planning Officer had allowed some aspects but refused the painting of the front of the building.

**Resolved:**  
**That the report be noted.**

176 **Planning Applications**

177 **16/09793/FUL - 90 Fisherton Street, Salisbury, Wiltshire, SP2 7QY (Baroushka)**

Public Participation

Major Michael Hawtrey spoke in objection to the application  
Dr John Avery Jones CBE spoke in objection to the application  
Geoffrey Bennetts spoke in objection to the application  
Tony Allen (agent) spoke in support of the application.

The Planning Officer, Christos Chrysanthou introduced a report which recommended that the retrospective application for retention of a single storey outbuilding, extension of an existing single storey outbuilding, and a single storey rear extension to create a cold store. With upgrading of extraction equipment to roof on first floor (rear) and erection of closed boarded fence and flue enclosure, be approved.

Key details were stated to include the impact to the conservation area, and that numerous objections had been received. The previous application had been refused, due to the impact of the extraction equipment in terms of noise and odour.

This application had now submitted a noise and odour level assessment. The proposals now complied with required levels and was not considered to be of a negative impact.

The noise report indicated that the new system was ten decibels lower than the old system. The current fence was not continuous so would need to be replaced. The applicant had agreed to timber clad the outbuildings and stain the fence with a colour agreed by the Planning Authority.

Following complaints regarding noise levels, noise recording equipment had been placed in a resident's flat, where it did not record anything above the levels considered to be a nuisance.

Attention was drawn to the site visit which had been undertaken earlier that day.

Members of the Committee then had the opportunity to ask technical questions of the Officer. Details were sought whether the back yard was used by customers, it was clarified that it was only used by staff of the restaurant.

It was noted that one of the conditions in the report stated that development should have begun by expiry of 3 years of this application, it was asked whether there was a danger that the applicant could leave the site unchanged for a period of 3 years before anything was changed? It was clarified that this was a standard condition and was followed up with other planning conditions which required the work to be carried out within 3 months. The Committee asked for this to be taken out.

An Environmental Health Officer investigated the noise complaints, and installed recording equipment over a period of 4 days the equipment did not pick up any recordings of the required level to be considered a statutory nuisance.

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

The Unitary Division Member; Cllr Hoque had declared an interest. Cllr Clewer spoke on his behalf, as up until the last election he had represented the next ward to this.

He noted that there had been concern about this site. Although this had been a restaurant for many years, there had also been residents there prior to the alterations which had taken place.

The development concerned the entirety of the rear of this property, and was of a poor standard. This was a case of over development. He suggested that perhaps it would be favourable if the structures had been fitted together as part of one building at the end of the main building but not at the end of the garden.

The site was in the city centre, overlooked by a lot of other properties. Even when a building meets the requirement, it can still be intrusive, especially where you have a lot of residents in flats. He urged the Committee to refuse the application and to ask the applicant to go away and come back with another development proposal which suited the city centre.

Cllr Devine then moved the motion for approval, in line with the Officer's recommendation this was seconded by Cllr Dean.

Cllr Devine noted that people living near a restaurant, should expect that it will operate as a restaurant. The improvements to the extraction unit would be of benefit, and the fence would be improved with a coat of paint. Sympathy with residents but the applicant is working within the guidelines.

A debate the ensued where key points were raised including; that the colour of the fence had been suggested as gun metal grey, however this could be changed with a condition.

This was a retrospective application as the applicant had already erected the structures. If this was an application for proposed works, then how would the Committee vote. It was felt that this was a disregard of the planning process, which in this case had not been followed.

The fencing did not comply with the requirements and should be continuous.

The site was in a conservation area, we all want Salisbury to look better, and be improved as time goes on. It was recognised that restaurants needed to flourish also, however the prefab buildings would not get permission if they came as an application today, and the wiring had not been carried out correctly.

The application would be considered on the planning merits of what was before us today. Previous reasons for refusal have been addressed. The out buildings were not attractive. It was important that if the application was supported then the conditioning should be carefully considered to mitigate the poor quality of those buildings.

The business had been there for over 50 years. The buildings at the rear had been put up ad-hoc over the years, with no planning design, and no history of when they were built. Sec 7 NPPF & CP57, CP58 regards high quality design. This was not a properly designed feature, taking in to account its surroundings.

The Committee voted on the motion of Approval subject to conditions. This motion was not carried.

The Chairman moved the motion of refusal, this was seconded by Cllr Smale.

### **Resolved**

**That Planning Permission be refused for the following reasons:**

**The single storey outbuilding, extension of the existing single storey outbuilding, single storey cold store and close boarded fence and flue enclosure are considered to be poorly designed by reason of their materials, siting and layout. Part 7 of the National Planning policy framework states that it is important to plan positively for the achievement of high quality and inclusive design for all development including individual buildings, public and private spaces. It is considered that these buildings situated as they are within the Salisbury conservation area and visible in public view along the river from Fisherton Street and neighbouring residential properties at Steynings house do not meet the**



high quality of design required by the NPPF for such a development. The buildings appear as a jumble of unrelated utilitarian structures and the fence at first floor level a prominent and unsightly feature out of character with the conservation area, as such the development is considered to be contrary to part 7 the NPPF, as well as core policies CP57 and CP58 of the Wiltshire Core strategy which require developments to achieve a high standard of design.

178 **16/11817/FUL - Land at Grove House, Maddington Street, Shrewton**

Public Participation

Ian Sawyer spoke in objection to the application

Phil Sheargold spoke in objection to the application

Martin Pennell spoke in objection to the application

Aaron Smith (Agent) spoke in support of the application

Cllr John Berry spoke on behalf of Shrewton Parish Council

The Planning Team Leader; Adam Madge introduced a report which recommended that the application for the erection of 3 new dwellings with parking and landscaping, be approved.

Key details were stated to include that most of the trees outlined would be retained around the site, some with TPOs. The out building on the site had some character and would be retained, whilst some other outbuildings would be demolished.

The objections received from neighbours, had asked about flooding on the site, however following consulting the Environment Agency, they had not raised any objections to this application. A flooding map was included in the report and detailed that flooding extends to the front of the site.

Attention was drawn to the site visit which had been undertaken earlier that day.

Members of the Committee then had the opportunity to ask technical questions of the Officer.

It was noted that the development was liable for CIL, this would be dealt with outside of the planning process, once works commence on site.

A study carried out had identified a potential for bats in the old building, but not in the other buildings. There were no proposals for street lighting.

A Neighbourhood Plan had not yet been adopted for Shrewton.

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

Shrewton Parish Council stated their objections to the application, which had also been detailed within the report.

The Unitary Division Member; Cllr Darren Henry then spoke and explained that it was called in by his predecessor Cllr West, so he did not wish to comment.

The Chairman, Cllr Westmoreland then moved the motion for approval, this was seconded by Cllr Hewitt.

A debate the ensued where key points were raised including, that there was a footpath on either side of the entrance, which was better than most.

There had been no objections from the consultees, and the size of the plot would take the development of this size well. None of the neighbouring properties appeared to have enormous gardens either.

It would not be possible to apply the condition for a bat survey on the barn unless the applicant was planning to do work in it.

**Resolved**

**That Planning Permission be granted with 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:**

**Application Form & Certificate**

**Ref: 8821/100 Rev F – Site, Block, Location Plans & Street Scenes. Received – 14.03.2017**

**Ref: 8821/101 Rev C – Floor Plans & Elevations Unit 1. Received – 14.03.2017**

**Ref: 8821/102 Rev C – Floor Plans & Elevations Units 2 & 3. Received – 14.03.2017**

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

- 3 No development shall commence on site 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 and the matter is required to be agreed with the Local Planning Authority**

before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

- 4 No development shall commence on site until details of all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, dormers and canopies 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 and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

- 6 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:-

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);

**REASON:** The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 7 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.

- 8** No part of the development hereby permitted shall be first 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 those Orders with or without modification), no development within Part 1, Classes A, B, C or E shall take place on the dwelling houses hereby permitted or within their curtilage without the prior grant of planning permission from the local planning authority.

**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 windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the northern or southern elevations of the new dwellings hereby permitted.

**REASON:** In the interests of residential amenity and privacy.

- 11** Before the development hereby permitted is first occupied all of the first floor windows annotated with OG on the approved plans, shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and shall be fitted to be top hung only. The windows shall be maintained as such with obscure glazing in perpetuity.

**REASON:** In the interests of residential amenity and privacy.

- 12 The retained outbuilding on the northern boundary of the site (labelled barn on the approved plans) shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling, known as Plot 1 and it shall remain within the same planning unit as that dwelling.**

**REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.**

- 13 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 windows, doors or other form of openings, shall be inserted in the northern elevation of the retained outbuilding on the northern boundary of the site (labelled barn on the approved plans)**

**REASON: In the interests of residential amenity and privacy.**

- 14 No development shall commence on site (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The Construction Method Statement shall include details of 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 use of oils/chemicals and materials**
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- e) wheel washing facilities;**
- f) measures to control the emission of dust and dirt during construction;**
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works;**
- h) measures for the protection of the natural environment; and**
- i) hours of construction, including deliveries**
- j) the use and routing of heavy plant and vehicles**

**The development shall be constructed in strict accordance with the approved statement throughout the construction period.**

**REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority**

before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 15 No development shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall provide details of the measures that will be implemented during the construction phase to protect the River Avon Special Area of Conservation (SAC) and protected/priority species and habitats.

**REASON:** To ensure adequate protection and mitigation for the River Avon SAC and protected and priority species and habitats, and to accord with wildlife legislation and policy and Policies CP50 and CP69 of the Wiltshire Core Strategy.

- 16 No development shall commence on site until a scheme for the discharge of foul water from the site, including any offsite capacity works together with all third party permissions/agreements has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until foul water drainage has been constructed in accordance with the approved scheme including any offsite improvement works

**REASON:** The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained without increasing flood risk to others

- 17 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 (testing to BRE 365 and determination of ground water levels) together with all third party permissions in place, has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate that there will be no adverse impact upon the River Avon. The development shall not be 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 and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development

can be adequately drained without increasing flood risk to others; and to ensure adequate protection of the River Avon

- 18 No development shall commence on site until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed scheme.

**REASON:** The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of sustainable development and climate change adaptation.

- 19 No development shall take place on site, including site clearance, storage of materials or other preparatory work, until an Arboricultural Method Statement, has been submitted to the Local Planning Authority and approved in writing, Thereafter the development shall be undertaken only in accordance with the approved details.

- The Arboricultural Method Statement shall show the areas which are designated for the protection of trees, hereafter referred to as the Root Protection Area (RPA). Unless otherwise agreed, the RPA will be fenced, in accordance with the British Standard Guide for Trees in Relation to Construction (BS.5837: 2012) and no access will be permitted for any development operation.
- The Arboricultural Method Statement should specifically include details of how the driveway can be constructed within the RPA of the adjacent Yew tree without causing root damage. Furthermore, timing should be considered to ensure the roots of the Yew are not damaged by compaction (by vehicle movement) until the special surfacing is put in place.
- The Arboricultural Method Statement shall include provision for the supervision and inspection of the tree protection measures. The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has been given in writing.

**REASON:** The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, and to comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of construction.

- 20 The outbuilding on the northern boundary of the site (labelled as 'barn' on the approved plans), which is a confirmed bat roost, shall be retained in accordance with the details set out within the Ecological Appraisal, (dated March 2017 and prepared by All Ecology Ltd)

**REASON:** To ensure adequate protection of the confirmed bat roost.

- 21 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

**REASON:** To ensure adequate protection of and mitigation for the confirmed bat roost

#### **INFORMATIVES**

- 1 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website [www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy).
- 2 Please note that the outbuilding that is to be retained which is situated on the northern boundary of the site (and labelled barn on the approved plans), has been found to support a bat roost. Bats are protected by law and if any works are proposed to this building in the future, will need to be undertaken in full consultation with a qualified ecologist and/or Natural England.
- 3 In accordance with condition 17, the development hereby approved should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a



minimum). Greywater recycling and rainwater harvesting should be considered.

- 4 In order to satisfy condition 17, details will need to be submitted which include a water usage calculator showing how the development will not exceed a total (internal and external) usage level of 110 litres per person per day
- 5 Please note that a separate application will need to be made to the Environment Agency under the Land Drainage Act in relation to any works within 8m of a main river
- 6 Please note that a separate application will need to be made to the Lead Local Flood Authority under the Land Drainage Act in relation to any works within 8m of an open or culverted ordinary water course
- 7 Please note that a separate application will need to be made to the Lead Local Flood Authority under the Land Drainage Act in relation to discharge location and rates to any water course
- 8 please note that in addition to any other permission(s) that you may have already obtained (e.g. planning permission), you may need an environmental permit for flood risk activities (formerly known as Flood Defence Consent prior to 6 April 2016) if you want to carry out work:
  - in, under, over or near a main river (including where the river is in a culvert)
  - on or near a flood defence on a main river
  - in the flood plain of a main river
  - on or near a sea defenceFor further information and to check whether a permit is required please visit: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. Or contact your local Environment Agency FRA Permitting Officer, [daniel.griffin@environment-agency.gov.uk](mailto:daniel.griffin@environment-agency.gov.uk) / [yvonne.wiacek@environment-agency.gov.uk](mailto:yvonne.wiacek@environment-agency.gov.uk)
- 9 The applicant's attention is drawn to the comments made in the letter dated 1<sup>st</sup> February 2017 from the Dorset & Wiltshire Fire & Rescue Service

It was noted that now the meetings were to start at 3.00pm, the Committee requested that a Highways Officer attends future meetings to answer any highways related queries.

179 **17/00829/FUL - Old Airfield Site, Bells Lane, Stourton**

Public Participation

Julia Leadbury spoke in objection to the application  
Graham Loadell spoke in support of the application  
Tamsin Holmes spoke in support of the application

Cllr David Marks spoke on behalf of Stourton with Gasper PC.

The Planning Team Leader Adam Madge, introduced a report which recommended that the application for a Store building for wood and woodchip for biomass with associated landscaping works (Resubmission of 16/12294/FUL) be approved.

Key details were stated to include that this would be 4 storey store, with the top half, timber and bottom half concrete with a metal roof. The existing hedgerow would be maintained with additional landscaping planned.

Currently, wood from Stourhead estate was chipped elsewhere. Under the new proposals, the wood would be chipped on site 4 times per year and stored on site.

Attention was draw to the late correspondence circulated at the meeting.

Members of the Committee then had the opportunity to ask technical questions of the Officer.

It was noted that the National Trust had agreed to reinstate the styles at the footpath. The Committee asked for reasonable sized hedges and trees to be planted.

The tree protection orders were only on the first group of trees; the Planning Officer would ask the TPO Officer to look at the other section of trees also.

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

Stourton & Gasper Parish Council noted their objections, as detailed in the report.

The Unitary Division Member; Cllr Jeans then spoke in objection to the application, noting that one of the fears of the local people was that this would, in time be expanded in to a visitor's centre. Reasons for refusal, were the impact on the AONB.

Cllr Jeans then moved the motion for refusal, this was seconded by Cllr Dalton.

A debate then ensued where it was noted that the proposal would be utilising an old concrete base. There had been a reduction from the originally proposed 20 days per year to 4 which was considered a a good compromise.

The countryside was full of noise and agricultural buildings, the National Trust had appeared to have bent over backwards to make sure this would not stand out, along with the reinstatement of the footpath.

The Committee voted on the motion of refusal, this was not carried.

The Chairman, Cllr Westmoreland moved the motion of approval, which was seconded by Cllr Devine.

**Resolved**

**That Planning Permission be APPROVED with 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 listed in schedule**

**National Trust Stourhead Visitor Access Management Plan June 2008 13579/TR01**

**Impact Assessment Issue 2 by Cawse Design dated 15/12/16 ref 1968-2016-GJC**

**Justification Statement Issue 3 by Cawse Design dated Dec 2016 ref 1969-2016-GJC**

**Design and Access Statement Issue 4 by Cawse Design dated 3/1/17 ref 1967-2016-GJC**

**Letter from T. Holmes, Senior Facilities Co-Ordinator, National Trust, dated 22 March 2017**

**Proposed Location Plan 1300120-P13E dated Dec 2016**

**Proposed Block Plan and Elevations 1300120-P10C dated March 2016**

**Proposed Plan 1300120-P11E dated Dec 2016**

**Landscape Plan 1300120-P9D dated Dec 2016**

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

- 3. No development shall commence on the biomass store building hereby approved above ground level until the exact details, colours 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 and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area and AONB.**

4. Prior to the development being first brought in to use, a traffic management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan will include details with regards to the number of vehicle movements, types of vehicles, baseline traffic data for the area and a recommended schedule of vehicle movements to help avoid conflict with other road users. The site operations will thereafter be conducted in accordance with the approved plan in perpetuity.

**REASON:** In the interests of highway safety.

5. The wood chipping process hereby approved shall only take place between the hours of 0900hrs and 1800hrs Mondays to Fridays and between 0900hrs and 1300hrs on Saturdays and shall not take place at any time on Sundays and Bank/ Public Holidays

**Reason:** In the interests of neighbouring amenities

6. The wood chipping process hereby approved may occur on a maximum on a maximum of 4 days per calendar year and shall not generally take place on consecutive days in any calendar year.

**Reason:** In the interests of neighbouring amenities

7. No vehicular deliveries shall be made to or collections made from the development hereby approved except between the hours of: 0900hrs and 1800hrs Monday to Friday and 0900hrs and 1300hrs Saturdays

There shall be no deliveries or collections made to or from the site on Sundays and Bank/ Public Holidays.

**Reason:** In the interests of neighbouring amenities

8. No development shall commence on the biomass store building hereby approved above ground level until a scheme of tree and hedge planting has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :-

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities for the south boundary hedge and its future management;

- **Trees of a size and species and in a location on the west boundary to be agreed in writing with the Local Planning Authority, shall be planted in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428**

**REASON:** The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 9. 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 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.

#### **Informatives**

- 1. STGA 12 public footpath: please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site, during or after construction.**
- 2. The applicant is requested to allow the existing hedge running east/west between Bells Lane and the direction of the B3092 Frome Road, to gain height and thickness, for screening purposes. The hedge is interrupted by a field gate when travelling from Bells Lane to the B3092. The hedge needs to thicken and grow from the field gate to Bells Lane Stourton. (Bells Lane Stourton continues to Bells Lane Zeals). With reference to condition 8 above, the applicant may also wish to include details of this hedge in the landscape details submission.**
- 3. The local authority requests that the applicant continues to reassess alternative vehicle routes in future for the transportation of the wood chipping's based on operational experience as per the National Trust's letter to the local planning authority dated the 15<sup>th</sup> May 2017.**

4. **The local authority ask that the wood chipping activity does not exceed 68 -74 DBA when measured at a distance of 50M away from the wood chipper as specified in the details submitted to the local planning authority of the wood chipping operation.**

Members also asked officers that rights of way are notified of the blockage to the right of way.

180 **17/01780/FUL - South View, Nett Road, Shrewton, SP3 4EX**

Public Participation

Leanne Blake spoke in objection to the application

The Senior Planning Officer, Lucy Minting introduced a report which recommended that the application for the proposed detached dwelling with parking (Resubmission of 16/08365/FUL) be approved subject to conditions.

Key details were stated to include that the application followed a previously withdrawn scheme. The scheme before the Committee included lower eaves and ridge height.

Attention was draw to the site visit which had been undertaken earlier that day.

Members of the Committee then had the opportunity to ask technical questions of the Officer, of which there were none.

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

Shrewton Parish Council noted their objections, as detailed in the report.

The Unitary Division Member; Cllr Darren Henry made no comment.

Cllr Hewitt then moved the motion for approval, this was seconded by Cllr Smale.

A debate the ensued where key points were raised including that the concerns relating to the run off, of water from the development would be dealt with under condition 6, as detailed in the report.

**Resolved**

**That Planning Permission be Approved with 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:**

**Plan Reference: 1:500 Scale Site Plan, received by this office 22/02/2017**

**Plan Reference: 16054/3 Elevations, Section, Roof Plan, dated 13/02/2017, received by this office 22/02/2017**

**Plan Reference: 16054/1 G F Plan, dated 26/07/16, received by this office 22/02/2017**

**Plan Reference: 16054/2 F F Plan, dated 26/07/16, received by this office 22/02/2017**

**Plan Reference: 1:200 Scale Block Plan, received by this office 28/04/2017**

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

**(3) No development shall commence on site 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 and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.**

**(4) 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:-**

- location and current canopy spread of all existing trees and hedgerows on the land;**
- full details of any to be retained, together with measures for their protection in the course of development;**
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;**
- means of enclosure; and**
- all hard and soft surfacing materials;**

**REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.**

**(5) 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 dwelling 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.

**(6)** No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/parking areas), incorporating sustainable drainage details, has been submitted to and approved in writing by the local planning authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

**REASON:** To ensure that the development can be adequately drained.

**(7)** The gradient of the new parking spaces shall not be steeper than 1 in 15 for the first 5.0m of their length, measured back from the carriageway edge.

**REASON:** In the interests of highway safety.

**(8)** The new dwelling hereby permitted shall not be first occupied until the first five metres of the access/parking areas, measured from the edge of the carriageway (for both the proposed and existing dwelling (No 1 South View), has been consolidated and surfaced (not loose stone or gravel) access and the parking spaces for both the proposed and existing dwelling (No 1 South View) have been consolidated, surfaced and laid out in accordance with the approved details (Plan Reference: 1:200 Scale Block Plan, received by this office 28/04/2017). These areas shall be maintained for those purposes at all times thereafter.

**REASON:** To ensure that adequate provision is made for parking within the site in the interests of highway safety.

**(9)** The new dwelling hereby permitted shall not be first occupied until the area between the nearside carriageway edge and a line drawn 2.0m parallel thereto over the whole site frontage (excepting the new parking area) has been cleared of any obstruction to visibility at or above a height on 1.0m above the nearside carriageway level. The area shall be maintained free of obstruction at all times thereafter.

**REASON:** In the interests of highway safety.

**(10)** The first floor bathroom window in the front elevation shall be glazed with obscure glass only and fitted to be top hung only or fixed with a ventilation stay restricting the opening of the window prior to the first occupation of the development hereby permitted and shall be permanently maintained as such in perpetuity.

**REASON:** In the interests of residential amenity and privacy.

**(11)** The dwelling hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. The dwelling shall not be occupied until evidence has been issued and submitted to, and approved in writing by, the local planning authority certifying that this level or equivalent has been achieved.

**REASON:** To ensure that the objectives of sustainable development equal or equivalent to those set out in Policy CP41 of the Wiltshire Core Strategy are achieved.



**(12) 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.

**(13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order with or without modification), there shall be no windows or other forms of openings inserted above ground floor level in the front or side elevations of the development hereby permitted.**

**REASON:** To secure adequate standards of privacy for the occupants of neighbouring premises.

**INFORMATIVE TO APPLICANT: Community Infrastructure Levy**

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the **Council's Website** [www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy).

**INFORMATIVE TO APPLICANT: Works on the highway**

The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from the local highway authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the Council's Vehicle Crossing Team on [vehicleaccess@wiltshire.gov.uk](mailto:vehicleaccess@wiltshire.gov.uk) and/or 01225 713352.

**INFORMATIVE TO APPLICANT: Material Samples**

**Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.**

181 **17/02426/FUL & 17/03041/LBC - Poppy Cottage, Downton**

Public Participation

Adam Mussell spoke in support of the application

Jonathon Ross (architect) spoke in support of the application

The Planning Team Leader, Adam Madge introduced a report which recommended that the application for a two storey rear extension (Resubmission of 16/05522/FUL) be refused.

Key details were stated to include that the design has changed significantly with a much more traditional looking first floor design, incorporating a thatched roof.

A previous application had come before the committee in September 2016.

Members of the Committee then had the opportunity to ask technical questions of the Officer.

Details were sought on the broader issues of the application, such as how it would sit with the barn at the back. It was noted that the proposed development would leave a relatively small outdoor space at the rear with the barn already in place. The Conservation Officer had not been in attendance, however it was stated that it was the Conservation Officers concern that the scale of the proposed development including ground and first floor, would impact on this grade 2 listed building.

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

The Unitary Division Member; Cllr Clewer then spoke in support of the application. He felt that the design this time was far more in keeping with the property. The issue, he felt was whether there was a reason to overcome the substantial harm if this was to be approved.

No objections had been received from the parish council, and the Downton Society was extremely supportive of the application.

The Chairman, Cllr Westmoreland then moved the motion for approval, this was seconded by Cllr Smale.

A debate then ensued where key points were raised including that the report makes clear reference that loss of the chimney and barn at the rear of property was not suitable. The Conservation Officer and Natural England had both raised concerns.

This was a family home, not a dwelling house. The development would remove the poor modern 2004 extension and would replace it with something sensitive and in keeping in its place. The current design proposal was a vast improvement on the previous, there were also no neighbour objections.

The Chairman, Cllr Westmoreland moved for Approval, this was seconded by Cllr Smale.

**Resolved**

**That Planning Permission be granted for application 17/02426/FUL, with the following conditions:**

**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.**

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

|                             |                   |
|-----------------------------|-------------------|
| <b>DRG No. 15/1887/LOC1</b> | <b>10/03/2017</b> |
| <b>DRG No. 15/1887/OS1</b>  | <b>10/03/2017</b> |
| <b>DRG No. 15/1887/101</b>  | <b>10/03/2017</b> |
| <b>DRG No. 15/1887/102</b>  | <b>10/03/2017</b> |
| <b>DRG No. 15/1887/103</b>  | <b>10/03/2017</b> |

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

**Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:**

- (i) Large scale details of proposed eaves and verges (1:5 section);**
- (ii) The choice of brick for the herringbone pattern work will be submitted to the local planning authority for approval. Once approved a sample panel of the herringbone brickwork, pointed with lime mortar shall be made available on site and approved in writing by the local planning authority prior to the commencement of the brickwork. The parapets will be capped in Bath stone.**
- (iii) The rainwater goods will be round or half round cast iron and painted.**
- (iv) The render shall be a lime render.**
- (v) A structural report identifying how the new roof will be constructed and what impact it will have on the existing roof at the point of intersection (i.e. how the rafters of the existing roof will be impacted upon).**

**The works shall be carried out in accordance with the approved details.**

**REASON:** The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

Prior to occupation of the extension hereby approved, the new roof will be constructed in combed wheat reed with a flush wrap over ridge not a block ridge as indicated on the drawings.

**REASON:** In the interests of preserving the character and appearance of the listed building and its setting.

Notwithstanding the approved drawings, the new windows will be single glazed, flush-framed timber painted windows. Details at a scale of 1:5 including sections (vertical and horizontal) shall be submitted to the Local Planning Authority for approval prior to any works commencing on site.

**REASON:** The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

**Resolved**

That Planning Permission be granted for application 17/03041/LBC, with the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

**REASON:** To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

|                      |            |
|----------------------|------------|
| DRG No. 15/1887/LOC1 | 10/03/2017 |
| DRG No. 15/1887/OS1  | 10/03/2017 |
| DRG No. 15/1887/101  | 10/03/2017 |
| DRG No. 15/1887/102  | 10/03/2017 |
| DRG No. 15/1887/103  | 10/03/2017 |

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

Cllr McLennan noted his dissent at the decision.

It was also noted that the Committee asked for the Conservation Officer to attend future meetings where they had registered concerns or objections.

182 **Urgent Items**

There were no urgent items.

(Duration of meeting: 3.00 - 6.15 pm)

The Officer who has produced these minutes is Lisa Moore of Democratic Services, direct line (01722) 434560, e-mail [lisa.moore@wiltshire.gov.uk](mailto:lisa.moore@wiltshire.gov.uk)

Press enquiries to Communications, direct line (01225) 713114/713115

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**Wiltshire Council**  
**Southern Area Planning Committee**  
**24<sup>th</sup> August 2017**

Planning Appeals Received between 16/06/2017 and 11/08/2017

| Application No | Site Location  | Parish         | Proposal  | DEL or COMM | Appeal Type             | Officer Recommend | Appeal Start Date | Overturn at Cttee |
|----------------|--|----------------|---|-------------|-------------------------|-------------------|-------------------|-------------------|
| 16/11459/FUL   | 38 High Street<br>Salisbury, Wiltshire<br>SP1 2NT                            | SALISBURY CITY | Conversion of existing 1st and 2nd floor offices to create 6 flats. The construction of a 3rd floor garden penthouse to create 2 two bed flats with roof-top patio gardens. | DEL         | Written Representations | Refuse            | 18/07/2017        | No                |
| 16/11837/FUL   | Land Adjacent to Rose Cottage, Main Road<br>Winterbourne Dauntsey<br>SP4 6EW | WINTERBOURNE   | Construction of Two Dwellings with Access from A338, Hard and Soft Landscaping and Associated Works (Re-submission of 16/01473/FUL).  | DEL         | Written Representations | Refuse            | 18/07/2017        | No                |
| 16/12224/FUL   | Land adjacent to 141 Parsonage Road<br>Amesbury, Wiltshire<br>SP4 7HU        | AMESBURY       | Demolition of the existing garage and the construction of a single 1-bedroom dwelling in its place  | DEL         | Written Representations | Refuse            | 10/08/2017        | No                |
| 17/02445/FUL   | Dragonhead Barn<br>Dean Road, West Dean<br>Salisbury, SP5 1HR                | GRIMSTEAD      | Retrospective application for change of use of existing agricultural building to workshop/storage and erection of two agricultural buildings.                               | DEL         | Written Representations | Refuse            | 10/08/2017        | No                |

Planning Appeals Decided between 16/06/2017 and 11/08/2017

| Application No | Site Location  | Parish              | Proposal   | DEL or COMM | Appeal Type  | Officer Recommend | Appeal Decision | Decision Date | Costs Awarded?                                      |
|----------------|--|---------------------|--|-------------|--------------|-------------------|-----------------|---------------|---|
| 16/03437/FUL   | 32 Greenwich<br>Fonthill Gifford<br>Tisbury, SP3 6QL | FONTHILL<br>GIFFORD | Retrospective application to retain roof structure "as built" on two storey extension (approved under 15/00875/FUL). | DEL         | Written Reps | Refuse            | Dismissed       | 25/07/2017    | Not Appropriate for either party to apply for costs |
| 16/03440/LBC   | 32 Greenwich<br>Fonthill Gifford<br>Tisbury, SP3 6QL | FONTHILL<br>GIFFORD | Retrospective application to retain roof structure "as built" on two storey extension (approved under 15/00878/LBC). | DEL         | Written Reps | Refuse            | Dismissed       | 25/07/2017    | Not Appropriate for either party to apply for costs |

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**SOUTHERN AREA PLANNING COMMITTEE**

**Report No. 1**

|                            |   |
|----------------------------|---|
| <b>Date of Meeting</b>     | 24.08.17  |
| <b>Application Number</b>  | 17/01402/FUL  |
| <b>Site Address</b>        | 79 Southampton Road<br>Clarendon<br>Salisbury<br>Wiltshire<br>SP5 3DG |
| <b>Proposal</b>            | Replacement of existing structures                                    |
| <b>Applicant</b>           | Mrs Sally Wells   |
| <b>Town/Parish Council</b> | CLARENDON PARK  |
| <b>Electoral Division</b>  | WINTERSLOW – Cllr Chris Devine  |
| <b>Grid Ref</b>            | 417179 128526   |
| <b>Type of application</b> | Full Planning   |
| <b>Case Officer</b>        | Warren Simmonds   |

**Reason for the application being considered by Committee**

The application has been called-in to Committee by Cllr Devine.

**1. Purpose of Report**

The purpose of the report is to assess the merits of the proposal against the policies of the development plan, local and national planning policy guidance and other material considerations and to consider the recommendation that the application be approved, subject to Conditions as listed at the conclusion of this report.

**2. Report Summary**

- (i) Principle of the proposed development
- (ii) Impact on the surrounding landscape
- (iii) Impact on amenity
- (iv) Highways considerations

The Parish Council: No response received

Neighbourhood responses: One representation in support of the application was received

**3. Site Description**



Aerial photograph 2014

The application site constitutes a parcel of land of approx. 2.6 hectares located off Southampton Road. The site has an access at the north west corner via a consolidated driveway and internal service road which extends into the site and serves the existing assortment of buildings within the site.

Within the site there is a small hardstanding/parking area near to the access, and a larger parking and turning area more centrally towards the north east of the site.

The site is recognised by the Council as a Gypsy and Traveller site and contains a number of single storey buildings and structures, including three static mobile homes.

The site is relatively well screened within the surrounding landscape by existing mature trees and bushes.

#### **4. Planning History**

|              |  |
|--------------|--|
| S/2010/0245  | MOBILE HOME (RETROSPECTIVE APPLICATION)  |
| S/2004/0700  | CERTIFICATE OF LAWFULNESS FOR SINGLE MOBILE HOME INSTALLED FOR USE BY THE APPLICANTS SON AND FAMILY TO HELP WITH RUNNING THE SMALL HOLDING |
| S/2004/2194  | CERTIFICATE OF LAWFUL DEVELOPMENT FOR STATIONING AND OCCUPATION OF A RESIDENTIAL MOBILE HOME AS A FAMILY DWELLING                          |
| 15/10530/FUL | Permanent siting and occupation of mobile home (retrospective)   |

#### **5. The Proposal**

The application proposes the removal of an existing mobile home and the construction of an L-shaped bungalow and associated single storey outbuilding.

## 6. Local Planning Policy

**Wiltshire Core Strategy** Core Policies CP1, CP2, CP47, CP48, CP51, CP57 & CP64  
**Saved local plan policy C6**

**Planning Policy for Traveller Sites** (March 2012)

**Gypsy and Traveller DPD** (currently under preparation. Consultation was carried out in 2010. Further consultation is planned for 2017. A new Gypsy and Traveller Accommodation Assessment (GTAA) was published in December 2014 which informs the emerging plan).

**NPPF & NPPG**

## 7. Summary of consultation responses

Spatial Planning – Recommend refusal on planning policy grounds, unless material planning considerations dictate otherwise

WC Highways – No Highway objection

Conservation – No response received

Clarendon Park parish council – No response received

The application was publicised by site notice and neighbour notification letters.

Neighbourhood responses: One representation in support of the application was received

## 8. Planning Considerations

This site is located within the designated Special Landscape Area of Salisbury (saved local plan policy C6 and adopted Core Policy CP51 refer), but is outside of the defined limits of development. For the purposes of the interpretation of the application site within the context of the local plan, the site is thereby defined as being within the countryside.

The application site is a long established and recognised gypsy site occupied by the applicant's family in mobile homes with associated day room structures.

### Principle of the proposed development

Core Policy 1 outlines the settlement strategy for Wiltshire and identifies the settlements where sustainable development will take place. Core Policy 2 addresses the issue of development outside of settlement boundaries. Under Core Policy 2, development will not normally be permitted outside the limits of development unless it has been identified within the subsequent Site Allocations Development Plan Document and Neighbourhood Plan.

Core Policy 2 states that development proposals outside of defined settlement edges will be strictly limited, and only acceptable in certain circumstances. Under normal circumstances therefore, the provision of a permanently built dwellinghouse within the countryside would be unacceptable in principle unless the exceptions criteria set out under CP48 are met: WCS Core Policy CP48 deals with supporting rural life and explains the approach that will be taken to support rural communities, outside the limits of development of Principal Settlements, Market Towns, Local Service Centres and Large Villages and outside the existing built areas of Small Villages. The policy is based on the following key objectives:

- Protecting the countryside and maintaining its local distinctiveness.
- Supporting the sensitive reuse of built assets to help meet local needs.
- Supporting improved access between places and to services.
- Supporting the community in taking ownership of local services.

CP 48 states, that outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages, proposals for residential development will only be supported where these meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside.

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

From the information submitted in support of the application it would appear that none of the exceptions criteria set out under CP48 apply to the current application. This is confirmed in the previous consultation response of the Spatial Planning Senior Planning Officer:

*“The development plan strictly controls new residential dwellings in the countryside. The proposal is in conflict with Core Policy 2 in the Wiltshire Core Strategy as it does not meet any of the exceptions in paragraph 4.25 of the plan. The first 3 exceptions are not relevant as the proposal is for a new bungalow, which constitutes residential development.*

*The forth exception via Core Policy 44 is not relevant as the proposal is not for an affordable dwelling on a rural exception site. Core Policy 46, which deals with specialist accommodation for vulnerable or older people, does not apply here either.*

*In terms of Core Policy 47, a proposal for an additional pitch would theoretically qualify as an exception under Core Policy 2; however the proposal is to erect a bricks and mortar bungalow to be lived in. Bricks and mortar structures can form part of a traveller pitch but only if they are not to be lived in (i.e. dayrooms).*

*Exceptionally, bricks and mortar accommodation on traveller sites in the countryside have been granted in Wiltshire before. One example is the traveller site at Braemar, Coombe Bissett, where permission for replacement of a mobile home with a bricks and mortar bungalow was granted in 2015 (15/08191/FUL). The permission was granted because the evidence relating to the applicant’s poor health was considered to outweigh the provisions in the development plan.*

*However that application was supported with additional (confidential) evidence such as doctor’s notes and other. Other than stating that the elderly resident is in poor health due to her age, no additional information is supplied in this current application, to substantiate that this would require moving into a bricks and mortar bungalow. In addition, the case officer confirmed that the elderly resident would not actually move into the proposed bungalow but continue to live in the authorised mobile home.*

*Therefore on the basis of all the information available at this point, there are no considerations which would outweigh the provisions in the adopted development plan. Again, the situation may be different if there was a clear and demonstrable need for the elderly resident to move into a bricks and mortar property due to health reasons (i.e. in connection with Para. 24c in the PPTS); and exceptional circumstances would have to be qualified with robust evidence.*

*For sake of completion, Core Policy 48 (Supporting Rural Life) may apply as development under that policy could qualify as an exception. However the supporting text at para .6.67 states that “Residential development will not normally be permitted in the countryside unless it meets the requirements of Core Policy 44 (Rural Exceptions Sites). However, additional dwellings may be justified in certain circumstances when they are required in the interests of supporting rural employment, for example in association with equestrian activities when worker accommodation is needed onsite. In view of the exceptional circumstances, applications will be scrutinised thoroughly and opportunities for accommodation within nearby settlements must be considered initially.”*

*The application does not provide that information, nor does it attempt to demonstrate how the policy’s criteria would be met. In any event the proposed bungalow is on an authorised traveller site for persons that meet the definition in PPTS Annex 1, and therefore it would be misleading to apply Core Policy 48 in this instance which has a different purpose altogether.*

*Based on the information available to the Spatial Planning Team at this point the application cannot be supported as it conflicts with Core Policy 2 in the Wiltshire Core Strategy. No evidence has been supplied to demonstrate that other material consideration would outweigh the provisions in the development plan.”*

Since the application was last on the agenda for the Southern Area Committee Meeting (of 29<sup>th</sup> June 2017) the applicant has provided additional, comprehensive information in respect of the personal, medical and family circumstances to explain and justify the proposed development. Additionally, independent medical evidence (in the form of two separate doctor’s letters) has been provided, further validating the personal and medical circumstances of the intended occupiers of the proposed bungalow.

Officers have carefully considered the submitted evidence and consider, on balance, that this does constitute a material planning consideration sufficient to dictate that the normal planning policy considerations in respect of the proposed development (i.e. the provision of a permanent dwelling outside of the defined limits of development) should not apply.

Therefore, on the basis of the intended occupiers’ specific and demonstrated personal medical and family circumstances, it is considered the normal planning policy requirements (which would otherwise lead to a refusal of the proposed development) should not apply in this case, and the proposed development is considered acceptable in principle.

#### Impact on amenity

Being situated within a private gypsy site and adjacent to family members in other existing mobile homes it is considered the proposal would not unduly affect the amenity of other occupiers of the wider site or other residents within the surrounding area.

### Impact on the character of the surrounding landscape

WCS Core Policy 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character and states that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

By reason of the single storey form of the proposed dwelling and adjacent outbuilding, and by reason of substantial natural screening afforded by existing mature trees and hedgerow screening around the application site, it is considered the proposed development would not adversely affect the existing character of the surrounding landscape.

### Highways considerations

The Highways officer has assessed the proposal and raises no Highway objection. The proposed development is therefore considered acceptable in terms of Highway safety.

## **9. Conclusion**

On the basis of the intended occupiers' specific and demonstrated personal medical and family circumstances, it is considered the normal planning policy requirements (which would otherwise lead to a refusal of the proposed development) should not apply in this case, and the proposed development is considered acceptable in principle.

The proposed development is considered acceptable in terms of its scale, design and materials and would not result in undue impacts on the amenity of neighbours or adverse impacts on the existing character of the surrounding landscape. The proposed development is considered acceptable in terms of Highway safety.

## **RECOMMENDATION**

Approval, 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:

Drawing number DJB/SW/01 (undated), as deposited with the local planning authority on 21.04.17, and

Drawing number 70383297-69608 (dated Jan 2017), as deposited with the local planning authority on 14.03.17, and

Drawing reference 'Proposed bungalow' (floorplans and elevations) (undated), as deposited with the local planning authority on 21.04.17.

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-E (inclusive) shall take place on the dwellinghouse hereby permitted or within the curtilage.

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.

4. The development for which planning consent is hereby granted shall not be permanently occupied by persons other than gypsies and travellers as defined in Annex 1 of Planning policy for traveller sites (DCLG, 2012).

REASON: Planning permission has only been granted on the basis of the intended occupiers' specific and demonstrated personal medical and family circumstances. It is considered thereby that the normal planning policy requirements (which would otherwise lead to a refusal of the proposed development) should not apply in this case. Should the approved development (at a future time) be no longer needed for the intended occupier(s), the accommodation should remain available to provide accommodation to meet the need for accommodation for gypsies and travellers to avoid a net loss of such accommodation in the local area.

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**REPORT FOR SOUTHERN AREA PLANNING COMMITTEE**

**Report No. 2**

|                            |   |
|----------------------------|---|
| <b>Date of Meeting</b>     | 24 August 2017  |
| <b>Application Number</b>  | 17/03957/FUL  |
| <b>Site Address</b>        | UK House Complex including 79 and 89 Endless Street, Castle Street, Salisbury, Wiltshire, SP1 3SP   |
| <b>Proposal</b>            | Retention & conversion of Belle Vue House to dwelling with self-contained flat. Demolition of all other buildings and erection of: 3 houses & 2 apartments with associated car parking; 24 retirement apartments with communal facilities & car parking; assisted living/extra care accommodation for older people with communal facilities & car parking. Vehicular access to all parts of proposed development via Endless St |
| <b>Applicant</b>           | McCarthy & Stone Retirement Lifestyles Ltd  |
| <b>Town/Parish Council</b> | SALISBURY CITY  |
| <b>Electoral Division</b>  | ST EDMUND AND MILFORD – Atiqul Hoque  |
| <b>Grid Ref</b>            | 414421 130347   |
| <b>Type of application</b> | Full Planning   |
| <b>Case Officer</b>        | Andrew Guest  |

**Reason for the application being considered by Committee**

The application is before the Committee at the request of the Local Division Member, Cllr Atiqul Hoque, this in view of its scale and significance within the context of Salisbury.

**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 application has generated comments from Salisbury City Council and support in principle from the Salisbury Civic Society. Representations have been received from 17 third parties – 10 in support, 6 raising objections and 1 making general comments.

The recommendation is to grant planning permission subject to conditions.

**3. Site Description**

The c. 1.1 ha application site is located in Salisbury City. Its last, and lawful, planning use is offices with an associated employees' social club and related infrastructure (car parks, gardens, etc.). The site has been vacant since the last occupier finally moved out in December 2016.

Although in single ownership and use, the site has two distinct, albeit inter-related, parts – firstly, there is United Kingdom House which is a large (two to four storey) c. 1980's office 'block' with frontages to Castle Street and Endless Street; and secondly there is Belle Vue House (a grade II listed former large villa) and the employees' social club (a pre-fabricated temporary 'Pratten'-type building), both with frontages to Belle Vue Road.

To the west side, or Castle Street side, of the site is the variety of mixed uses in Castle Street including offices, shops, professional services and dwellings, these in buildings varying in age, size and design. Castle Street maintains a mediaeval 'feel', partly in view of its surviving burgage plots, and offers important arrival views towards Salisbury Cathedral. United Kingdom house fronts Castle Street, and like most other buildings in the street is positioned back-edge of pavement. The site also extends behind other Castle Street frontage buildings, this to the north of United Kingdom House.

On the east side of the site in Endless Street residential uses dominate, including a number of more formal and grand Georgian houses; again, most buildings, including United Kingdom House, are positioned back-edge of pavement. The houses reduce in scale as Endless Street turns the corner into Belle Vue Road, and the character in Belle Vue Road then becomes more Victorian 'suburban' with a mixture of mainly two storey terrace and detached houses. Some of these houses back, or side, on to the eastern boundary of the site. In contrast to other development in Endless Street, Belle Vue House is set well back from the highway with an intervening 'front garden', and this provides an attractive end-stop, or 'bella vista' to Endless Street, as its name implies. Beyond the northern boundary of the grounds of Belle Vue House are depot buildings and a largely open bus storage yard.

In planning policy terms the site lies in the Salisbury 'Principal Settlement'; and within this it is part of the 'Central Area'. The site is also within the Salisbury Conservation Area, and, as already referred to, Belle Vue House is listed grade II. A number of buildings adjoining or within the vicinity of the site are also listed, including 52 Endless Street which is grade II\*. The site also lies with an 'Air Quality Management Area'.



Site Location Plan

#### 4. Planning History

16/08606/SCR - Screening opinion for 100 no. retirement living/extra care units – This is not EIA development (04/10/16)

14/03037/PNCOU - The conversion of an office development (B1(a) Use Class) to 78 residential units (C3 Use Class) – Prior approval given (02/05/14)

*This was a 'prior approval' notification following revisions to the Town and Country Planning (General Permitted Development) Order which in essence made changes of use from offices to residential 'permitted development'.*

Previous to these two applications the last significant application for the redevelopment of the site for the current main office block dates back to 1979 (ref 79/1136) with numerous and various minor applications affecting the site before and after this date.

#### 5. Proposal

With the exception of Belle Vue House and some historic boundary walls, the proposal is to demolish all buildings on the site. Largely in place of United Kingdom House it is then proposed to erect a new two to four storey building containing 24 retirement apartments with communal facilities, and 'assisted / extra care' accommodation for older people, also with communal facilities. Parking for 56 cars would be provided for these uses together with areas of open amenity space (gardens, etc.).

The Planning Statement which accompanies the application defines the nature and concept of the proposed residential types in the following terms:

*"Retirement housing (Category II type sheltered housing) is a proven option for those elderly people who need to move into accommodation, which provides them with greater comfort, security and the ability to manage independently to a greater extent. It enables older people to remain living in the community and out of institutions while enjoying peace of mind and receiving the care and support, which they need. ....*

*All McCarthy & Stone developments are specifically designed to provide specialised housing accommodation for the elderly, with communal facilities and specific features within the apartments designed to meet the particular needs of the elderly. While anyone may purchase an apartment, the apartments are sold on the basis of a 125 year lease .... and subject to each apartment being occupied by persons over 60 years of age or in the case of a couple that one of the occupants is over the age of 60 years and the other is over the age of 55 years".*

And ...

*"Assisted living accommodation provides a valuable form of specialised accommodation, which meets a specific housing need. ....*

*It provides purpose-built, specifically designed accommodation in a safe and secure environment including companionship whilst allowing an independent lifestyle. ... It also provides a form of housing which meets better the on-set and increasing problems of mobility/frailty while maintaining an independent lifestyle.*

*The assisted living will be managed by Yourlife Management Service Limited [which] is McCarthy & Stone's chosen managing agent and care operator. This company is a joint venture between Somerset Care, an experienced not for profit specialist care provider, and*

McCarthy & Stone. The Company is registered as a Domiciliary Care Agency with the Care Quality Commission.

Care needs are assessed prior to entry and residents select the most appropriate level of care for their needs and the level of care provided can be modified in response to the changing needs of the residents. Staff provide 24 hour cover .....

Separately it is proposed to convert Belle Vue House to a single private house (its original use); and, to its rear, erect a mews-style development of four linked private dwellings (2x houses and 2x FOG's (flats over garages)), and to its front (and in place of the club building) a single detached dwelling. These dwellings would share vehicular access with the retirement and assisted / extra care accommodation from Endless Street, each dwelling having at least two nominated parking spaces.



Block Plan (nts)

In terms of scale and form, the retirement and assisted living / extra care accommodation would be contained in a single, roughly 'U'-shaped building. Its frontage to Castle Street would be two-storey at either end rising to three-storey at the centre. The Endless Street frontage would be all three-storey, although with the final section approaching the turn into Belle Vue Road having its second floor in a lower mansard-style roof. The 'linking' section within the site (that is, between Castle Street and Endless Street) would be mainly four-storey, with the third floor in a mansard-style roof. At its highest points (excluding chimneys) the new building would be 12.2m above ground level; this compares with c. 15.7m (maximum) for the existing building; (for comparison purposes, Belle Vue House has a maximum height of c. 9.1m).

Design-wise, the building's basic shape and form would be traditional in that it would have mainly conventional pitched-roofs, brick walls, etc.; however, its detailing would be more contemporary (that is, the fenestration, chimneys, etc.). Overall the design has a vertical emphasis which is befitting to its historic setting. Key parts and/or highly visible parts of the building have been uniquely designed to reflect their particular circumstances – notably, the corner of the building where Endless Street turns into Belle Vue Road, and the entrance under-pass on the Castle Street Frontage.



**Retirement Apartments – Castle Street elevation (nts)**



**Assisted Living Accommodation – Endless Street (nts)**

Regarding the new private dwellings, those to the rear of Belle Vue House have been designed in a traditional style to effectively ‘read’ as historic service buildings to Belle Vue House (in the manner of, for example, stables and coach houses). In contrast the single private dwelling in front of Belle Vue House has a more contemporary approach, to reflect the scale and form of the existing club building situated here presently and to achieve a garden pavilion-like appearance, this to avoid the new building from dominating both Belle Vue House and the wider street scene.



**Dwelling units 2-5 (nts)**



**Dwelling unit 2 & Belle Vue House (nts)**

Another notable feature of the layout is the retention of the private gated link pathway along the south side of the site between Castle Street and Endless Street. This would remain a permissive path, for public use most of the time. Across the site notable and healthy amenity trees are to be retained. Also to be retained is the historic front boundary wall on the Belle Vue Road frontage.

## **6. Planning Policies**

Wiltshire Core Strategy –

Core Policy 1 – Settlement Strategy  
Core Policy 2 – Delivery Strategy  
Core Policy 3 – Infrastructure Requirements  
Core Policy 20 – Spatial Strategy for the Salisbury Community Area  
Core Policy 22 – Salisbury Skyline  
Core Policy 35 – Existing Employment Land  
Core Policy 41 – Sustainable Development and Construction  
Core Policy 43 – Providing Affordable Homes  
Core Policy 45 – Meeting Wiltshire’s Housing Needs  
Core Policy 46 – Meeting the Needs of Wiltshire’s Vulnerable and Older People  
Core Policy 50 – Biodiversity and Geodiversity  
Core Policy 55 – Air Quality  
Core Policy 57 – Ensuring High Quality Design and Place Shaping  
Core Policy 58 – Ensuring the Conservation of the Historic Environment  
Core Policy 60 – Sustainable Transport  
Core Policy 61 – Transport and New Development  
Core Policy 64 – Demand Management  
Core Policy 67 – Flood Risk  
Core Policy 68 – Water Resources  
Core Policy 69 – Protection of the River Avon SAC

Salisbury District Local Plan (‘saved’ policies) –

Policy D4 – Salisbury Townscape (Chequers)  
Policy CN17 – Trees  
Policy R3 – Accommodation for the Elderly

City of Salisbury Conservation Area Appraisal and Management Plan 2014

## **7. Consultations**

Salisbury City Council: Comments.

*“SCC has participated in one-to-one discussions during the evolution of these plans and note the changes incorporated following advice from WC Officers, which we support. SCC has suggested that there is a need for a second temporary pedestrian crossing to the South of the works while the pavement is closed, we did not see in the submitted plans how pedestrian requirements have been catered for during the footpath closure noting - in particular the requirements of those using disability scooters and the visually impaired”.*

WC Highways: No objection. The existing access will need to be widened to 5.5m and existing dropped kerbs which are no longer required will need to be raised. There should be no encroachment on to the highway, including from ground floor opening windows.



The development should contribute towards the Salisbury Car Club in accordance with Local Transport Plan Policy LTP3.

WC Conservation: In the main, no objections to designs which have evolved and improved through discussions. The design of private dwelling 1 (in front of Belle Vue House) remains an issue, and so should be reserved. Additional detail required in some areas, which can be a matter for conditions.

WC Archaeology: No objection.

WC Public Protection: Comments on different issues –

Noise -

*“The development involves the demolition of existing buildings and a demolition method statement has been submitted with the application. A construction management plan which details the measures that will be taken to reduce, manage and control emissions from noise, vibration and dust during the construction phase has not been submitted at this time and will be required.*

*A noise impact assessment has been carried out on behalf of the applicant. This report details mitigation required, including construction and glazing specification, to meet the Lowest Observed Adverse Effect and BS8233:2014 guidelines on amenity levels. The report also details that all the proposed dwellings will be equipped with continuous mechanical supply and extract with heat recovery systems (MVHR)”.*

Air Quality – given the scale of the reduction of vehicle movements that is suggested as a result of the proposals, no financial contribution is required towards air quality improvement projects in this case.

Contamination – recommend condition.

WC Housing – In view of the circumstances of this particular site, a financial contribution towards the provision of off-site affordable housing would be acceptable.

WC Drainage Engineer: No objection subject to condition.

WC Ecologist: No objection subject to condition.

Historic England: no objection.

*“The application site is formed on the periphery of the medieval town grid, Chequers, and whilst the pattern of streets at the core of the grid remain discernible the distinctive network of tightly arranged streets dissipates as you move outwards. The majority of the site is now taken up with a modern development but adjoining areas still retain a notable degree of significance and interest derived principally from the historic and architectural special interest of the buildings evident in the high survival of historic built fabric. The surrounding buildings contain representative examples of domestic architecture dating from the 16<sup>th</sup> to the 19<sup>th</sup> century illustrative of the evolved streetscape, which gives this area its strong identity.*

*The proposal is for the development of 85 extra care and retirement living apartments, with associated access, parking and landscaping; and 5 additional new build dwellings and the refurbishment of Belle Vue House into a single dwelling with a self-contained flat.*

*Our primary statutory remit is the impact of the proposals on the Salisbury Conservation*

*Area and on the setting of the Cathedral Church of St. Mary and the Church of St. Thomas, both of which are listed Grade I. St. Mary's forms a focal point at the southern end of Castle St and is visible in sequential views along the street, whilst St. Thomas' tower is visible in partial views from the north. The application site is a part of the wider setting of the two churches but the density of intervening development will prevent the proposal from having any tangible impact on their setting.*

*The setting of heritage assets and the tests of sustainable development must ultimately be considered in accordance with the National Planning Policy Framework 2012 and the Planning (Listed Buildings and Conservation Areas) Act 1990. In addition, the approach as set out in Historic England's Historic Environment Good Practice Advice in Planning Note 3, The Setting of Heritage Assets should be adopted in any further setting assessments. We draw attention to the advice within Step 2 in that an asset's significance is not merely derived from views, but incorporates a multitude of potential attributes including the surrounding landscape character, cultural associations, land use and so forth.*

*Belle Vue House, an early 19<sup>th</sup> century Grade II listed, detached villa, lies at the heart of the proposal and forms an important terminating point for vistas looking north along Endless St. This view is identified in the Council's draft Conservation Area Appraisal as important to defining the character of the area. Currently Belle Vue's setting is compromised by a parking area in front of the building and a poor quality club-house building adjacent to the parking area that cumulatively diminish the special interest of the building.*

*The application site includes the UK House complex, a large, interlinked, modern commercial building which contributes little to the character and appearance of the conservation area. We would not raise an objection to its demolition, particularly as it offers the opportunity to improve certain aspects of the street scene.*

*Of particular relevance to this application is paragraph 137 of the NPPF which states that: 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.' The proposals for this aspect of the application would include the refurbishment of the existing Grade II listed Belle Vue house and the removal of parking to the front of this building.*

*The application was accompanied by a very detailed Heritage Statement that provides a comprehensive list of the heritage assets that may be affected by this development and enumerates the benefits of the proposals to Belle Vue House in particular, and the Conservation Area in general. We are in broad agreement with the conclusions of this study and can see merit in the proposed scheme over the existing modern development on the site. The design, scale and massing of the new buildings respond well to the existing historic street frontages and include some interesting details that will enliven the principal facades. The strength of this proposal resides in its scale, restricted palette of materials and well-considered integration of features, like the rainwater goods and guttering into the fabric of the building; the various brick relief panels will invigorate the facades but should not be relied upon solely to provide interest.*

*In regard to this we have some concerns with the choice of bricks and urge the local authority to ensure that the bricks selected are sufficient to sustain the visual interest over such a comparatively large development. We recommend that sample panels of the various brick relief panels, including pointing style proposed, are prepared on site at a preliminary stage to assess them alongside the historic brickwork that contributes so much to the area's special interest. The Warnham Red and Terracotta bricks specified are standard mass-*

*produced bricks without tonal variance or irregularities that would add interest to the building. We suggest that your specialist planning and conservation officers view alternative bricks on site to find a brick that complements the historic environment.*

*Belle Vue is within the city rampart and although there are no known designations, there is likely to be the potential for some underlying archaeological deposits. This needs to be investigated with the Council's Archaeologist.*

*Historic England supports the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 131 and 137, whereby the positive contribution that conservation of heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness has been recognised".*

Salisbury Civic Society: Support in principle subject to detailed points.

*"The Society is broadly supportive of the final design for the scheme, issues of possible over-concentration of retirement housing aside, but it has some points to make on the details.*

*Design of principal blocks -*

*While quite monolithic, the existing buildings provides some relief in their facades, particularly along Castle Street. The scheme as presented wraps a pitched roof building mass up to the street, with little relief to the central part of the western elevation along Castle street. This longer repetitive facade may need some further consideration. The scheme would benefit from further breaks in the mass to allow permeability from the street through and to 'activate' the street frontage especially where communal areas are located.*

*In the northern part of the Endless Street elevation, the change to a mansard roof does not cohere well with the rest of the design, and is likely to appear incongruous, as arguably will the somewhat unconvincing entrance canopy which appears neither inviting, or strong as an architectural device.*

*Mansard roofs are typical neither of historic buildings in Salisbury, nor of successful out and out modern designs anywhere. A more contemporary approach, using a vertical pavilion style treatment with raised seam cladding and more glass, would be more likely to work in this part of the scheme.*

*After seeing the initial, neo-historic proposals for this development, the Society expressed a strong preference for robust straightforward contemporary architecture, and the new treatment goes some way towards achieving this. However illustrations in the design and access statement, showing very clipped, precisely executed details, are not wholly reflected in the design, giving rise to some doubt about the overall commitment to the quality required for a scheme in this location.*

*There is a mix of contemporary design with a slip towards the pastiche, which suggests that there is a less than rigorous approach to the design intent, and an overall imbalance in the scheme's conceptual approach. Concerns over how the detail will translate beyond planning need to be carefully considered, although it is commendable that there are a number of drawn details outlining the approach to some of the more significant components (namely brick detailing).*

*Some further refinement of window proportions would be desirable and some of the smaller windows are questionable given the assumption that well-being should be a priority driving*

*the design for elderly occupants. The projecting bays, dormers and balconies generally lack proportion and elegance, and due care should be given to lift overruns and services 'pop ups' to ensure they are concealed from view given the important longer views into the city.*

*Sun/shade studies would be useful to work out the benefits and usability of the outside space.*

*Impact on Belle Vue House –*

*The Society is somewhat concerned about the rather suburban appearance of the gable ends of the new dwellings around Belle Vue House, due in part to the low angle of pitch of the proposed roofs and the use of painted barge boards. If retained, it would be preferable if the barge boards are painted a dark, more recessive colour*

*The paved shared space in front of Belle Vue House is visually too dominant as shown, and its amorphous shape somewhat unhelpful to the setting of the villa. There is scope for this space to be reconfigured, so that the front garden to the villa, which provides its setting from the street, can be enlarged and redesigned, to present a convex rather than concave frontage. The clipped hedge feature could be retained, to give an appropriately formal appearance.*

*Boundaries -*

*The use of brick walls to define key spaces is welcomed but this treatment should also be extended along the northern boundaries of the site, as well as the northern boundary to Belle Vue House. The extensive use of close boarded fencing as shown does not seem appropriate in this location in the Conservation Area.*

*A range of heights for the proposed brick walls have been given but clarification is needed as which are the lower walls and which are higher.*

*Surfaces –*

*There is an opportunity to vary the extensive area of tarmac surfacing in the main car park by introducing more variation into the surface materials, for example in the parking bays.*

*The large extent of hard surfacing in the form of bound gravel to the frontage of Dwelling 1 could be reduced by introducing more green space and planting into this area.*

*Structural Planting -*

*The Society welcomes the use of formal hedging to define key spaces, and would like to see clipped yew hedging introduced beneath the two rows of trees, instead of the herbaceous planting proposed. This would provide more structure and is likely to be a more effective solution over time as the trees mature, and conditions become more shady beneath their canopies.*

*There is also an opportunity to refresh the tree planting in the rear garden of Belle Vue House, with some new trees here as well.*

*Connectivity –*

*The Civic Society consider it important to maintain connectivity for pedestrians within the urban fabric and this neighbourhood, and is pleased to see that the controlled access between Endless Street and Castle Street is being retained as part of this development.*

Conclusion -

*The Society supports the scheme in principle. However, we have some concerns with the overall commitment to pursuing a robust and quality design in such a prominent city gateway location. We believe that while it is commendable that efforts have been made to address comments raised about the first, superseded design approach, there is scope for further refinement of the design, to ensure a quality response to this exceptionally important conservation area site”.*

## **8. Representations**

The application was publicised by means of site notices, a press advert and letters to adjoining property owners/occupiers.

Representations have been received from 17 third parties – 10 in support, 6 raising objections and 1 making general comments.

Support (x10) summarised as follows:

- Proposed development would regenerate an otherwise unsightly and presently derelict site;
- Appropriate design for location;
- Much need for good accommodation for the elderly (and particularly care accommodation) for the elderly;
- Sustainable city centre location within walking distance of all amenities;
- Lower roof line of building beneficial;
- Proposed tree removal and tree management will improve light levels for neighbours.

Objections (x6) summarised as follows:

- Design of Castle Street frontage out of keeping – large, regular and featureless building as proposed would not enhance the area;
- Scale of development too great leading to additional people and related noise, disturbance, nuisance;
- Loss of privacy to adjoining property in Castle Street because of likely different activities in proposed car park beyond common boundary;
- Demolition of a perfectly adequate building that could be converted to residential use is environmentally unsound;
- Greater need for general housing than housing for the elderly – too many already.
- Access to site on bend in road is dangerous; increased traffic in Endless Street will add to danger;
- Light pollution;

General comments (x1) summarised as follows:

- Care needed where groundworks are to be carried out next to existing historic buildings which are likely to have shallow foundations and so be easily disturbed;
- A particular oak tree on the site should be retained;
- Working hours limitation requested in the interests of residential amenity.

## 9. Planning Issues

The main issues to be considered are, firstly, the principle of the proposal, and then matters of detail as follows:

- Design and layout, and related impact on heritage assets (including on the conservation area, the significance / setting of listed buildings and potential archaeology);
- Highway safety;
- Drainage;
- Ecology;
- Public Protection matters (noise, contamination, etc.);
- Residential amenity;
- Other infrastructure made necessary by the proposed development.

### Principle

The Wiltshire Core Strategy sets out a 'Settlement Strategy' (Core Policy 1) and a 'Delivery Strategy' (Core Policy 2) for new development across the county. Proposed development which complies with the Settlement and Delivery Strategies will be sustainable in the overarching context of the Wiltshire Core Strategy.

The Settlement Strategy identifies four tiers of settlement – Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. With the exception of the Small Villages, each settlement has a defined boundary. Inside the boundaries new development which fulfils the defined purposes of the settlement will be acceptable as a matter of principle; outside of the boundaries, and so in the 'countryside', there is effectively a presumption against new development which should otherwise be inside.

Within the Settlement Strategy Salisbury is identified as being a Principal Settlement. Core Policy 1 explains that Principal Settlements "... are strategically important centres and the primary focus for development"; and that their purpose is to "... provide significant levels of jobs and homes, together with supporting community facilities and infrastructure, meeting their economic potential in the most sustainable way to support better self-containment".

In this case the application site lies within the defined Principal Settlement boundary. It follows that in purely locational terms it is a sustainable location for new development, and is where "significant" development is anticipated by both the Settlement and Delivery Strategies. However, to be fully compliant with the Settlement Strategy new development must also support the principle of self-containment as referred to in the policy; or in other words, it must not overlook the defined purpose of the settlement which is to provide both jobs and homes.

The application site's lawful use is office-based employment – a Class B1 use. The proposal is to change this to general residential and specialised residential uses. In the context of the Settlement Strategy this change could be perceived as not supporting self-containment of the settlement. However, there are a number of reasons and/or material considerations which tip the balance in favour of the proposal in this instance.

Firstly, there is the nature of the existing accommodation. Given planning permission and built in the late 1970's / early 1980's and/or utilising buildings not ideally suited to 'modern' office use - in particular Belle Vue House and the club building – the buildings are, in general, no longer entirely fit for their originally intended purpose, and it is likely that significant investment in them would be necessary to bring them up to a more suitable standard. This makes them less desirable for continued office use, particularly as a single

entity. This conclusion is confirmed by an Employment and Marketing report which accompanies the planning application. It concludes the following:

*There is very low demand for office floorspace within central Salisbury with headline rents of around £15.00 psf for high quality accommodation. The viability of refurbishment to a specification commensurate with occupational and investment demand is therefore marginal; .....*

*The existing Warner House site [opposite UK House, in Castle Street] has been vacant for over two years. The marketing exercise, which has taken place over the last 10 months, has resulted in one speculative proposal for Warner House from a serviced office operator with no operational interest;*

*The marketing of Warner House indicates that there is very low occupational demand for B1 office accommodation in central Salisbury, particularly older office stock such as UK House. This demonstrates that the UK House site has no long term strategic requirement to remain in employment use.*

Secondly, there is the need for specialist accommodation for the elderly as is proposed in any event. On this the Planning Statement accompanying the application refers to a number of recent scholarly articles on the subject. These include a 2013 House of Lords Select Committee review of the implications of demographic reform. It noted/s the following –

- There will be 51% more people aged 65 and over in England in 2030 than there were in 2010.
- There will be 101% more people aged 85 and over in England in 2030 than there were in 2010.
- The 85 and over cohort are increasing in number more rapidly than other segments of the population. 69% over 85s have a long term illness or disability compared with 34% of 65 to 74s. The ageing of the population will need housing provision that meets their needs and may well include care and support services.

From this it can be reasonably concluded that, notwithstanding the loss of the office space, there is a general and demonstrable need for the type of specialist residential accommodation that is being proposed, and by providing for this need the proposal would be contributing to the future sustainability of Salisbury and fulfilling wider demographic objectives in any event.

Thirdly, the specialist residential accommodation does in itself provide some employment. The Planning Statement notes that in a typical 50 unit assisted living scheme there is a mix of full time and part time positions which broadly equates to between 14-17 full time equivalent posts.

And fourthly, there is a 'fall-back' position for the larger part of this site in that it has been agreed through the deregulated 'prior approval' process that the existing United Kingdom House building can be converted to residential use as 'permitted development', this so ending its employment use in any event. If the fall-back position was followed then the knock-on effect would be the existing building being retained rather than replaced by a new building more suited to the historic setting, which is itself a material consideration, and is considered in more detail later in the report.

So overall, on the question of principle, the proposal is considered to be acceptable in terms of the Settlement and Delivery Strategies of the Core Strategy. It is for a sustainable form of development, this in terms of need (the 'social' dimension of sustainability), location (the

'environmental' dimension), and the delivery of growth and innovation (the 'economic' dimension). It is, therefore, in accordance with the Wiltshire Core Strategy and the NPPF.

### Design and layout, and impact on heritage assets

#### Background -

As already set out, the application site lies within the Salisbury Conservation Area. It also supports a listed building, Belle Vue House, and is in the vicinity of numerous other listed buildings and non-designated heritage assets.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting. Section 72 of the same Act states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Core Policy 58 (ensuring the conservation of the historic environment) of the Wiltshire Core Strategy states that new development should protect, conserve and where possible enhance the historic environment. Core Policy 57 (Ensuring High Quality Design and Place Shaping) requires a high standard of design in all new developments.

Paragraph 132 of the NPPF states that when considering the impact of proposed new development on the significance of a designated heritage asset, great weight should be given to the asset's conservation; and the more important the asset, the greater the weight should be. Substantial harm to or loss of designated heritage assets of the highest significance should be wholly exceptional.

Paragraph 133 states that where a proposed development would lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that, in particular, the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss. Paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Paragraph 135 continues that the effect of an application on the significance of a non-designated heritage asset should be taken into account and a balanced judgment made.

Historic England defines significance as "*the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*". Setting is defined in the NPPF as "*the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*".

#### 'Significance' of Castle Street and Endless Street -

In terms of the NPPF, the value, or 'significance', of Castle Street as a heritage asset is defined by its medieval roots, this evidenced by the variety of buildings and surviving courtyards that line its route. In the main the surviving older buildings which dominate the street are sited on relatively narrow plots (burgage plots), most with unique-in-the-street styles or designs (this in terms of their heights, roofscapes, window styles, external



materials, colours, etc.). In addition, and perhaps most importantly, the buildings on Castle Street are a mix of residential and commercial – significant to the character of the area is that it remains an actively commercial ensuring liveliness during the day and, to a lesser extent, the evenings.

Significant views in Castle Street are from the north towards the city centre where the street provides a ‘frame’ to the cathedral spire for most of its length; and more locally towards the continuous frontages on each side of the street where the ‘grain’ and ‘rhythm’ of the full range and variety of buildings can be appreciated.

The value, or ‘significance’ of Endless Street lies in its polite residential character and the high quality of its built form, as typified by the Georgian architecture. Another key feature is Belle Vue House, designed and planned in an Arcadian setting, but this time to define the end of the street in a large open garden space.

Significant views in Endless Street are, again, from either side of the street towards the opposing continuous frontages; from the south towards Belle Vue House, where it provides the ‘end-stop’ to the street; and from the east in Belle Vue Road towards its corner with Endless Street where the ‘change’ from Victorian suburb to Georgian townscape takes place, and where the application site is a dominating feature.

The United Kingdom House proposals -

The existing main office building, United Kingdom House, although of thoughtful design, is not considered to be a ‘non-designated heritage asset’. Its loss through appropriate re-development would not, therefore, cause harm to the conservation area or the setting of nearby listed buildings.

The proposed replacement building for United Kingdom House has been the subject of considerable pre-, and during, application discussion and change between the WC Conservation Officer, the WC Urban Designer and the applicant’s architect, and as a consequence is considered to be largely acceptable as now presented. Notably, its scale and form (that is, the manner in which it has been visually broken into smaller parts through elevational and roof-scape relief, careful fenestration detailing and varied facing materials) is considered to reflect that of established surrounding historic development. Most notably where elements of the Castle Street frontage stand alongside existing historic buildings the proportions of these elements closely follow those of the existing buildings, so maintaining the ‘flow’, or rhythm, along the entire street; a similar rhythm is achieved on the Endless Street frontage, although with the proportions of the new building on this side more closely following those of the established larger Georgian buildings hereabouts. The step down to a lower element at the end of Endless Street reflects the more modest proportions of the historic houses opposite, and the added interest in the design and detailing where this element then turns the corner back into the site is respectful of other feature corner plots elsewhere in the wider Chequers. Having said this, the proposed building is not a pastiche; it is also ‘of the 21<sup>st</sup> century’ utilising state of the art materials and advanced approaches to ‘finishings’ for openings, dormer windows and ventilation systems in particular – this not least to avoid unsightly external pipework and other services.

In terms of the overall height, a slight reduction over the highest part of the existing building is achieved, this to accord with Core Policy 22 and the ‘40ft rule’ – this is a gain in terms of wider Salisbury conservation policy.

Overall, and in terms of the NPPF, the design of the replacement building for United Kingdom House is considered to be acceptable. It would not cause harm to heritage assets (or, in the case of nearby listed buildings, their settings), but would, in fact, achieve

improvements, or enhancements, this in the wider public interest. The design has had regard to the significance of the various assets and to significant views, and consequently will have a positive impact on these.

The Belle Vue House proposals –

Retention of Belle Vue House and its conversion back to its original use as a single dwelling would be a significant gain for this asset. Erection of additional houses and related infrastructure in the grounds of Belle Vue House would cause less than substantial harm to its setting, but this must be balanced against the less than substantial harm already caused by the current use of the grounds as a car park and club building for United Kingdom House. The benefits of returning the house to its residential roots and the general improvement arising from re-development of the entire site are considered to tip the balance in favour of allowing the additional houses.

The four houses proposed at the rear of Belle Vue House are considered to be well-designed for their situation, smaller in scale than Belle Vue House and so 'reading' as traditional service-type buildings (e.g. stables / coach-houses / 'staff' accommodation). They would provide a screen to the depot and bus yard beyond the site, this contributing to improving the setting of both Belle Vue House and the wider conservation area.

The employee's club building situated in the 'front garden' of Belle Vue House may be regarded as a non-designated heritage asset. However, as it was originally designed to be a short-life, temporary structure only, its removal now is accepted; the building is not worthy of listing in its own right. Historically the front garden would have been an important open space, indicative of the original Belle Vue House owner's status and wealth. Notwithstanding the changed circumstances of Belle Vue House in more recent times, the sense of openness of the front garden remains and so is a notable characteristic of this part of the conservation area. The proposal is to erect a single dwelling in the front garden. In view of the club building being there, this proposal is accepted as a matter of principle, but subject to a suitably inspired design which reflects the scale and proportions of the club building and which continues to read as a subordinate building to Belle Vue House (such as a garden pavilion). The application presents a proposal which almost works, but not quite. However, as the principle of such an approach is accepted it is considered that the finer detail of the new dwelling's design can now be reserved by condition in the event of planning permission being given.

Overall, the elements of the proposal relating to Belle Vue House and its 'garden' are considered to either have a neutral impact or to enhance Belle Vue House and the conservation area hereabouts, this in the public interest. These elements are, therefore, in accordance with the NPPF and the Core Strategy policies.

Archaeology –

The application is accompanied by an Archaeological Evaluation Report following field evaluation. Its summary states the following:

*The Site lies within an area of archaeological potential and the evaluation was a requirement of pre-application advice to inform the determination of a planning application for a proposed redevelopment of the Site.*

*Six trenches were excavated and revealed a small amount of archaeological remains dating from the early medieval to the 19th century.*

*Trench 1 revealed an east-west aligned ditch which is possibly the northern most water course which provided water to feed the whole town. The ditch located to the east of the leat (leading from the River Avon) which fed the bishop's mill is likely to be 13th century in date, if not earlier. It was in use until the 18th century when it was recorded on Naish's 1716 map.*

*Trench 6 revealed a possible medieval drainage gully, and Trench 4 a possible medieval pit. No other medieval features were revealed, despite previous works on site revealing a number of 13<sup>th</sup> to 14th century pits.*

*Due to the thickness of overlying material the natural brick earth geology was not encountered fully in every trench, a trample layer was observed and interpreted as being at the base of a series of large 'brick-earth' extraction pits. This material was encountered at approximately 1.20 m below the current ground surface, and cut through by a series of 19th century dated rubbish pits and appeared to be sealed by a considerable thickness of 'garden soil' which has accumulated from the late medieval onwards. The quarry pits themselves were not revealed but are inferred from the comparison of the depths at which the natural geology was encountered in the vicinity of the Site, and the infilling 'garden soil' type material.*

The WC Archaeologist has no further requirements.

#### Highway safety

The application is accompanied by a Transport Assessment. Its conclusions are as follows:

*The application site is within a highly accessible location with good sustainable travel opportunities available to future residents. A PIA assessment does not indicate any relevant highways concern that would worsen as a result of the proposed development, or pose a highways safety concern for future site users.*

*Vehicular trip rates for the proposed development have been assessed, taking into consideration the intended nature of use and the lifestyles of its end-users, for each aspect of the scheme. Overall a substantial net decrease of peak hour and daily trips is demonstrated compared to the former site uses.*

*Parking provision has been informed by local parking standards. The proposed provision is considered sufficient in terms of volume and design to ensure resident and visitor parking demand is met on site with no overspill parking resulting on Endless Street, Belle Vue Road, Castle Street or the surrounding local road network.*

*The proposed development will be accessed via the existing access onto Endless Street/ Belle Vue Road, which will be widened slightly to accommodate larger vehicles. In addition, pedestrian access is to be provided onto Castle Street, as per existing.*

*Refuse collection for all aspects of the development would take place on site. Refuse vehicle tracking has been undertaken and has confirmed that the refuse vehicle can manoeuvre safely on site. These arrangements are not expected to cause any safety issue or material impact on the operation of the local highway network.*

Vehicular access to the site would be via the existing entrance at the end of Endless Street. It would serve internal service roads leading to a 56 space car park for the apartments, and courtyards with minimum 2x nominated garage spaces for the Belle Vue House dwellings. The WC Highways Officer raises no objections to these provisions in principle, not least in

view of the sustainable city centre location. The development would not be permitted to have residents parking permits for on-street parking.

The WC Transportation Team requests a financial contribution towards the Salisbury Car Club. However, for this form of development, which is primarily for includes retirement and assisted care accommodation, this is considered to be unreasonable in terms of the CIL 'tests'.

### Drainage

The application is accompanied by a Flood Risk Assessment and a Drainage Strategy. The Flood Risk Assessment confirms that the site lies wholly within Flood Zone 1, and that any localised surface water flooding that may occur post-development can be managed through the implementation of the proposed formal surface water drainage strategy.

The Drainage Strategy states the following:

*The existing connections to the public foul sewers are all 150mmØ which serve the Aviva office building and the two other office buildings at the rear of the property. These connections are for the foul and surface water run-off from the roofs and hard-standing areas. ....*

*The development proposals are to discharge the foul flows to the public systems located outside the east boundary potentially via the existing 150mmØ pipework headed into Endless Street. Wessex Water approval for the developer enquiry to discharge the proposed flows from the new development into the existing system beneath Castle Street has been confirmed 19 April 2017.*

*The development proposals are to discharge the surface water flows to the public systems located outside and inside the boundaries, the 450mmØ running through the site, the public system in Endless Street via a 225mmØ connection and a 100mmØ connection into the system running beneath Castle Street. Following the developer enquiry for the systems Wessex Water have approved an attenuated discharge of 64.5L/s into the public systems; this will be used because soakaways proved to be an ineffective option following infiltration tests.*

*A developer enquiry for the systems has been done and Wessex Water have confirmed that the additional flows off the new development would be acceptable. A S106 application will be required prior to making and connection to the public sewer systems. It is recommended that if the site is divided into two separate developments, then a S106 connection would be prudent for each of the developed sites. ....*

These outcomes (and notably the betterments) are agreed.

### Ecology

The application is accompanied by an Extended Phase 1 Habitat Survey and a Bat Activity Survey. The habitat survey found little evidence of species on the site, primarily in view of its well-kept and formal state. The potential for bats led to the Bat Activity Survey being prepared; its executive summary states the following:

*The main building is very large; although modern with no signs of internal use by bats, there are many sections with hanging tiles which could be used by crevice dwelling species. The level of bat activity was initially assessed by leaving static detectors in 2*

areas, while a dusk emergence survey was carried out on Belle Vue House and the single storey building.

*The results from this survey showed very low activity levels around the main building, with some bat foraging around the garden of Belle Vue house. No bats were seen to leave roosts on Belle Vue House or the single storey building. After reviewing these results it was decided to carry out one further survey at dawn.*

*The conclusion from the completed set of surveys is that no evidence has been found to confirm bat roosts are present anywhere in the buildings on site. The dawn survey within the grounds of United Kingdom house observed almost no bat activity around hanging tiles, and no bats were seen to enter roosts on the single storey building outside. Bats were seen to approach the roof of Belle Vue house but were not confirmed as roosting there. It is understood that this listed building will be retained, but a precautionary approach is recommended to roofing works there.*

The summary is accepted. A condition is recommended requiring work to be carried out in accordance with the 'recommendations' set out in the survey.

#### Public Protection matters (noise, contamination, etc.)

##### Noise –

The application is accompanied by a Noise Impact Assessment. Its conclusions are as follows:

*A sound survey was undertaken between 12th and 13th April 2016 to determine the current noise climate at the site.*

*The suitability of the site for residential development has been assessed in accordance with the requirements in the National Planning Policy Framework (NPPF) and the Noise Policy Statement for England (NPSE).*

*The assessment has demonstrated that areas of the site are suitable for residential development following the implementation of a variety of mitigation measures.*

*An acoustic specification for the proposed glazing has been prepared, .....*

The mitigation measures include thicker glazing in some parts of the building. Mostly noise attenuation will be achieved through the proposed buildings' fabric. The WC Environmental Health Officer raises no objections.

##### Contamination –

The application is accompanied by a Preliminary Site Investigation and Contamination Appraisal Report. The investigation found some contamination and made-up ground, deriving from historic uses of the site. Recommendations are included in the report to address these, and this is acceptable to the WC Environmental Health Officer.

##### Air Quality -

The application is accompanied by an Air Quality Assessment. Its conclusions are as follows:

*The construction works have the potential to create dust. During construction it is recommended that a package of mitigation measures is put in place to minimise the risk of elevated PM10 concentrations and dust nuisance in the surrounding area. With mitigation in place the construction impacts are judged to be not significant.*

*There are no predicted exceedances of the air quality strategy objectives at the worst-case receptor locations within the proposed development site. The site is considered suitable for residential development without the need for additional mitigation.*

*Traffic generation from the development is less than the previous use of the site and therefore the development will potentially have a beneficial effect on local air quality.*

*Overall, it is concluded that there are no air quality constraints to the proposed development.*

These conclusions are agreed by the WC Environmental Health Officer who has no further requirements.

#### Residential amenity

The retirement and assisted living building has been sited and designed to mainly 'side-on' to established development in Castle Street and Endless Street, this preventing it from being overbearing in relation to established surrounding development. Any overlooking from above ground level windows would be in-direct and comparable to the existing situation.

Units 2 and 5 in the new mews houses to the rear of Belle Vue House would stand back to back with established houses in Castle Street and Belle Vue Road respectively, but there is sufficient 'urban' separation of c. 25m between facing windows to ensure no adverse impact on residential amenity. Likewise, a low dwelling on plot 1 (in the 'front garden') could conceivably be designed so as to have no adverse impact on the existing adjoining house.

The proposed parking areas within the site would have no greater impact than those that exist at present.

The application is accompanied by tree surveys and retention plans. The best trees are to be retained with the exception of one adjacent to Belle Vue Road which has outgrown this location.

#### Other infrastructure made necessary by the proposed development

Core Policy 3 requires proposals to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the development. A viability assessment will be necessary in the event of concerns that infrastructure requirements may render the development unviable. In this case 'normal' infrastructure requirements comprise affordable housing and refuse containers.

The application is accompanied by a viability assessment which concludes that the proposal would be unviable if obliged to deliver the requirements. At the time of writing the finer detail of the assessment had not been agreed between the Council's surveyor and the applicant's surveyor. But notwithstanding this, and in the interests of commercial expediency, the applicant has agreed to make financial contributions towards off-site affordable housing provision (c. £183k) and refuse collection containers, and this is acceptable.

With specific reference to affordable housing, and notwithstanding the viability assessment, 'vacant building credit'<sup>i</sup> is applicable, and this reduces the requirement to only five units (or financial equivalent) anyway.

## **RECOMMENDATION**

**That, subject to the applicant first completing a 'S106' planning obligation – to require financial contributions to be made towards off-site affordable housing provision and refuse collection containers – the Associate Director, Economic Development & Planning be authorised to grant planning permission using delegated powers 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 Prior to commencement of the development hereby approved a phasing plan for the delivery of the entire development shall be submitted to the local planning authority for approval in writing. The phasing plan shall divide the site into areas and for each area the planned timing, or phasing, of (where relevant) demolition, conversion and new build works shall be specified. In particular the phasing plan shall specify that the works for the change of use of Belle Vue House will be commenced prior to first occupation of any of the residential units (nos. 2 to 5) forming part of this area of the development. The development shall be carried out strictly in accordance with the approved phasing plan.

REASON: To ensure the timely delivery of all elements of the development, and in particular the change of use of Belle Vue House which is a listed building, this in the interests of its safeguarding the conservation area and Belle Vue House which are designated heritage assets.

- 3 Notwithstanding the drawings submitted with the application for dwelling no. 1, further drawings for its siting and detailed design (including elevations which should be no less than 1:50 and details for windows, doors and eaves (to include sections) at a scale of no less than 1:10) shall be submitted to the local planning authority for approval in writing. Dwelling no. 1 shall then be erected in accordance with the approved further drawings.

REASON: The principle of a low, contemporary-style dwelling to be sited in the area indicated for dwelling no. 1 is accepted. However, the detailed drawings presented thus far for this dwelling are unacceptable in terms of the impact on the conservation area and the setting of the listed building, Belle Vue House. This condition, therefore, effectively 'reserves' the design of dwelling no. 1 for later approval to allow a more sympathetic siting and design to be presented.

- 4 Prior to commencement of the garage/car port building indicated on the site plan to serve Belle Vue House, details of its design/external appearance shall be submitted to the local planning authority for approval in writing. Thereafter the garage/car port building shall be erected in accordance with the approved details.

REASON: The application contains insufficient detail to enable this matter to be agreed at this time, and in the interests of ensuring a satisfactory design adjacent to Belle Vue House.

- 5 With due regard to the Preliminary Site Investigation and Contamination Appraisal Report by ACS Testing Ltd dated 14 March 2017, no development hereby approved

(other than demolition and related site clearance works) shall be commenced until a more detailed site investigation and risk assessment is carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance, and a further report detailing the more detailed site investigation and risk assessment shall then be submitted to and approved in writing by the Local Planning Authority.

If the report submitted pursuant to the above indicates that remedial works are required, full details of these works shall be submitted to the Local Planning Authority and approved in writing and thereafter implemented as approved prior to the commencement of the development (other than demolition and related clearance works) or in accordance with a timetable that has also been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: To ensure that land contamination can be dealt with adequately prior to the new development taking place.

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

the parking of vehicles of site operatives and visitors;  
loading and unloading of plant and materials;  
storage of plant and materials used in constructing the development;  
the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;  
wheel washing facilities;  
measures to control the emission of dust and dirt during construction; and  
hours of construction, including deliveries;

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.

Regarding demolition, these works shall be carried out strictly in accordance with the Method Statement for the Demolition and Strip Out Works by Wessex Demolition & Salvage Ltd dated 11 April 2017.

REASON: A CEMP is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, and dangers to highway safety, during the construction phase.

- 7 Notwithstanding the details set out in the application particulars, no building works shall commence in any particular phase of the development above ground floor slab level until the exact details of the materials to be used for the external walls and roofs in that phase 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 matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the conservation area.



- 8 No walls shall be constructed in any particular phase of the development hereby approved until a sample wall panels, not less than 1 metre square, for that phase have been constructed on site, inspected and approved in writing by the Local Planning Authority. The panels shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the conservation area.

- 9 No building works shall commence on site in a particular phase of the development above ground floor slab level until large scale details of all eaves, verges, windows, (including elevations and sections of the windows, head, sill and window reveal details), external doors, porch columns/capitals/pediments, dormers, projecting bays, parapet capping, chimneys and rainwater goods for that phase 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 matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the conservation area.

- 10 No railings, fences, gates, walls, bollards and other means of enclosure within a particular phase of the development hereby approved shall be erected until details of their design, external appearance and decorative finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first occupied.

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

- 11 All soft landscaping for a particular phase 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) in that phase or the completion of the development in that phase 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 for the particular phase prior to the occupation of any part of the development within the phase 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.

- 12 Each of the retirement apartments hereby approved shall be occupied only by persons over 60 years of age; or in the case of a couple, only by persons to include one that is over 60 years of age and the other that is over 55 years of age.

The assisted living accommodation hereby approved shall be occupied only by persons over 55 years of age who require care.

REASON: The retirement accommodation and assisted living accommodation and their associated infrastructure, including parking, have been designed for occupation by persons who are in need of such accommodation only and so they are unsuitable for other forms of occupation.

- 13 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 tree protection measures set out on drawing no. 9160/02 Rev B dated 28/6/17 have been erected and/or put into place in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction - Recommendations"; and, the measures 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 practice.

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]

- 14 No part of the development hereby approved shall be first occupied until details of the stopping up of all existing accesses to be stopped up, both pedestrian and vehicular, have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures for the removal of any dropped kerbs and the re-levelling of the pavements. The stopping up shall take place in accordance with the approved details within three month of the first occupation of any part of the development. Thereafter the sole means of vehicular and pedestrian access to the development shall be as shown on the plans hereby approved.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission, and in the interests of highway safety.

- 15 No part of any phase of the development hereby permitted shall be first occupied until the access, turning area and parking spaces for that phase 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.

- 16 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), the garage and car ports for dwelling units 2, 3,

4 and 5 hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

- 17 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with Environmental Zone 3 (or lower) standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

- 18 The development shall be carried out in accordance with the acoustic specification for glazing set out in the Noise Impact Assessment by Peter Brett Associated dated March 2016.

REASON: To ensure a satisfactory living environment for the occupiers of the development.

- 19 The development hereby permitted shall be carried out strictly in accordance with the recommendations set out in the Bat Activity Survey by Abbas Ecology dated August 2016.

REASON: To safeguard wildlife interests.

- 20 Foul and surface water from the site shall be drained in accordance with the 'Conclusions and Recommendations' set out in the Drainage Strategy by Such Salinger Peters Consulting Engineers dated August 2017.

REASON: To ensure satisfactory drainage in accordance with the agreed scheme and in the interests of protecting the wider environment.

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

SO\_2335\_03\_AC\_003 E dated 14/06/17 (Location Plan)  
SO\_2335\_03\_AC\_010 U dated 14/06/17 (Site Plan)  
SO\_2335\_03\_AC\_110 K dated 14/06/17 (Site Plan)  
SO\_2335\_03\_LA\_001 J dated 14/06/17 (Landscape Plan)  
SO\_2335\_03\_DE\_002 / 64004-02 A dated 03/08/17 (Drainage)

SO\_2335\_03\_AC\_011 X dated 14/06/17 (Ground)  
SO\_2335\_03\_AC\_012 T dated 14/06/17 (First)  
SO\_2335\_03\_AC\_013 S dated 14/06/17 (Second)  
SO\_2335\_03\_AC\_014 R dated 14/06/17 (Third)  
SO\_2335\_03\_AC\_015 S dated 14/06/17 (Roof)  
SO\_2335\_03\_AC\_040 N dated 14/06/17 (Elevations)  
SO\_2335\_03\_AC\_040\_DK02 C dated 14/06/17 (Elevations)  
SO\_2335\_03\_AC\_041 N dated 14/06/17 (Elevations)  
SO\_2335\_03\_AC\_042 N dated 14/06/17 (Elevations)  
SO\_2335\_03\_AC\_043 dated 14/06/17 (Sections)

SO\_2335\_03\_AC\_123 D dated 14/06/17 (Dwelling 2)  
SO\_2335\_03\_AC\_124 D dated 14/06/17 (Dwellings 3 & 4)  
SO\_2335\_03\_AC\_125 D dated 14/06/17 (Dwelling 5)

SO\_2335\_03\_AC\_142 F dated 14/06/17 (Street Scenes)  
SO\_2335\_03\_AC\_143 E dated 14/06/17 (Street Scenes)

SO\_2335\_03\_AC\_120 F dated 18/04/17 (BV House)  
SO\_2335\_03\_AC\_121 C dated 18/04/17 (BV House)

9160/01 dated 03/16 (Tree Constraints)  
9160/02 B dated 28/06/17 (Tree Protection)

'Design Intent' drawings -  
SO\_2335\_03\_AC\_201 to 211 (Rev Bs) dated 12/06/17

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

22 INFORMATIVE TO APPLICANT:

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website [www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy).

23 INFORMATIVE TO APPLICANT:

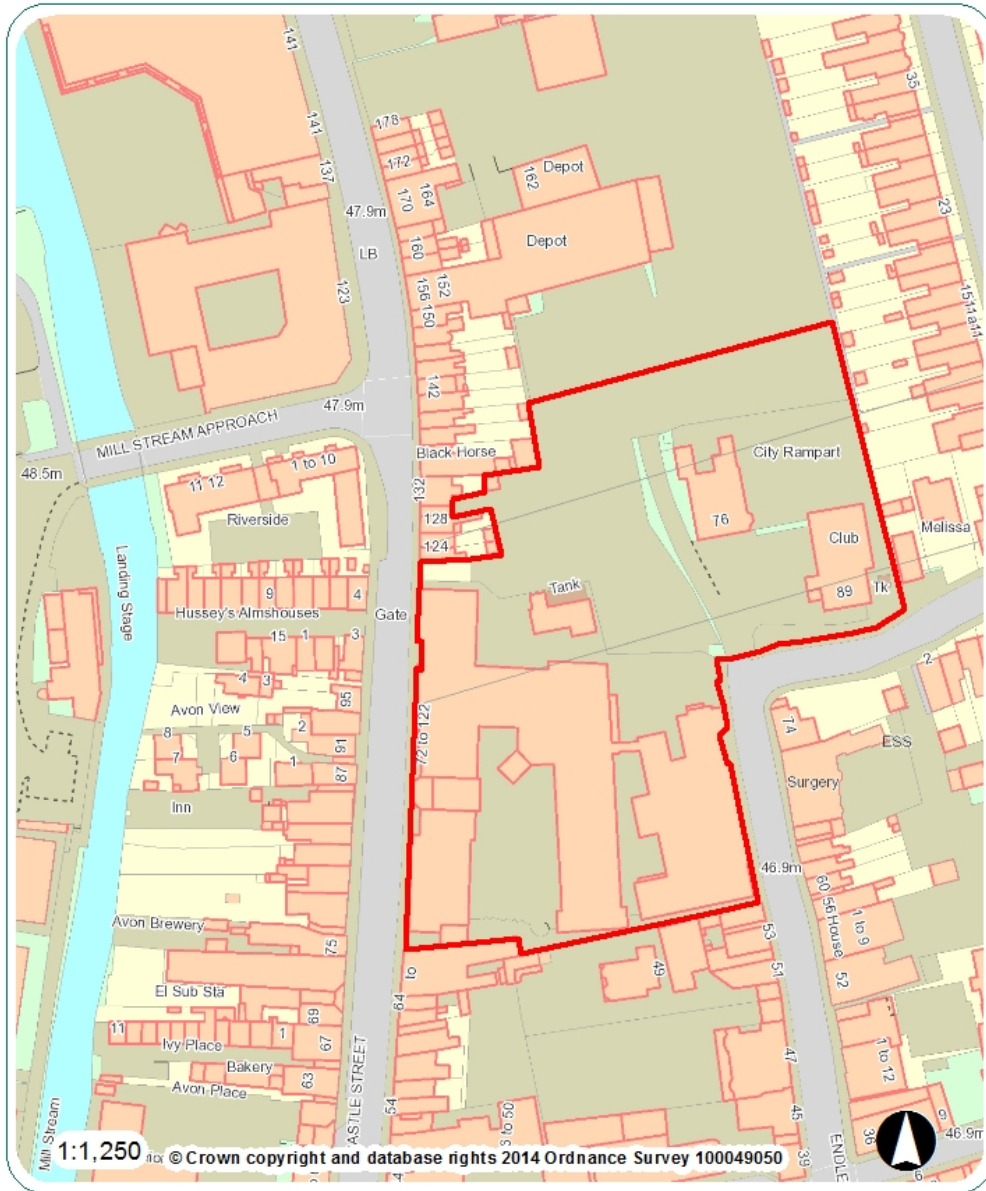
The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such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

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<sup>i</sup> Planning Practice Guidance – “National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace”.

17/03957/FUL  
UK House Complex  
including 79 and 89 Endless Street  
Castle Street  
Salisbury  
Wiltshire  
SP1 3SP



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## REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No. 3

|                            |  |
|----------------------------|--|
| <b>Date of Meeting</b>     | 24 August 2017   |
| <b>Application Number</b>  | 17/01880/FUL   |
| <b>Site Address</b>        | Land adjacent 1 Longhedge Cottages<br><br>Longhedge<br><br>SP4 6BP |
| <b>Proposal</b>            | Construction of 10 semi-detached houses with associated parking    |
| <b>Applicant</b>           | Heatherdene Properties Ltd   |
| <b>Town/Parish Council</b> | LAVERSTOCK   |
| <b>Electoral Division</b>  | LAVERSTOCK, FORD AND OLD SARUM – Cllr McLennan                     |
| <b>Grid Ref</b>            | 414477 134066  |
| <b>Type of application</b> | Full Planning  |
| <b>Case Officer</b>        | Warren Simmonds  |

### Reason for the application being considered by Committee

The application has been called-in to Committee by Local Ward Member Cllr Ian McLennan due to concerns in respect of the scale of development, visual impact upon the surrounding area relationship to adjoining properties, design (bulk, height, general appearance), environmental/highway impact and car parking.

### 1. Purpose of Report

To consider the recommendation of the Area Development Manager that planning permission be **Granted, subject to a S106 Legal Agreement and subject to conditions.**

### 2. Report Summary

1. Principles and policies
2. Design and impact on wider area including heritage assets
3. Impact on Neighbour amenity
4. Highways and parking issues
5. Archaeology
6. Ecology and drainage
7. S106 heads of terms

Laverstock & Ford parish council object to the application on grounds of overdevelopment in the countryside, drainage and Highway concerns.

No third party representations were received

### **3. Site description**

The land subject of the application site constitutes a parcel of land of approximately XX ha, located to the south of Nos.1 & 2 Longhedge Cottages. The site is bounded on the western side by the A345, from which there is an existing vehicular access to the site.

The site is located between the A345 road and the field system to the south east and north east, which is allocated with the adopted South Wiltshire Core Strategy for 450 dwellings and other associated development. The Council has approved the development of 673 dwellings on this adjacent land, with associated community infrastructure. This significant development will also result in a new highway layout to the immediate north of the application site subject of this report, with the provision of a roundabout, new bus stops, and associated footways. This development has commenced.

A gas pipeline runs through the adjacent Longhedge site, and close to the application site.

To the east of this allocation, the Old Sarum development is continuing to grow, and has permission for some 811 dwellings which are currently being built out. The development will also have associated community infrastructure, including the existing school.

To the west, there is “Longhedge House”, a Grade 2 listed building located opposite the site on the western side of the A345, and the adjacent “Longhedge Farm”.

The wider environment remains currently characterised by open countryside, and the site forms part of the setting of the adjacent Old Sarum Scheduled Ancient Monument (SAM). The surrounding area has been the subject of a number of archaeological finds, and the adjacent agricultural land is also of some importance in ecological terms, including being within the catchment of the River Avon SSSI.

The site is located some distance from the adjacent Conservation Areas which cover the adjacent historic airfield and its buildings, as well as the Old Sarum SAM. The former toll house located at the roundabout with the Portway is also a listed property, although this is some distance from the site.

The site lies to the north of the established development including a Park and Ride facility, and the land to the south adjacent the airfield has also been allocated for development (See Core Policy 23 of the Wiltshire Core Strategy).

### **4. Relevant planning history**

Previous outline planning application ref 16/06154/OUT for four detached two storey dwellinghouses with detached garages on the site was approved by Members of the Southern Area Planning Committee on 3<sup>rd</sup> November 2016.

### **5. Proposal**

The application proposes the erection of 10 dwellings in the form of 5 x semi detached pairs of dwellings, with associated parking and internal layout, with access from the A345 as per the previous outline approval.

### **6. Relevant Planning Policy**

NPPF, NPPG



Wiltshire Core strategy policies:

CP1, CP2, CP3, CP20, CP23, CP24, CP41, CP43, CP45, CP48, CP50, CP51, CP52, CP57, CP58, CP60, CP61, CP62, CP67, CP68, and also the development template for the Longhedge site at appendix A.

Adopted Supplementary Planning Guidance “Creating Places”

## **7. Consultation responses**

WC Highways – No Highway objection, subject to Conditions  
WC Waste Management Team – No objections  
Environment Agency – No objection, subject to Conditions  
Ecology – No response received, previously no objection subject to Conditions  
WC Education – A financial contribution (secured by a S.106 legal agreement) will be required for the proposed development in respect of 3 x primary school places  
Public protection – No objection, subject to Conditions  
Spatial planning – No response received  
Archaeology – Support, subject to Conditions  
Landscape officer – No objections, comment re maintaining hedge  
ROW – No response received  
Drainage – Comments and concerns  
MOD – No safeguarding concerns  
Wessex Water – Standard letter of advice received  
Laverstock & Ford parish council object to the application on grounds of overdevelopment in the countryside, drainage and Highway concerns

## **8. Third Party/Neighbourhood responses**

No third party/neighbourhood responses have been received

## **9. Planning Considerations**

### **9.1 Principle and policy**

The land subject of the current application does not form part of the adjacent Longhedge allocation, and consequently, the site is not allocated for future development as part of the WCS, and is therefore for the purposes of planning, located within the open countryside, where the development of land for dwellings not associated with agriculture, forestry, or similar rural enterprises, is strictly controlled by planning policy. As a consequence, this application scheme is contrary to the aims of policy CP1, CP2, CP45, CP48 & CP51 of the Wiltshire Core Strategy in that the site falls outside the Longhedge application.

The NPPF states (at para 12) that development which conflicts with development plan policies should be refused unless material considerations indicate otherwise. Therefore, on pure policy grounds, applications for housing development outside of the defined limits of development (as defined by the WCS policies maps) and which do not meet the exceptions criteria set out within the Core Strategy should ordinarily be refused.

However, in the case of this application site, with the approval and subsequent commencement of a major new development on the neighbouring site, this application site is now a rather unusual and unique case, and there are material considerations which were previously considered by Members to outweigh the local plan policies (leading to the granting of outline planning permission for four dwellings on the site in 2016 under planning reference 16/06154/OUT). These considerations included:

1. The adoption of the Wilshire Core Strategy in 2015 providing an allocation for the neighbouring land (since the first refusal)
2. The granting of both outline and RM approval of the surrounding development and associated highway works earlier this year
3. The construction of the roundabout to the north of the site on the A345
4. A new speed limit imposed in this section of the A345
5. The commencement of the approved housing/mixed use development on the neighbouring site

In terms of the site's location, it is considered that recent approvals have resulted in significant development within the immediate vicinity of the site and, when fully developed, the area will contain a new primary school and neighbourhood centre together with a significant area of public open space. It is considered that these new features will result in the application site being located within a sustainable location with good access to services and other facilities including public transport.

In these respects, it is considered by officers that the principle of the redevelopment of the application site for housing has been established by the granting of the previous outline planning consent (which remains extant). The principle of the proposed development is therefore considered acceptable.

However, notwithstanding the principle of developing housing outside allocated sites, the potential impacts of the proposed development on the character of the countryside and the setting of the Old Sarum Conservation Area and associated landscape remains a material consideration, as does the potential impact of the development on the highway system, and these matters are considered in the following paragraphs.

## **9.2 Design and landscape impact on wider area including heritage assets**

The area surrounding the application site contains numerous historical features of interest, including the Old Sarum Ancient Monument and Conservation Area, and the Old Sarum aerodrome and conservation area. There are other listed buildings in the immediate and wider vicinity, including the adjacent Longhedge House. Adopted WCS policies CP57 & 58 are therefore relevant. These indicate that:

*“CP57 A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire.”* (Criteria are listed in the policy).

*“CP58 Development should protect, conserve and where possible enhance the historic environment.*

*Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:*

- i. Nationally significant archaeological remains*
- ii. World Heritage Sites within and adjacent to Wiltshire*
- iii. Buildings and structures of special architectural or historic interest*
- iv. The special character or appearance of conservation areas*
- v. Historic parks and gardens*

- vi. *Important landscapes, including registered battlefields and townscapes.*

*Distinctive elements of Wiltshire’s historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57.*

*Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.”*

### 9.2.1 Impact on character of countryside

Given the linear and narrow nature of the site, the proposed dwellings are uniformly laid out in a row, accessed via a single access point driveway off the main A345:



With the development of the neighbouring Longhedge site, the character surrounding the application site will change significantly and permanently, with more urbanised development located directly adjacent its rear boundary. The existing pair of dwellings known as 1 & 2 Longhedge Cottages are a semi-detached pair of two storey dwellings. The proposed

development consists of five additional pairs of two storey dwellings with a similar aspect and set back a similar distance from the A345 as the existing dwellings. The significant roadside hedge along the A345 is to be retained and has been supplemented with tree planting at regular intervals along its length (which in due course will mature and increase the natural screening of the application site from the perspective of views from the West and South West.



View from A345 looking North East

Consequently it is considered the visual impact of the proposed development for 10 dwellings is unlikely to have any undue impacts on the existing character of the surrounding landscape.

The Council's Public Protection department has stated in their consultation response:

*'Given that there will be a reduction in the traffic speed along the A345 and that the B1 commercial units will be commensurate with residential and having reviewed our previous response from this department on the outline application (15/03272/OUT) we do not have grounds to support an objection.'*

The Public Protection officer therefore raises no objection to the proposed development, subject to Conditions in respect of the approval of a scheme of acoustic insulation for the proposed dwellings from road traffic noise and from the B1 units to be constructed on the neighbouring Longhedge development.

#### 9.2.2 Impact on Old Sarum Ancient Monument/Conservation Area

The site is located some distance to the north of the SAM, which is surrounded by a Conservation Area. However, whilst the proposed development (in isolation) would be visible from the SAM, and the comments and concerns of the conservation officer in terms of the roof forms of the proposed dwellings are noted, the proposal would be seen at some considerable distance, and would be seen in the context of the existing development going on to the immediate north and east of the application site. Once the approved Longhedge development is built out, it is considered the proposed development would not be prominently visible from the SAM, or have any undue impact on the setting or character of the heritage asset.

### 9.2.3 Impact on Old Sarum Aerodrome Conservation Area

The site is also located to the west of Old Sarum Aerodrome Conservation Area, and is located on higher ground. The existing property and land is currently visible from the lower land to the east (Old Sarum area). The larger Old Sarum development and the Longhedge development (once built) would largely interrupt any views or visual interrelationship with the application site. Furthermore, the Aerodrome conservation area is slightly unusual in that it was designated due to the historic nature of the airfield and its buildings, and not as would normally be the case, because of the attractive historic character of the area in a visual sense.

As a result, and given that the proposal will be located adjacent to a modern housing development, and somewhat divorced from the conservation area, it is considered that the proposal would not have an adverse impact on the existing character of the conservation area, nor would it adversely affect the historic reasons for its designation.

### 9.2.4 Impact on Longhedge House

This property and its setting is already significantly affected by the construction works associated with the approved Longhedge development, particularly due to the proposed roundabout works, which significantly alter the more rural character of the A345 at this point. The proposed four dwellings suggested by this current application are therefore considered unlikely to have any greater impact on this heritage asset as the approved Longhedge development is constructed.

### 9.2.5 The Beehive Toll House

This grade 2 listed building is located some distance to the south of the application sites. Its immediate setting and context was altered significantly a number of years ago with the construction of the park and ride complex and the associated roundabout and access junctions. Given this, and the distance from the application site, from which it will be largely screened by mature landscaping and other features, it is considered that the character and setting of the building is unlikely to be adversely affected.

### Summary

It therefore remains officers' advice on this matter that a refusal based on a significant landscape or heritage asset harm would be difficult to justify, and the proposed development can be considered acceptable in terms of its impacts on the landscape and associated heritage assets, as outlined above.

## 9.3 Impact on residential amenity

The previous application granted outline planning permission for the residential development of the site.

The application site would be located directly adjacent to No. 1 & 2 Longhedge Cottages, opposite Longhedge House, and located to the west of the emerging Old Sarum housing development and Longhedge development. However, the site is divided from Longhedge House by the A345 and tree screening. Furthermore, given the approved layout of the adjacent Longhedge development, only B1 commercial units are to be located directly adjacent to the boundary of the property subject of this application. (With regards these commercial units, restrictive conditions have been imposed upon the operation of these units

restricting their use to B1 only, and therefore it is unlikely that their operation would have a significant impact on the amenities of the dwellings suggested by this application).

Given the relatively modest scale of the development, in officers' opinion, the scheme is unlikely to have wider amenity impacts, other than in relation to the amenities experienced by any occupiers of the adjacent Longhedge cottages.

The Public Protection officer has recommended a working hours Condition to safeguard the amenity of adjoining residents.

Following construction, the addition of 10 dwellings on this site are likely to reduce the privacy and isolation currently experienced by existing occupiers of both Longhedge cottages, mainly due to the increased traffic movements and general noise and disturbance. Whilst such a change may be noticeable compared to the existing situation, it is considered that in terms of overlooking/loss of privacy and overshadowing, the impacts of the new houses would not in officers opinion be so significant as to warrant refusal.

No objections or representations have been received in respect of the application from third parties. In officers' opinion, the proposed development accords with the requirements of Core Policy 57.

#### **9.4 Highways and parking issues**

The scheme proposes the retention and enhancement of the existing access off the A345, which would then serve ten proposed dwellings with the existing dwellings (numbers 1 & 2 Longhedge Cottages) retaining their own separate accesses to/from the A345.

The existing A345 road is currently unlit along this section, and permitted traffic speeds have been reduced to 40MPH and a large new highway feature has been introduced to the north of the site and indeed overall the neighbouring development would create:

- The construction of the site access roundabout including street lighting of the roundabout.
- Construction of a footway along the A345 frontage of the site.
- Construction of 2 bus laybys on the A345 including shelters and real time bus time information electronic display boards.
- Implementation of a 40 mph speed limit on the A345 between the site access and the Beehive roundabout.

Furthermore, the site itself would cease to be isolated in traffic terms, and would benefit from the sustainable transport initiatives created by the improved works associated with the larger development.

The Highways officer has assessed the proposal and provides the following consultation response:

*'The access arrangement, visibility splays and parking are considered acceptable.'*

*'I note that swept paths have been shown however I am not convinced that a sufficient length refuse collection vehicle has been used and this may impact on the area around the turning head. Please see the attached Waste Collection Guidance p44 for collection vehicle dimensions. I also wish to see swept paths for a collection vehicle passing through the access from the A345.'*

It is noted the Waste officer in his consultation response raises no objection to the proposal and comments that vehicle access and tracking looks good.

The existing footway running along the A345 is to be extended to connect with the access to the proposed development (as with the previously approved outline consent, thereby creating a pedestrian link between the proposed development to the services and facilities within the adjacent Longhedge development) the proposed development is considered acceptable in terms of access, parking provision and would not be detrimental in terms of Highway safety.

In terms of the strip of land immediately adjacent to the Eastern side carriageway edge of the A345 (excluded from the red line of the application site), consideration has previously been given to preserving this strip to provide a future option of further extending the pavement (or a shared pedestrian and cycle path) southwards. Investigation undertaken by the LPA and Wiltshire Highways has shown the strip of land in question is in the ownership of Wiltshire Council and therefore it would not be necessary to require the applicant to enter into any agreement to preserve this strip of land.



### **9.5 Aircraft safety**

The application site is located a significant distance away from the Old Sarum airfield landing strip, and separated from it by the larger Longhedge development, the Old Sarum site, and a number of larger commercial buildings including hangers. It is therefore considered unlikely in this instance that the proposed development would have an adverse affect of aircraft safety.

The Ministry of Defence has assessed the proposal and confirms there are no safeguarding concerns.

### **9.6 Ecology/drainage**

The site is located within 2km of the River Avon SSSI. Hence the area is generally sensitive in terms of development which may affect the water systems and drainage.

However, the Environmental Statement (ES) which covers the adjacent Longhedge site concludes that there is unlikely to be significant impacts from this larger development, subject to conditions. The EA were consulted on the previous 4 dwelling scheme, but have previously chosen not to raise any objections in terms of its likely impacts over and above those of the adjacent development.

The applicant now proposes to connect foul drainage to the existing main sewer (which satisfies the Drainage officer's initial concerns). Surface water drainage methodology can be agreed by Condition.

The Council's ecology officer has previously offered no objections to the residential redevelopment of the site, subject to standard conditions to protect any natural habitat.

Subject to standard conditions related to these matters, it is therefore considered that the scheme is unlikely to cause any significant harm.

### **9.7 Archaeology**

The Council archaeology department has indicated that the area may have significant archaeological potential, and has recommended that archaeological evaluation works take place before construction. The applicant has submitted a Written Scheme of Investigation which the Archaeologist accepts. A Condition is required to ensure the programme of archaeological watching brief detailed in the submitted Written Scheme of Investigation (Thames Valley Archaeological Services, 17e17wb, January 2016) will be undertaken in line with that document.

### **9.8 S106 Heads of Terms**

#### **Affordable Housing**

The Council's adopted WCS policy CP43 does not require small scale proposals (ie of 10 dwellings or less) to make provision or contributions in respect of affordable housing.

#### **Open space**

Housing schemes of less than 10 dwellings are no longer subject to a financial contribution. As the CIL charging regime has now come into force, the open space tariff payment would be secured via this process, not through S106.

#### **Highway improvements**

The scheme benefits from Highway improvements already secured by immediate neighbouring development schemes. Other than the measures required by the Highways officer by Condition, a small extension to the existing footway (currently terminating in front of number 1 Longhedge Cottages) is required to create a pedestrian link between the proposed development to the services and facilities within the adjacent Longhedge development. As this area of land is outside of the ownership or control of the applicant, it is considered a Grampian Condition can be imposed to secure the provision of the required footway link.

#### **Education**



The Council's Education officer has confirmed that pupils (3 x primary) from this development will need to be accommodated at the neighbouring new primary, Longhedge. A full developer contribution will be required towards providing these new places at Longhedge. Using the current (but soon to be updated for the 2017/18 financial year) cost multiplier per place of £16,979 x 3 = **£50,937** (subject to indexation). This contribution is to be secured via a Section 106 Agreement, to which the Council's standard terms will apply.

No Early Years or Secondary education contributions will be required for the proposed development, as these will be met by CIL.

## **10. Conclusion**

The development of new dwellings in the open countryside without justification would normally be contrary to planning policy, particularly policy CP2 and discordant with the established national presumption against isolated and unsustainable housing development in the open countryside.

However, in the case of this application site, with the approval and subsequent commencement of a major new development on the neighbouring site, this application site is now a rather unusual and unique case, and there are material considerations which were previously considered by Members to outweigh the local plan policies (leading to the granting of outline planning permission for four dwellings on the site in 2016 under planning reference 16/06154/OUT).

In terms of the site's location, it is considered that recent approvals have resulted in significant development within the immediate vicinity of the site and, when fully developed, the area will contain a new primary school and neighbourhood centre together with a significant area of public open space. It is considered that these new features will result in the application site being located within a sustainable location with good access to services and other facilities including public transport.

In these respects, it is considered by officers that the principle of the redevelopment of the application site for housing has been established by the granting of the previous outline planning consent (which remains extant). The principle of the proposed development is therefore considered acceptable.

Furthermore, the now commenced development of the neighbouring Longhedge site inevitably has a considerable impact on the character of the area immediately surrounding the application site. For this reason, in officers' opinion it would be difficult to defend a reason for refusal based on the likely visual harm caused by 10 additional semi-detached dwellings over and above the impact of 673 dwellings. It is considered that the landscape impact of the scheme particularly in terms of the setting of the heritage assets, when weighed against the already developing character of the area; the visual impact of the allocated site being built out, would not be so sufficiently harmful as to warrant refusal of the scheme on the basis of landscape or heritage impacts.

Whilst the addition of 10 dwellings adjacent to the existing Longhedge cottages may potentially alter the level of amenity enjoyed by existing residents, Conditions can be imposed which provide adequate mitigation against undue impacts.

The application is therefore recommended for Approval subject to Conditions and the landowner entering into a legal agreement with the Council to provide the requisite financial contribution towards Primary education places.

**RECOMMENDATION: That subject to all parties entering into a S106 legal agreement which secures the following:**

- **A financial contribution towards Primary education places of £50,937.00**

**Then delegate to the Head of Development Mangement to APPROVE subject to the following conditions:**

01. 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.

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

Drawing number M293-200 Revision P5 dated Feb'17, as deposited with the local planning authority on 22.06.17, and  
Drawing reference 'Proposed site plan, revision F' dated Feb'17, as deposited with the local planning authority on 26.05.17, and  
Drawing reference 'Plots 1 & 2 proposed floor plans and elevations, revision B' dated Feb'17, as deposited with the local planning authority on 26.05.17, and  
Drawing reference 'Plots 3 & 4 proposed floor plans and elevations, revision B' dated Feb'17, as deposited with the local planning authority on 26.05.17, and  
Drawing reference 'Plots 5 & 6 proposed floor plans and elevations, revision B' dated Feb'17, as deposited with the local planning authority on 26.05.17, and  
Drawing reference 'Plots 7 & 8 proposed floor plans and elevations, revision B' dated Feb'17, as deposited with the local planning authority on 26.05.17, and  
Drawing reference 'Plots 9 & 10 proposed floor plans and elevations, revision B' dated Feb'17, as deposited with the local planning authority on 26.05.17, and  
Drawing reference 'Proposed site sections, revision C' dated Feb'17, as deposited with the local planning authority on 26.05.17, and  
Drawing reference 'Site location plan, revision C' dated Feb'17, as deposited with the local planning authority on 26.05.17.

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

03. No part of the development hereby permitted shall be first occupied until the turning areas 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.

04. No part of the development shall be first brought into use until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 0.9m above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

Reason: In the interests of highway safety

05. No development shall commence on site until details of the access including improved junction radii, kerbs, surfacing (not loose stone or gravel), drainage and an extension to the existing footway have been submitted to and approved in writing by the Local Planning

Authority. No part of the development shall be occupied until the access improvements detailed above have been provided in accordance with the approved details.

Reason: To ensure that the development is served by an adequate means of access.

06. No development shall commence on site until a scheme of acoustic insulation for the purposes of preventing the ingress of road traffic noise and noise from the proposed business park has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include details of acoustic glazing and ventilation systems. Any works which form part of the approved scheme shall be completed prior to the premises being occupied and shall be maintained in accordance with the approved details at all times thereafter.

REASON: In the interests of the amenities of future occupiers of the proposed dwellings.

07. No construction work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In order to limit the impact of works on residential amenity

08. No burning of waste shall take place on the site during the construction phase of the development.

REASON: In order to limit the impact of works on residential amenity

09. The programme of archaeological watching brief detailed in the submitted Written Scheme of Investigation (Thames Valley Archaeological Services, 17e17wb, January 2016) will be undertaken in line with that document. The approved programme(s) of archaeological work will be carried out in accordance with the approved details and all post-excavation and reporting completed within six months of the archaeological field work being completed.

REASON: To safeguard the identification and recording of features of archaeological interest.

10. Before development commences, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority which secures protection of habitats and species during the construction period, including pollution prevention measures. The development shall be carried out in accordance with the agreed CEMP.

REASON: In order to prevent pollution of the water environment and to protect habitats and species during the construction period so as to limit the impacts of the development.

11. 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 into use/occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

12. The development authorised by this permission shall not begin until the local planning authority has approved in writing a full scheme of works for the creation of an appropriately kerbed, surfaced and finished new section of footway to link the entrance of the application site to the existing surfaced footway along the A345. The occupation of any part of the

development shall not begin until those works have been completed in accordance with the local planning authority's approval and have been certified in writing as complete by or on behalf of the local planning authority.

Reason: To ensure the construction of a new section of footway linking the application site to the existing footway along the A345, in the interests of Highway/pedestrian safety and sustainability.

13. No development shall commence on site until details of the external materials to be used for the walls and roofs of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

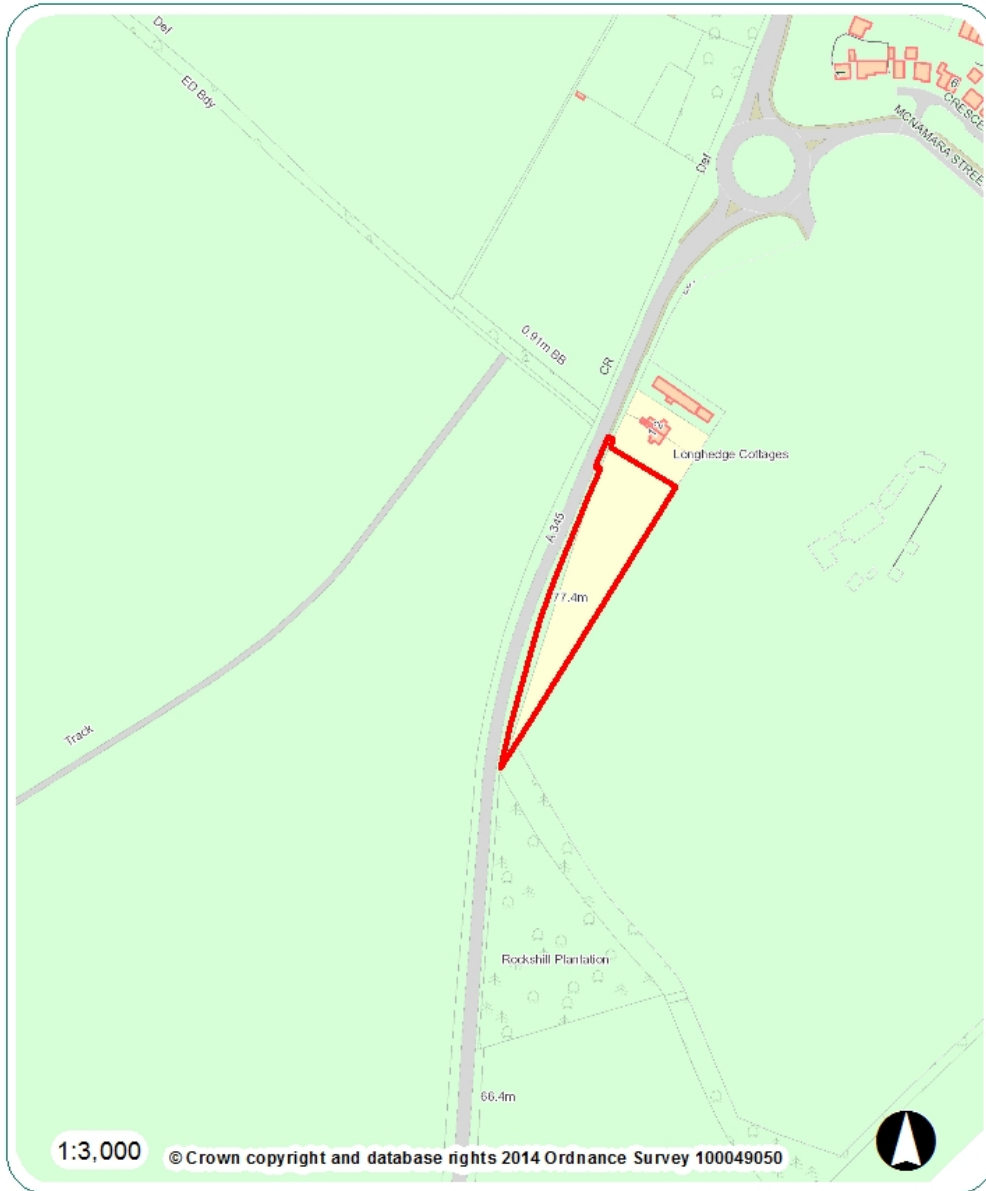
REASON: In the interests of visual amenity and the character and appearance of the area.

14. No occupation of the development shall take place until the foul drainage serving the dwellings has been successfully connected to the mains foul sewer.

REASON: To prevent pollution of controlled waters. The site is within a source protection zone 1 and very close to a public drinking water borehole. This condition is necessary to ensure that no pollution of the local groundwater, and thus the borehole, occurs.

### **Informatives**

1. The applicant is advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by Wiltshire Council. Should you require further information with regards to CIL please refer to the Council's website.



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