

# AGENDA

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**Meeting:** Southern Area Planning Committee  
**Place:** Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU  
**Date:** Thursday 31 May 2018  
**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 John Walsh
Cllr Ernie Clark	Cllr Bridget Wayman
Cllr Tony Deane	Cllr Graham Wright

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## **Public Participation**

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

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

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

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

# AGENDA

## Part I

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

1 **Apologies**

To receive any apologies or substitutions for the meeting.

2 **Minutes of the Previous Meeting** (*Pages 7 - 30*)

To approve and sign as a correct record the minutes of the meeting held on 12 April 2018.

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 **(4 clear working days, e.g. Wednesday of week before a Wednesday meeting)** 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 **(2 clear working days, eg Friday of week before a Wednesday meeting)**. 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 **Rights of Way Path No. 16 - East Knoyle**

The Wiltshire Council Parish of East Knoyle Footpath No. 16 (Part) Diversion Order and Definitive Map and Statement Modification Order 2017.

The Wiltshire Council Parish of East Knoyle Footpath 16 (A) Creation and Definitive Map Modification Order 2017.

It is recommend that the Orders be forwarded to the Secretary of State for Environment, Food and Rural Affairs with the recommendation that they be confirmed as made.

**Note:** The reports relating to this agenda item have been removed from the website in accordance with data subject rights under Articles 16, 17 and 21, EU General Data Protection Regulation 2016.

## 7 **Planning Appeals and Updates** (*Pages 31 - 32*)

To receive details of completed and pending appeals and other updates as appropriate for the period 23/02/2018 to 18/05/2018 as detailed in the attached paper.

## 8 **Planning Applications**

To consider and determine planning applications in the attached schedule.

8a **18/01233/FUL - Land adj to Kings Farm, Livery Road, Winterslow, Salisbury** (*Pages 33 - 44*)

Two dwellings and associated access, car parking and landscaping.

8b **18/01046/OUT - Land adj to The Mill House, Donhead St Mary, SP7 9DS** (*Pages 45 - 56*)

Erection of single dwelling and detached garage - outline application to determine access.

8c **18/03084/VAR - Caddens, Lower Road, Homington, Wiltshire, SP5 4NG** (*Pages 57 - 66*)

Variation of condition 2 of planning permission 17/07475/FUL to allow for the

garage roof to be linked to the house and loft room created in roof void above garage.

8d **18/00457/FUL - Court Farm, Lower Woodford, SP4 6NQ** (*Pages 67 - 80*)

Energy Storage Capacity Mechanism Plant to Support the National Grid.

8e **18/00842/FUL & 18/00652/LBC - 2 South Street, Wilton, Salisbury, Wiltshire, SP2 0JS** (*Pages 81 - 94*)

Conversion of part of ground floor Hair & Beauty Salon into 2 bedroom flat, internal and external works including alteration to shopfront and changing rear window at rear to a pair of doors.

8f **17/10715/FUL & 17/11125/LBC - 2 South Street, Wilton, Salisbury, Wiltshire, SP2 0JS** (*Pages 95 - 110*)

Conversion of ground floor Hair and Beauty Salon into two residential flats, internal and external works including alteration to shopfront to create separate door to first floor flat and changing rear window at rear to a pair of doors (resubmission of 16/10286/FUL)

9 **Urgent Items**

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

**Part II**

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

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## SOUTHERN AREA PLANNING COMMITTEE

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**MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 12 APRIL 2018 AT ALAMEIN SUITE, CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.**

**Present:**

Cllr Fred Westmoreland (Chairman), Cllr Richard Britton (Vice-Chairman), Cllr Matthew Dean, Cllr Jose Green, Cllr Mike Hewitt, Cllr Sven Hocking, Cllr George Jeans and Cllr Ian McLennan

**Also Present:**

Cllr Leo Randall  
Cllr Atiquel Hoque

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266 **Apologies**

Apologies were received from:

- Cllr John Smale
- Cllr Brian Dalton

267 **Minutes of the Previous Meeting**

The minutes of the meeting held on 8 March 2018 were presented.

**Resolved:**

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

268 **Declarations of Interest**

During debate on application 17/08832/FUL Cllr Dean declared a non-pecuniary interest as the acoustic consultant was known to him. He took part in the discussion and vote on this application.

During debate on application 17/12499/FUL & 18/00274/LBC Cllr Matthew Dean declared a pecuniary interest as he was acquainted with a supplier to the business and opted to leave the room. He did not take part in the discussion or vote on this application. He did not return to consider the last application on the agenda.

269 **Chairman's Announcements**

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

The Committee thanked Senior Planning Officer Matthew Legge for his support and work with the Council, as it was his last meeting.

270 **Public Participation**

The committee noted the rules on public participation.

271 **Planning Appeals and Updates**

The committee received details of the appeal decisions as detailed in the agenda.

272 **Planning Applications**

273 **18/00898/FUL - Land at Ridge Farm, Woodfalls, Salisbury, SP5 2LW**

Public Participation

John Kenny spoke in objection to the application

John Kent spoke in objection to the application

Ben Kelly spoke in objection to the application

Paul Street spoke in support of the application

Cllr John Blocksidge representing Redlynch PC spoke in objection

The Planning Team Leader Adam Madge introduced the report detailing the application for the installation of a 17.5m slimline telecommunications column with 3 no. antennas within shroud, 2 no. 300mm dishes, with installation of 1 no. equipment cabinet and 1 no. meter cabinet and ancillary works within a secure fenced compound, which was recommended for approval subject to conditions.

Attention was drawn to late correspondence circulated at the meeting.

There was already consent for another mast approximately 2m away from the site of the proposed slimline mast, up for consideration today. The one already permitted was of a different style, with a thicker pole, and more columns around the top.

Some trees had been removed on the site since the photos were taken. There were still some trees, but less than shown in the photos.

The nearest property would have two windows facing the mast.

The reason for a new mast was that one had to be taken down in another area, due to redevelopment of the site it was currently on. That was a 2G mast 12m high. The new mast would have 4G capability and was 17.5m high.

Members then had the opportunity to ask technical questions, where it was clarified that if planning permission was granted today, then the slimline mast would be built, however if it were refused then the applicants could go ahead and build a mast 2m from this position.



With regards to the removal of the trees, the Officer confirmed that it was not considered detrimental to the amenity to a degree that he would refuse the application.

The list of sites detailed in the report which were assessed by Vodafone, were accepted as satisfactory by the Officer.

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

Key points raised included that the trees had been completely removed, not partially.

The Parish representative noted that previous correspondence from 2014 detailed Redlynch playing field as a possible site, if agreement with landowners could be reached. The mast suggested for that site was 20m high.

The Division Member, Cllr Leo Randall then spoke in objection to the application, noting that when the previous application first got approval, there was an error on behalf of the PC, and when they started construction some six months later, that was the first time the locals found out it had approval. In that six months they could have been trying to find a better site but nobody knew about it so this was not done.

The Code of best practice for mobile network details public consultation. Specifies that consultation, when local concern, and media interest then there should be significant public consultation on the application.

There should have been site notices and informal drop-ins with leaflets in the local press, all prior to the submission of the planning application. None of that happened. The local authority should be advising the applicant to do all of this, but we are not sure if that happened or not?

I spoke to Mike Wilmot, the Head of Planning and he said there was further information which had been provided to them, however they have had problems getting these documents uploaded to the website. A resident then contacted Cllr Jane Scott, who then extended the response time by 6 days. We were not told. The process has fallen down.

There was a poor mobile signal in Lover and Redlynch. The new position of the mast was the other side of the hill, there will be a worse signal for those villages. To be effective the mast would need to be somewhere along the ridgeline of the hill.

Cllr Matthew Dean noted that he was astonished that they find themselves in a position with a deemed consent in place. He was disappointed with the lack of authority of the Planning team and the agent company's actions.

While mobile phone coverage was important, the infrastructure supporting that coverage needed to be acceptable. He did not feel that the application was

acceptable and the proposed mast would be visible and oppressive and there would be a loss of amenity to villages and local people. He felt that a 17.5m antenna would be of detriment to the village itself.

Cllr Matthew Dean moved the motion of refusal on grounds of loss of visual amenity, and contrary to Core Policies 47, 51, & 58. This was seconded by Cllr Ian McLennan.

A debate then followed, where the key issues raised included that an application could not be refused because of its history, what had gone before was irrelevant.

The refusal of this application would not necessarily lead to Vodafone starting the process again in the correct manner, and the deemed site would remain.

There had been a lack of communication with the village.

The 56 days that had elapsed, without correct procedure and the Planning Team not doing their bit properly, should have been detailed in a report for Committee to consider.

The New Forest National Park Authority had no objection.

The situation was that there was consent for a mast at the site. The difference between the two sites was not a factor as 2m was not a huge amount. We cannot do anything to stop a mast from going there, all we can do is to decide if this one was better than the other one.

The Committee then voted on the motion of Refusal against Officer's recommendation. That motion was not carried.

Cllr Westmoreland then moved the motion of Approval in line with Officers recommendation, this was seconded by Cllr Richard Britton.

The Committee then voted on the motion of Approval.

### **Resolved**

**That application 18/00898/FUL be approved subject to the following conditions:**

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

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

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

**Drawing number 201 issue G dated 10.01.18, as deposited with the local planning authority on 26.01.18, and  
Drawing number 301 issue F dated 10.01.18, as deposited with the local planning authority on 26.01.18, and  
Drawing number 100 issue A dated 07.09.16, as deposited with the local planning authority on 26.01.18.**

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

**3. All equipment, apparatus and structure(s) hereby approved provided shall, when no longer reasonably required, be removed as soon as reasonably practicable from the land and the land restored to its condition before the development took place.**

**REASON: To ensure the removal of equipment, apparatus and structures and the restoration of the land when no longer reasonably required, in the interests of amenity.**

**4. Within three months of the bringing into use of the telecommunication apparatus hereby approved, the existing mast and apparatus at the Skylark Motors site in Woodfalls shall be decommissioned and removed from the site.**

**REASON: To prevent the proliferation of new telecommunication apparatus, in the interests of the character and appearance of the area, as the justification for this new mast relies partly on the need to replace the mast at Skylar Motors.**

**5. Before the mast hereby is erected on the concrete slab, details of the external colour paint to be applied to it shall be submitted to and approved in writing by the local planning authority. The mast shall be painted in the approved colour before being brought into use.**

**REASON: To protect the character and appearance of the area, by ensuring the mast is painted in a suitable colour.**

Informative:

The section of hedge from the gateway to a point approximately 3 metres beyond the utility pole should be cut back level with the existing fence. Once construction is complete this section of hedge should be maintained to this standard to ensure that the right of way is not obstructed.

The Committee also requested

1. For the Case Officer write to Vodafone to inform them that it was unhappy with the position it had been put in, to approve one of the masts, and for them to consider putting the mast elsewhere.

2. A report to be sent to Members outlining why the first original application got permission, and what has been done to make sure this sort of mistake did not happen again.

274 **17/10167/FUL - The Grey Fisher, Harnham, Salisbury, SP2 8DW**

Public Participation

Barrie Sutherland spoke in objection to the application  
Jerome Renouard spoke in objection to the application  
Anne Waddington spoke in objection to the application  
Mr Cooper (Agent) spoke in support of the application

The Senior Planning Officer Matthew Legge introduced the report detailing the application for the erection of a two storey, 20 bedroom hotel with associated car parking, cycle parking and landscaping following demolition of derelict garages. The application was recommended for approval subject to conditions.

The applicant would install a 2m high acoustic fence. The height to the ridge was 8m. The windows to north and south were proposed to be obscured glaze.

Attention was drawn to late correspondence circulated at the meeting.

Members then had the opportunity to ask technical questions, where it was clarified that signage and lighting did not form part of this application.

Members of the public then had the opportunity to present their views as detailed above. Some of the main points raised included a lack of signage to control the traffic and parking which created issues at the rear of the premises.

It was noted that the current filter system in the kitchen omitted a strong food smell outside towards the gardens of the residents which was considered as horrific.

The Division Member, Cllr Sven Hocking then spoke in objection to the application, noting that Salisbury was a tourism driven city which needed more accommodation, however, in this case he supported the residents. Their lives would be affected by the build and general daily life. The scale of the proposed works was quite big, as there would be an almost 30ft high structure outside of their back gardens.

The noise and smell from the kitchen would need to be revisited. When someone used satnav to navigate to the pub, they were taken to rear of the building not the front car park. That would put significant pressure on the roads and this part of the city.

Residents were happy to engage with the applicant again, and would be happy for a hotel of some sort, but for one where the structure blended in with the environment.

Cllr Hocking then moved the motion of refusal against Officer's recommendation, due to the scale and the bulk of the development and the impact on neighbouring amenity. This was seconded by Cllr Matthew Dean.

A debate then followed, where the key issues raised included, that there had been a history of antisocial behaviour at the site.

Most of the reasons for refusal could be enforced with conditions. This was a sensible place to have a hotel, close to town.

The conditions included in the report did cover extractors and lighting and acoustic fencing had been clearly specified. The travel plan section could be adjusted to address the vehicular problem at the rear.

The Committee then voted on the motion of refusal against Officer's recommendation. This motion was not carried.

Cllr Fred Westmoreland then moved the motion of approval in line with the Officer's recommendation, and with added conditions.

No.6 to be widened to include 'appropriate signage approved by the LPA'

No. 5 to include a specific reference to a landscaping plan to include a protection of screening for the house named Norrick.

The Committee then voted on the motion of approval with the edited conditions.

**Resolved**

**That application 17/10167/FUL be Approved subject to conditions:**

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

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

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

<b>DRG No. Proposed Site Plan 2895-04-09</b>	<b>26/01/2018</b>
<b>DRG No. Proposed Elevations 2895-05-03</b>	<b>26/01/2018</b>
<b>DRG No. Proposed Ground Floor Plan 2895-06-02</b>	<b>26/01/2018</b>
<b>DRG No. Proposed Ground Floor Plan 2895-07-01</b>	<b>26/01/2018</b>
<b>DRG No. Proposed First Floor Plan 2895-08-01</b>	<b>26/01/2018</b>
<b>DRG No. Proposed Hotel West Elevation 2895-11-00</b>	<b>26/01/2018</b>
<b>DRG No. Proposed Standard Details 2895-12-00</b>	<b>26/01/2018</b>
<b>DRG No. Acoustic Fence 2895-13-00</b>	<b>26/01/2018</b>
<b>DRG No. Window Details 2895-14-00</b>	<b>26/01/2018</b>

**DRG No. Proposed Dormer & Lobby Window Details 2895-15-00  
26/01/2018**

**DRG No. Proposed Entrance Door & Lobby Details 2895-16-00  
26/01/2018**

**DRG No. Proposed External Service Door Details 2895-17-00  
26/01/2018**

**DRG No. Proposed Landscape Plans (Sept 2017) 19/10/2017**

**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 that Order with or without modification), the hotel shall be used as a hotel and for no other purpose (including any other purpose in Class C1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).**

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

**4. 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**

**5. All soft landscaping comprised in the approved details of landscaping (Proposed Landscape Plans (Sept 2017) shall be carried out in the first planting and seeding season following the first occupation of the hotel 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.**

**6. A Travel Plan statement (a list of actions that the hotel will take to minimise its transport impact) should be submitted to and approved in writing by the local planning authority prior to first use of the accommodation approved. Such a plan should include the following:-**

- **Promoting the Connecting Wiltshire website to both restaurant and hotel guests (via their websites)**
- **Providing information about public transport (bus and rail) and walking / cycling routes to both restaurant and hotel guests (via any website or providing timetables/maps to guests).**
- **Parking management policies**
- **Delivery management policies.**

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

**7. No part of the hotel development hereby permitted shall be brought into use/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.**

**8. No externally mounted plant (including air conditioning units, extraction systems or other air handling plant etc) shall be sited until such a scheme has been approved in writing by the Local Planning Authority. The design of externally mounted plant shall achieve a Rating Level (BS4142:2014) below the background noise level (LA90T) determined at the nearest noise sensitive receptor, when the plant is intended to operate.**

**REASON: In the interest of neighbouring amenity.**

**9. No external lighting shall be installed on site until a scheme of external lighting, including the measures to be taken to minimise sky glow, glare and light trespass, has been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall be designed so as to meet the criteria for Environmental Zone E4 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012. The approved scheme shall be implemented in full before the development is first brought into use and shall be maintained in effective working order at all times thereafter.**

**REASON: In the interest of neighbouring amenity.**

**10. Before the development hereby permitted is first occupied/brought into use the first floor windows in the southern and northern elevations shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and the windows shall be maintained with obscure glazing in perpetuity.**

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

**11. Prior to first occupation of the development hereby approved, the acoustic fencing detailed on DRG No. 2895-13-00 as shown on site plan DRG No. 2895-04-09 shall be erected and at a height of 2m other than on the northern site boundary where the acoustic fencing shall be erected at a height of 2.5m. The acoustic fencing shall be maintained at the stated heights in perpetuity.**

**REASON: In the interest of neighbouring amenity.**

**12. No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:**

**Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site.**

**Step (ii) If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be 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 report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.**

**Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has 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: In the interest of neighbouring amenity.**

**13. No construction or demolition 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 and no burning of waste or other materials shall take place on the development site during the demolition/construction phase of the development.**

**REASON: In the interest of neighbouring amenity.**



**14. No development shall commence on site until a scheme for the discharge of foul water from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.**

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

**15. 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 together with permeability test results to BRE365 and location of top ground water level to ensure at least 1m of unsaturated soil between base of any soakaway and the agreed top water level of ground water taking into account seasonal variations, 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**

INFORMATIVE:

1. This permission does not permit the display of any advertisements which require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007 or under any Regulation revoking and re-enacting or amending those Regulations, including any such advertisements shown on the submitted plans.

**275 17/08832/FUL - 40 Blue Boar Row, Salisbury, SP1 1DA**

Cllr Dean declared a non-pecuniary interest, he took part in discussion and the vote for this application.

Public Participation

Tim Denholm spoke in objection to the application  
Steve Gosling spoke in objection to the application  
Gary Griffiths spoke in objection to the application  
Mark Shearman spoke in support of the application  
Amanda Newbery spoke in support of the application

The Planning Officer Christos Chrysanthou introduced the report detailing the application for alterations to the shopfront and change of use of ground floor from A3 use (Restaurant) to A4 use (Bar) and part first floor from B1 use (Office) to A4 use (Bar). The application was recommended for approval subject to conditions.

A neighbour had also conducted an independent noise management survey which contradicted that of the authorities.

A noise limiter would be installed within the premises. There would be an acoustic roof canopy and the external lighting would be switched off after the hours in which external use was to end.

Members then had the opportunity to ask technical questions, where it was clarified that the beer garden would be locked at the stated closure times to prevent patrons from entering after that time.

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

Some of the main points included that the premises would be open until 2am most evenings, with intoxicated people having access to the rear beer garden until 10pm. Chipper lane had high buildings either side and noise would reverberate back and forth into the flat next door.

A late-night economy would be created here if the bar was permitted to open until 2am, there were concerns that this could not be properly policed in this section of the city.

The applicant had worked to address the concerns raised, and had liaised with the Environmental Health Office in agreeing to the conditions as set out in the report.

Salisbury's Purple Flag wanted a vibrant late-night economy and welcomed investment in the City, however with the rear garden closing from 10pm, this would push all of the smokers out onto the front of Blue Boar Row until 2am when the bar closed, sending the patrons out to linger in market square.

The Division Member, Cllr Atiqul Hoque then spoke in objection to the application, noting the concern raised by the residents. Noting that the applicant calls the business a bar however they had applied for 11 toilets, which seemed to imply the nature of the business was something else, such as a club.

Cllr Matthew Deane noted for transparency that Mr Gosling was known to him, but that this was not a prejudicial interest, so took part in the discussion and vote for this application.

Cllr Dean noted that the company specialised in a niche of young professionals, supplying draft beer and cocktail drinks with a strong food offering. As the evening goes on the food diminishes and dancing and drinking increases.

The sites can be quite noisy internally due to music. There would be a large number of people leaving during the early hours of the morning, through the front doors onto Market Place.

Up until now Salisbury had not had any late-night operators in the market square.

There would need to be SIA door staff on the back door otherwise people would leave that way to smoke.

After 11pm the food offer would inevitably dwindle to almost nothing. This would not be fair to the residents around this site to have an operation open every day until 2am.

To open a large venue on this part of the City would be problematic for policing. When police coverage was focused on Milford Street. He was in support of the application however felt there should be a reduction to the hours of opening, not to include hours past midnight.

Cllr Matthew Deane moved the motion of approval with an adjusted permitted opening time to end at 12 midnight 7 days of the week. This was seconded by Cllr Sven Hocking.

A debate then followed, where the key issues raised included that several of the concerns raised could be controlled by Licensing conditions.

The hours of opening until 2am was too late for the area. This building would take several hundred people, who would then flood out on to the street at the front.

A condition that required the applicant to clean up externally every night could be applied.

The Committee then voted on the motion of approval with the amended hours of opening to end at 12 midnight 7 days a week.

**Resolved**

**That application 17/08832/FUL 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 and documents:**

**Location Plan Date rec. 15/09/17**

**Drawing No. 101/C Plans as Proposed (Revised) Date rec. 02/02/18**

**Drawing No. 102/B Elevations as Proposed (Revised) Date rec. 02/02/18**

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

**3) External Music noise level (MNL) shall not at any time, exceed the following levels: LAeq, 5 min 40dB,  
Leq, 5 min 55dB in the 63Hz octave frequency band,  
Leq, 5 min 50dB in the 125Hz octave frequency band,  
(when measured at 1m outside the façade of the nearest noise sensitive residential property; 26 Chipper Lane).**

**Beyond 11pm on any day the external music noise levels shall not exceed the following levels:**

**LAeq, 5 min 25dB,  
Leq, 5 min 45dB in the 63Hz octave frequency band  
Leq, 5 min 40dB in the 125Hz octave frequency band  
(when measured at 1m outside the façade of the nearest noise sensitive residential property; 26 Chipper Lane).**

**REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.**

**4) The premises shall not be occupied until a written scheme for post completion noise measuring has been submitted to and approved in writing by the local planning authority. The written scheme shall provide details of how compliance with the sound levels in condition 3 will be demonstrated and include times and locations at which noise monitoring will take place and the equipment that will be used to take measurements.**

**REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.**

**5) The premises shall not be occupied until a post completion noise monitoring exercise has been completed in line with the agreed scheme in condition 4 demonstrating the Music Noise Levels in condition 3 have been achieved. The scheme shall be designed by a suitably competent and qualified person. The results of the noise monitoring exercise shall be submitted and approved by the local planning authority.**

**REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.**

**6) The councils Public Protection officers shall be invited to attend the setting of the noise limiter controlling music noise levels inside the premises. The exercise will be undertaken by a suitably qualified acoustic engineer through making observations from the boundary with the neighbouring residential property. Where Music Noise Levels can be detected the frequency bands will be adjusted to reduce the levels ensuring that the music levels achieve the levels specified in condition 3 and ensuring there is no loss of amenity to the nearest noise residential property.**

**REASON:** To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

**7) All external windows and doors shall be kept closed at all times when amplified or live music is taking place except when being used for access and egress.**

**REASON:** To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

**8) All building services plant shall be so sited and designed in order to achieve a Rating Level of -5dB below the lowest measured background noise level, determined at the nearest noise sensitive receptor.**

**Measurements and assessment shall be carried out in accordance with BS4142: 2014.**

**REASON:** In the interests of the amenity of the area.

**9) The noise mitigation measures proposed by the applicant both in the original noise report dated 1st December 2017 (171107-R001) and addendum to the original report dated 2nd February 2018 (171107-R003) shall be implemented in full prior to the use of the outside area.**

**REASON:** To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

**10) The outside area (beer garden) to the rear of the premises shall not be used for patrons (including smoking) after 21:00 Sunday to Thursday and 22:00 on Friday and Saturdays.**

**REASON:** In the interests of the amenity of the area.

**11) The door to the rear of the premises that opens out onto Chipper Lane shall only be used by members of the public for access and egress in the event of an emergency.**

**REASON:** In the interests of the amenity of the area.

**12) The premises shall not be occupied until a scheme of works for the control and dispersal of atmospheric emissions, and in particular odours and fumes from cooking processes has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the development is first brought into use and shall be maintained in effective working condition at all times thereafter.**

**REASON:** In the interests of the amenity of the area.

**13) No external lighting shall be installed on site until a scheme of external lighting, including the measures to be taken to minimise sky glow, glare and light trespass, has been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall be designed so as to meet the criteria for Environmental Zone E2, as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012. The approved scheme shall be implemented in full before the development is first brought into use and shall be maintained in effective working order at all times thereafter.**

**The approved external lighting shall not be illuminated outside the hours of 21:00 Sundays to Thursdays and 22:00 on Fridays and Saturdays.**

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

**14) No deliveries shall be made to or collections made from the development hereby approved except between the hours of 08.00 and 18:00 Monday to Friday 08:00 and 13:00 Saturdays and none on Sundays and Public Holidays.**

**REASON:** In the interests of the amenities of the area

**15) No bottles or refuse shall be placed outside in the patio area except between the hours of 08.00 and 18:00 Monday to Friday; 08.00 and 13:00 Saturdays and none on Sundays and Public Holidays.**

**REASON:** In the interests of the amenities of the area

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

**REASON:** In the interests of the amenities of the area

**17) The use hereby permitted shall only take place between the hours of 10:00 and 00:00 (midnight) on Mondays to Sundays and Bank Holidays.**

**REASON:** To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

Informative

This permission does not permit the display of any advertisements which require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007 or under any Regulation revoking

and re-enacting or amending those Regulations, including any such advertisements shown on the submitted plans.

276 **17/12499/FUL & 18/00274/LBC - The Kings Head, The Street, Whiteparish, SP5 2SG**

Cllr Matthew Dean declared a pecuniary interest in this application and left the meeting. He did not take part in the discussion or the vote for this application.

Public Participation

Dr M Byfield spoke in support of the application

Mr Robin Bell spoke in support of the application

The Planning Team Leader, Adam Madge introduced the report detailing the application for a Single Storey Rear Extension (Orangery) to Pub Building & Separate Barn Conversion / Restoration with extension to provide Lodging. The application was recommended for refusal.

The Conservation Officer was in attendance to note her concerns. These included the impact of the works and how they would affect the character and interest of the listed building. The works would make lasting changes.

The host building was the listed building. There was no objection to the rear extension. Concerns related to the rear barn building, of which she felt the use was unclear.

The barn was listed by association to the main building and not in its own right. The manner of the conversion, lack of conservation and the design were of concern. There had been little information provided on how the proposals would impact on the structural fabric, and no structural survey was available. There was a level of ambiguity.

A single-story extension would have been preferable.

Members then had the opportunity to ask technical questions, where it was clarified that the applicant utilised the existing footprint of the barn building.

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

The main points raised included that the pub had been closed for 3 years. The application had support from 52 local residents and the parish council.

Whiteparish PC were in support of an increased dining area and the provision of accommodation for visitors to the village since the Fountain B&B was made into residential housing.

The Division Member, Cllr Richard Britton then spoke in support of the application, noting that a more attractive design could have been produced, however the impact of this design on the barn was not significant enough to reject the whole application. 2 other pubs in the village had been lost to housing development.

He felt the Conservation Officer's concerns were not dramatic, and was sure that these could be looked at and overcome.

This extension would not be visible from the road, and therefore there was no impact on the street scene. There had also been no objections from neighbours.

Cllr Britton then moved the motion of approval, against Officer's recommendation. This was seconded by Cllr Hocking.

A debate then followed, where the key issues raised included that the proposals were not visible from the front at all. The comments and wishes of the community showed an overwhelming community support for the proposals.

In relation to application 17/12499/FUL, the Committee then voted on the motion of approval against Officer's recommendation on the grounds of "the public benefit of the project in terms of providing additional income to help with the future viability of this public house outweighed the perceived harm to the listed building and as such complies with core policy 58 of the Wiltshire Core Strategy and the NPPF.

In relation to application 18/00274/LBC, the Committee then voted on the motion of approval against Officer's recommendation for the same reasons as above.

### **Resolved**

**That application 17/12499/FUL be approved with conditions, against Officer's recommendation on the grounds of "the public benefit of the project in terms of providing additional income to help with the future viability of this public house outweighed the perceived harm to the listed building and as such complies with core policy 58 of the Wiltshire Core Strategy and the NPPF.**

- 1. The development hereby permitted shall be commenced 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:**



**DRG No. A00662-P003-1-A 28/02/2018**  
**DRG No. A00662-P003-2-A 28/02/2018**  
**DRG No. A00662-P003-3-B 28/02/2018**

**DRG No. A00662-P004-1-B 28/02/2018**  
**DRG No. A00662-P004-2-A 28/02/2018**

**Ecology Statement - Lowans Ecology & Associates Biodiversity assessment report, 18/12/17**

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

**3. The owners/ operators of the site shall maintain an up-to-date register of the names of all occupiers of the guest rooms on the site (DRG No. A00662-P004-2-A) and of their main home addresses, and shall make such information available at all reasonable times to the Local Planning Authority.**

**REASON: This site is 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 permanent residential accommodation.**

**4. No person shall occupy the holiday accommodation hereby permitted for a continuous period of more than [3 months] in any calendar year and it shall not be re-occupied by the same person/s within 28 days following the end of that period.**

**REASON: This site is 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 permanent residential accommodation.**

**5. No development shall commence on site until samples of the materials to be used for the external walls and roofs of the new development have been submitted to and approved in writing by the Local Planning Authority. The samples will include bricks for the plinth; render for the 'orangery'; horizontal timber cladding (extension to stable block); plain clay roof tiles (extension to stable block), new rainwater goods (extension to stable block). 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**

**6. 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:**

- a) The link roof on the stable building will be a metal standing seam and a sample of the proposed metal roofing shall be submitted for approval.**
- b) New windows for the converted stable block shall be flush-framed timber painted casement windows.**
- c) The rooflights should be conservation style and lie flush with the roof. Details of the proposed rooflights, together with a section showing how they will sit within the roof, shall be submitted.**
- d) Details of the proposed lantern light for the orangery shall be submitted.**
- e) The proposed French doors and windows for the orangery shall be painted timber.**

**The works 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 in the interests of preserving the character of a listed building**

**7. The mitigation measures contained within section 5 of the approved Ecological Assessment [Lowans Ecology & Associates Biodiversity assessment report, 18/12/17] shall be carried out in full prior to the first bringing into use of the development and/or in accordance with the approved timetable detailed in the Ecological Assessment.**

**REASON: To mitigate against the loss of existing biodiversity and nature habitats.**

**8. No development shall commence within the area indicated (proposed development site) until:**

- A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and**
- The approved programme of archaeological work has been carried out in accordance with the approved details.**

**REASON: To enable the recording of any matters of archaeological interest.**

**9. No part of the development hereby permitted shall be brought into use/occupied until the parking spaces have been completed in accordance with the details shown on the approved plans (P-004-1-B). The areas shall be maintained for those purposes at all times thereafter.**

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

**10. 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 spillage in accordance with the appropriate Environmental Zone 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.**

**11. Prior to first use or completion of the development a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority, the details of which shall include:**

- 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;**
- car park extension surfacing;**
- all hard and soft surfacing materials;**

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

**12. 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.**

**13. Prior to the first use of the holiday letting units, the privacy screens as shown on DRG No. 004-1-B and 004-2-A shall be erected. The screens shall be maintained in perpetuity.**

**REASON: In the interest of neighbouring amenity.**

#### **INFORMATIVE**

1. There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species Regulations 2010 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact the Bat Advice Service on 0845 1300 228, email [enquiries@bats.org.uk](mailto:enquiries@bats.org.uk) or visit the Bat Conservation Trust website.

#### **Resolved**

**That application 18/00274/LBC be approved with conditions, against Officer's recommendation on the grounds of "the public benefit of the project in terms of providing additional income to help with the future viability of this public house outweighed the perceived harm to the listed building and as such complies with core policy 58 of the Wiltshire Core Strategy and the NPPF.**

**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. A00662-P003-1-A 28/02/2018**

**DRG No. A00662-P003-2-A 28/02/2018**

**DRG No. A00662-P003-3-B 28/02/2018**

**DRG No. A00662-P004-1-B 28/02/2018**

**DRG No. A00662-P004-2-A 28/02/2018**

**Ecology Statement - Lowans Ecology & Associates Biodiversity assessment report, 18/12/17**

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

**277 18/00115/VAR - Mayfield, White Way, Pitton, SP5 1DT**

Public Participation

Cllr Rod Coppock – Pitton and Farley PC

The Planning Officer Christos Chrysanthou introduced the report detailing the application for the variation of conditions 2 and 3 of planning permission 16/09446/FUL to allow for alterations to the materials for the approved extension. The application was recommended for approval subject to conditions.

Members had no technical questions for the Officer.

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

Pitton PC spoke in objection to the application as the proposals contravened CP57. Noting that at the original debate to consider the planning application it had been agreed that it could be detrimental to the street scene. The property was not in the conservation area, but was surrounded on 3 sides by it.

The Division Member, Cllr Chris Devine was not in attendance to speak on the application.

Cllr Fred Westmoreland moved the motion of Approval in line with officer recommendation, this was seconded by Cllr Mike Hewitt.

The Committee then voted on the motion of approval in line with Officer's recommendation.

Resolved

**That application 18/00115/VAR be approved with conditions:**

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

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

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

Application Form  
Location Plan  
Block Plan  
Drawing No. 16053/3/B Elevations

**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 that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the southeast or northwest roof slopes of the development hereby permitted.

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

278 **Urgent Items**

There were no urgent items

(Duration of meeting: 3.00 - 7.05 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

**Wiltshire Council**  
**Southern Area Planning Committee**  
**31<sup>st</sup> May 2018**

Planning Appeals Received between 23/02/2018 and 18/05/2018

<b>Application No</b>	<b>Site Location</b>	<b>Parish</b>	<b>Proposal</b>	<b>DEL or COMM</b>	<b>Appeal Type</b>	<b>Officer Recommend</b>	<b>Appeal Start Date</b>	<b>Overturn at Cttee</b>
17/04001/OUT	Land off Firs Road Alderbury Wiltshire	ALDERBURY	Outline application for residential development of up to 50 dwellings, associated parking and access (off of Firs Road) , open space and infrastructure; relocated guide hut, new pre-school building and land to extend existing primary school playing fields	SAPC	Inquiry	Approve with Conditions	27/04/2018	Yes
17/08327/LBC	The Gatehouse 60 West Walk The Close, Salisbury SP1 2EN	SALISBURY CITY	New en-suite bathroom to bedroom three.	DEL	Written Representations	Refuse	19/04/2018	No
18/00880/FUL	160 Devizes Road Salisbury, Wiltshire SP2 7LT	SALISBURY CITY	Changing grass area in front of house into a driveway.	DEL	House Holder Appeal	Refuse	17/04/2018	No

Planning Appeals Decided between 23/02/2018 and 18/05/2018

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Decision	Decision Date	Costs Awarded?
16/07192/FUL	E V Naish Ltd Crow Lane, Wilton Salisbury, Wiltshire SP2 0HD	WILTON	Demolition of Existing Buildings to Facilitate the Mixed Use Development of the Site to Provide 61 Residential Units, Two Commercial Units of B1 Use, One Retail Unit, and Associated Car Parking.	SAPC	Written Reps	Approve with Conditions	Allowed with Conditions	16/03/2018	None
16/07409/FUL	39 Devizes Road Salisbury, Wiltshire SP2 7AA	SALISBURY CITY	Demolition of existing workshops and replacement with 9 x 2 bed apartments in a three storey block including cycle parking and landscaping	DEL	Written Reps	Refuse	Dismissed	08/05/2018	None
17/00469/FUL	Corner Cottage Becketts Lane Chilmark, Wiltshire SP3 5BD	CHILMARK	Retrospective application for the formation of vehicle access	DEL	Written Reps	Refuse	Dismissed	12/03/2018	None
17/02284/FUL	Land south of Overway Lane Donhead St Andrew	DONHEAD ST ANDREW	The erection of a detached dwelling and garage and associated works (resubmission of 16/09227/FUL)	DEL	Written Reps	Refuse	Dismissed	14/05/2018	None
17/06448/FUL	Clearbury View Pacombe, Redlynch Wiltshire, SP5 2JJ	REDLYNCH	Erection of 2no. chalet style detached dwellings along with parking and associated landscaping	DEL	Written Reps	Refuse	Dismissed	08/05/2018	None
17/06515/FUL	1 Bluebell Cottages Britmore Lane Gutch Common Shaftesbury, Wiltshire SP7 9BB	DONHEAD ST MARY	Conversion of Existing Detached Double Garage/Wood Store into Studio Annex/Holiday Let.	DEL	Written Reps	Refuse	Dismissed	09/05/2018	None
S/2003/1016	E V Naish Ltd Crow Lane & 51/ 53 North Street, Wilton, Salisbury, SP2 0HB	WILTON	Demolition of Existing Buildings & the Erection of 62 Dwellings, Two Commercial (B1) Units and One Retail Unit	SAPC	Written Reps	Approve with Conditions	Allowed with Conditions	16/03/2018	None



## REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No.

<b>Date of Meeting</b>	31 May 2018
<b>Application Number</b>	18/01233/FUL
<b>Site Address</b>	Land adjacent to Kings Farm Livery Road Winterslow Salisbury
<b>Proposal</b>	Two dwellings and associated access, car parking and landscaping
<b>Applicant</b>	Mr R Hewlett
<b>Town/Parish Council</b>	WINTERSLOW
<b>Electoral Division</b>	WINTERSLOW – Cllr Chris Devine
<b>Grid Ref</b>	423289 132069
<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 by Cllr Devine if officers are minded to refuse.

#### 1. Purpose of Report

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

#### 1. Report Summary

The issues in this case are:

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

The publicity has generated three letters in support of the application. Two representations were received objecting to the proposal on grounds of undue overlooking of a property opposite and concerns in respect of the maintenance and rights to use the access track to plot 3. One representation was received which made comments in respect of the use of the track, but was neither in support or opposition to the proposed development.

Winterslow parish council – No objections

The Winterslow Neighbourhood Plan Steering Group has submitted a ‘position statement’ in respect of the current status/progress of the Neighbourhood Plan (details in report below and attached to this report at Appendix A).

## 2. Site Description

The application site is an open area of land that it is understood has previously been used for the growing of vegetables and flowers. It has an existing access from Livery Road.

The site is on the east side of Livery Road with open farmland to its west and south sides. To its east side (on the other side of Livery Road) are residential properties within West Winterslow.



SDLP map provided for information



Site outlined in red

In planning policy terms the site lies within the countryside, being outside of the housing policy boundary (defined limits of development) of West Winterslow (the boundary runs along the opposite edge of Livery Road). The site also lies within a Special Landscape Area (saved local plan policy C6 refers).

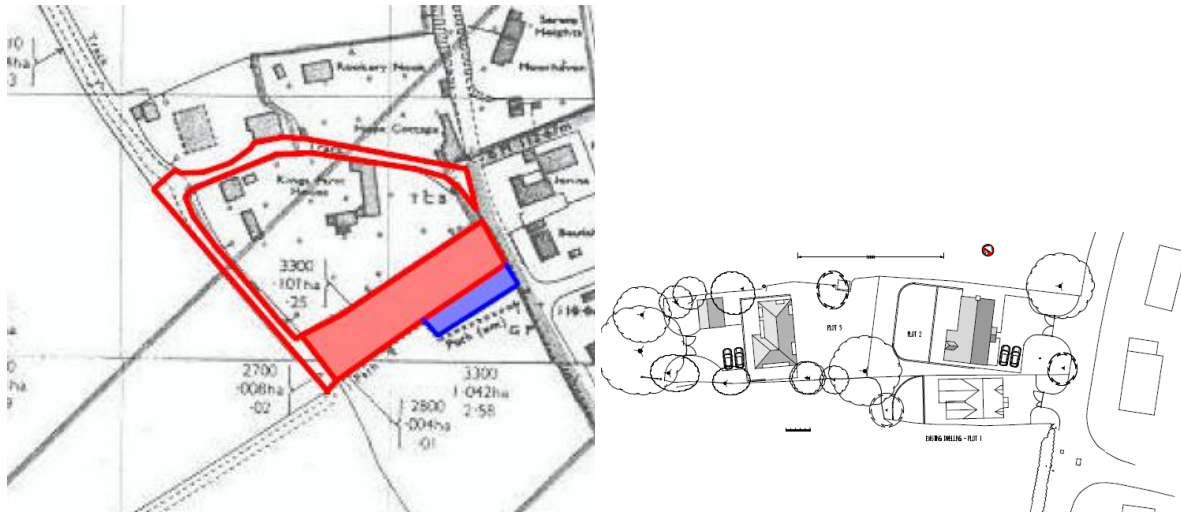
## 3. Planning History

13/02775/FUL Erect 3 bed dwelling and alterations to existing access (Refused)

- 13/04550/FUL      Erection of 3 bed detached dwelling and alterations to existing access (Refused)
- 16/04668/FUL      New dwelling and alteration to existing access and parking (Approved with Conditions 15.08.16)

#### 4. The Proposal

The application proposes the development of the land by the erection of two detached four bedroom dwellinghouses with associated access, car parking and landscaping. One of the new dwellings (referred to as plot 2) is to have an access directly off Livery Road, the other (plot 3) is to be accessed via a private track (byway) extending from Livery Road westwards, then joining the right of way (WSLO113 – footpath) and running south east to the top of the site for plot 3:



#### 5. Local Planning Policy

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

#### 6. Summary of consultation responses

- WC Highways – Support, subject to Conditions
- Spatial Planning – Advice provided (see detailed response below)
- Rights of Way officer – No objections
- Wessex Water – Standard letter of advice for non-sewered area
- Winterslow parish council – No objections

The Winterslow Neighbourhood Plan Steering Group has submitted a ‘position statement’ in respect of the current status/progress of the Neighbourhood Plan (details in report below and attached to this report at Appendix A).

#### 7. Publicity

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

The publicity has generated three letters in support of the application. Two representations were received objecting to the proposal on grounds of undue overlooking of a property opposite and concerns in respect of the maintenance and rights to use the access track to plot 3. One representation was received which made comments in respect of the use of the track, but was neither in support or opposition to the proposed development.

## **8. Planning Considerations**

### 9.1 Principle of development and policy

The principle consideration in the planning decision for this application is the policy context for the proposal, being outside of the defined limits of development. The defined limits of development for Winterslow as set out within the adopted Wiltshire Core Strategy policies maps include the land on the opposite side (East) of livery road, but the application site itself is excluded. The former SDLP H19 Housing Restraint Area used to extend to the North as far as including the curtilage of the adjoining property 'Kings Farm' but did not include the application site. Policy H19 ceased to exist in January 2015 when the WCS was adopted (former H19 areas are now considered countryside where they are outside of the defined limits of development as described by the WCS policies maps).

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

#### **Site status**

The site is situated outside the current settlement boundary for Winterslow, as defined by the former Salisbury District Local Plan (adopted 2003) and carried forward and retained into the Wiltshire Core Strategy, which was adopted in January 2015.

Core Policy 2 (Delivery Strategy) states that

#### ***“Within the defined limits of development***

*Within the limits of development, as defined on the policies maps accompanying the Core Strategy, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns (including Westbury), Local Service Centres and Large Villages.*

#### ***Outside the defined limits of development***

*Other than in circumstances as permitted by other policies within this plan, identified in paragraph 4.25 (of the adopted Wiltshire Core Strategy), development will not be permitted outside the limits of development, as defined on the policies map. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans”.*

The exceptions policies referred to in paragraph 4.25 are as follows:

- Additional employment land (Core Policy 34)
- Military establishments (Core Policy 37)

- Development related to tourism (Core Policies 39 and 40)
- Rural exception sites (Core Policy 44)
- Specialist accommodation provision (Core Policies 46 and 47)
- Supporting rural life (Core Policy 48) – *see below for further discussion*

The settlement boundaries are currently being reviewed as part of the Wiltshire Housing Site Allocations DPD, as set out in the council's Local Development Scheme, to ensure that they are up to date and can adequately reflect changes which have happened since they were first established. The DPD will also identify additional sites to ensure the delivery of housing land across the plan period in order to maintain a five year land supply in each Housing Market Area. A draft Plan was published for consultation between July and September 2017. The current published timetable for the Wiltshire Housing Site Allocations DPD will see the Plan submitted to the Secretary of State for an independent public examination in spring 2018. It will also be the prerogative of the community to review settlement boundaries through a neighbourhood plan.

### **Spatial strategy for the Southern Wiltshire Community Area (Core Policy 23)**

The overall strategy for the Southern Wiltshire Community Area is to provide for balance growth of both housing and employment to deliver sustainable communities and help address the shortfall in affordable housing.

Development will need to take into account the Community Area's location within a nationally designated landscape, i.e. the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and the New Forest National Park. It will deliver a modest and sustainable level of development with the overall objective of conserving the designated landscapes.

Specific issues to be address in planning for the Southern Wiltshire Community Area include:

- strategic growth would be inappropriate, partly due to congestion on the A36
- transport assessments required for all major applications proportionate to the scale of development, which must include an assessment of congestion on the A36
- some managed growth is necessary to support ongoing business growth and development, to ensure the existing strong employment opportunities in the area are maintained
- limited development will also help to address the shortfall in affordable housing in the area
- the New Forest National Park is an important resource and so protecting the natural environment is a priority
- ongoing protection and enhancement of the stone curlew and calcareous grassland habitat at Porton Down
- development in the vicinity of the River Avon (Hampshire) must incorporate appropriate measures to ensure that it will not adversely affect the integrity of this Special Area of Conservation

Development within the Community Area will need to conserve the designated landscape of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics.

### **Status of the development plan**

#### National Planning Policy Framework

The National Planning Policy Framework (NPPF) presents a presumption in favour of sustainable development at paragraph 14. This forms the basis of a 'golden thread' running through plan making and decision taking.

The NPPF states that *'planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise'*.

Therefore, proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

The core planning principles are set out in paragraph 17 of the NPPF. Paragraphs 18-219 constitute what sustainable development means in practice. The sections of the NPPF that are considered relevant to this application, as well as paragraphs 14 and 17, are:

- Delivering a wide choice of high quality homes

#### The Development Plan

In accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

#### Wiltshire Core Strategy

The Wiltshire Core Strategy was adopted in January 2015.

The main policies relevant to the consideration of this application include:

- CP1 Settlement strategy
- CP2 Delivery Strategy
- CP3 Infrastructure Requirements
- CP23 Southern Wiltshire Community Area Strategy
- CP43 Providing Affordable Homes
- CP45 Meeting Wiltshire's Housing Needs
- CP48 Supporting Rural Life

Other policies may also need to be taken into account in relation to the proposed development, including the following:

- CP41 Sustainable Construction and Low Carbon Energy
- CP44 Rural Exception Sites

- CP50 Biodiversity and geodiversity
- CP51 Landscape
- CP52 Green Infrastructure
- CP56 Contaminated Land
- CP57 Ensuring high quality design and place shaping
- CP58 Ensuring the conservation of the historic environment
- CP60 Sustainable Transport
- CP61 Transport and New Development
- CP62 Development Impacts on the Transport Network
- CP64 Demand Management
- CP67 Flood Risk
- CP68 Water Resources

### **5 year housing supply**

NPPF paragraph 47 requires that, to boost the supply of housing, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. NPPF paragraph 49 identifies relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of housing.

The proposed development lies within the South Wiltshire Housing Market Area (HMA). The latest published evidence (the Housing Land Supply Statement (HLSS), base date April 2017, published March 2018) indicates that a 5 year (and 5% buffer) land supply exists for this HMA. Specifically, Table 2 of the HLSS March 2018 indicates that there is a 5.68 years of deliverable supply in the South Wiltshire HMA. The supply is made up of qualifying permissions, existing saved Local Plan, Wiltshire Core Strategy, Chippenham Site Allocations Plan, and Neighbourhood Plan allocations, and also includes the proposed allocations sites in the emerging Wiltshire Housing Site Allocations Plan.

Appendix 6 to the HLSS March 2018 sets out the indicative remaining requirement in the Southern Wiltshire Community Area<sup>1</sup> for the rest of the Core Strategy period, up to 2026, which is 0 dwellings (Downton Town) and 0 dwellings (Southern Wiltshire Community Area remainder), with an overall requirement of 0 dwellings.

Further information about the five year housing land supply can be found in the [Housing Land Supply Statement \(HLSS\) March 2018](#), which is available on the Wiltshire Council website, or by contacting Chris Roe, Monitoring and Evidence Manager, on 01225 713979.

### **Spatial Planning Officer's Summary**

The proposed development site comprises undeveloped land, situated outside the current settlement boundary of Winterslow, with Livery Road to the east, Kings Farm to the north and further open fields/ countryside to the west and south.

The site is situated outside the current settlement boundary for Winterslow. The settlement boundaries are currently being reviewed as part of the forthcoming Wiltshire Housing Site Allocations DPD to ensure they are up to date. The current published timetable for the DPD will see a draft Plan submitted for examination in 2018. Settlement boundaries can also be reviewed by the community through a neighbourhood plan.

The proposed development would need to demonstrate that it is in accordance with the spatial strategy for the Southern Wiltshire Community Area, as set out in Core Policy 23.

The latest published evidence (the Housing Land Supply Statement (HLSS), base date April 2017, published March 2018) indicates that a 5 year land supply exists for this HMA.

The Wiltshire Housing Site Allocations DPD will also identify additional sites to ensure the delivery of housing land across the plan period in order to maintain a five year land supply in each Housing Market Area.

### 9.2 The status of the draft Winterslow Neighbourhood Plan

The draft Winterslow Neighbourhood Plan (NP) remains at an early stage in the adoption process. The draft plan has not yet been through Regulation 14 Community Engagement or Consultation and consequently carries very little weight.

Additionally, the draft Winterslow NP is currently in a state of 'flux' whereby according to the Winterslow NP Steering Group's recent update (April 2018 – included in full as Appendix A to this report), all site allocations have now been removed from the draft NP:

*"The Steering Group, having removed the proposals for the remaining 2 large 15 unit sites, are now considering how to construct an NP that continues to provide the dispersed small site developments that the community has supported from day one.*

*You will recall that, in addition to the 3 large sites, we proposed 7 small sites. 4 of these sites have already received planning permission.*

*Our original proposals would have delivered about 56 homes over a long period. As time has passed about 50 homes have already been approved in the Parish and several more are currently in the 'pipeline'.*

***As such development is proceeding faster than we ever envisaged we have also decided to remove all Site Allocations from the draft NP."***

Therefore, for the reasons set out above, the proposed development is considered unacceptable in planning policy terms .

### 9.3 Design and Impact on area and amenity

The proposed dwellinghouses are considered generally acceptable in terms of their siting, scale, design and materials and would not result in undue impacts on the existing character of the surrounding area or the wider landscape.

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

A representation from the occupier of the existing property 'Beulah' was received raising concern/objection to overlooking from the proposed development. Proposed dwelling plot 2 is the closest to the objector's property – officers have carefully considered the impact of the



proposal on the amenity of neighbouring properties. Plot 2 is set back from the road slightly further than existing plot 1. Whilst there would be a degree of inter-visibility between the fronts of proposed plot 2 and Beulah, this would be mitigated by the distance and relationship between the two properties (being on opposite sides of Livery Road) and it is considered, would not result in *undue* overlooking to the detriment of amenity.

#### 9.4 Highways matters

The application proposes the development of the land by the erection of two detached four bedroom dwellinghouses with associated access, car parking and landscaping. One of the new dwellings (referred to as plot 2) is to have an access directly off Livery Road, the other (plot 3) is to be accessed via a private track (byway) extending from Livery Road westwards, then joining the right of way (WSLO113 – footpath) and running south east to the top of the site for plot 3:



Byway indicated by brown line, footpath indicated by purple line

The applicant has demonstrated legal vehicular access rights to use the footpath. The Highways officer has provided the following comments:

*“I note that plot 2 is shown with access directly from Livery Road whereas plot 3 would gain access via the byway known as Back Drove.*

*I have no particular highway safety issue with the access from Livery Road as sufficient sight lines are achievable based on splays of 2.4m by 43m. The parking and turning is acceptable even allowing for three vehicles to be parked as per the current parking standards for a 4x bed dwelling.*

*On the basis that vehicular access rights do exist along footpath WSLO113, I am in a position to support the use of the footpath and byway to serve the proposed development of plot 3.*

*I regret that I am not in agreement regarding the condition of the track. I have visited the site and I note the representations made by local residents. The surface of the track is poor and requires some improvements prior to occupation. I also suggest that a Construction Method Statement is submitted to ensure that the developer considers the impact of construction on the local environment.”*

#### 9.5 S106 contributions

None relevant

## 10. Conclusion

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

**RECOMMENDATION: That the application be REFUSED,** for the following reason:

The application site is situated outside of the defined limits of development as set out within Core Policies CP1, CP2 and CP24 of the adopted Wiltshire Core Strategy and the associated policies maps. Whilst the application site had been included in the emerging Winterslow Neighbourhood Plan, however the Neighbourhood Plan is not yet formally part of the development plan for the area and the most recent update from the Neighbourhood Plan Steering Group is that all housing site allocations that were previously included in the draft NP have been removed.

The proposal is therefore considered contrary to the Plan-led approach for housing intended to be delivered through the Neighbourhood Planning and Site Allocation processes. As the Council is able to demonstrate a five year supply of housing land, and there is no over-riding need at this time for development in this location, the presumption against development applies until such time as the site may be allocated for development by the Council or local community. The proposal is therefore contrary to Core Policies CP1, CP2 and CP24 of the adopted Wiltshire Core Strategy, the emerging Winterslow Neighbourhood Plan, and the aims of the NPPF, which advocates a plan-led approach.

18/01233/FUL  
Land adjacent to Kings Farm  
Livery Road  
Winterslow  
Salisbury



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**REPORT OUTLINE FOR AREA PLANNING COMMITTEES**

**Report No.**

<b>Date of Meeting</b>	31 <sup>st</sup> May 2018
<b>Application Number</b>	18/01046/OUT
<b>Site Address</b>	Land Adjacent to The Mill House Donhead St Mary SP7 9DS
<b>Proposal</b>	Erection of single dwelling and detached garage - outline application to determine access.
<b>Applicant</b>	Mr & Mrs Richard & Alison Perry & Cooper
<b>Town/Parish Council</b>	DONHEAD ST MARY
<b>Electoral Division</b>	TISBURY – Councillor Deane
<b>Grid Ref</b>	390653 123473
<b>Type of application</b>	Outline Planning
<b>Case Officer</b>	Christos Chrysanthou

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

The application has been called in to committee by Councillor Deane for the following reasons –

Principle of development

**1. Purpose of Report**

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

**2. Report Summary**

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

- Principle of development
- Impact on the character of the area and AONB
- Impact on amenity
- Highways/parking
- Flood risk/drainage

### 3. Site Description

The application site is a parcel of paddock land situated adjacent to The Mill House in the dispersed rural settlement of Donhead St Mary which in planning policy terms is considered to be open countryside. The site lies within the Cranborne Chase & West Wiltshire Downs AONB. The dwelling to the west (The Mill House) and the dwelling to the south/southwest (Horsehill Cottage) are Grade II listed buildings.



The site is characterised by grass terrain which slopes downwards from the road with established hedging and mature trees to the boundary fronting the road and thinner natural screening to the southwest boundary to The Mill House and to the northeast boundary to Lilles Green Cottage of which the side elevation of the neighbouring dwelling is visible from within the site. The prominent road side hedgerow which runs across the south eastern boundary of the application site is considered to contribute positively towards the existing rural landscape character of the village.

The site plan submitted indicates that the current use of the site is an existing garden area and that no change of use is required. Officers would contend that the site is paddock land and the site has been described as such in previous applications. There is no planning history that indicates this parcel of land forms an extended part of the residential curtilage of The Old House and the blue line shown on the site location plan which indicates the land in the applicant's ownership does not extend to include the neighbouring dwelling. The evidence therefore suggests that the parcel of land is not in residential use and therefore would require change of use from agricultural land.

### 4. Planning History

15/01817/FUL          Erection of 2 detached 4 bed dwellings REF

16/01180/FUL          Erection of single detached dwelling with new access WDN

### 5. The Proposal

Erection of single dwelling and detached garage - outline application to determine access.

### 6. Planning Policy

National Planning Policy Framework

Section 1 Achieving Sustainable Development

Section 6 Delivering a wide choice of high quality homes

Section 7 Requiring good design

Section 11 Conserving and enhancing the natural environment

Wiltshire Core Strategy

Core Policy 1 Settlement Strategy

Core Policy 2 Delivery Strategy

Core Policy 27 Spatial Strategy for the Tisbury Community Area

Core Policy 50 Biodiversity and Geodiversity

Core Policy 51 Landscaping

Core Policy 57 Ensuring high quality design and place shaping

Core Policy 61 Transport and New Development

Core Policy 63 Transport Strategies

Core Policy 64 Demand Management

Wiltshire Local Transport Plan 2011-2026

Car Parking Strategy

Supplementary Planning Guidance

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

**7. Summary of consultation responses**

Parish Council	Support
WC Conservation	No objection in principle (further details/ appraisal required)
WC Drainage	Objection
WC Highways	No objection (subject to conditions)
Environment Agency	No objection

**8. Publicity**

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

Neighbour/third parties          4 Support/No objection

**9. Planning Considerations**

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.

Principle of development





*the insertion of walls and gates is considered to unduly impact the rural landscape character of the village setting within the wider AONB, which is considered being contrary to the aims of Core Policy 51 & 57 of the adopted Wiltshire Core Strategy.*

*3 The proposed dwelling house (plot 2) would be located within close proximity to an existing property (known as Lilies Green), part of the flank wall of which directly abuts part of the boundary of the application site, and has existing fenestration. As a result of this relationship, it is likely that there would be a significant inter-relationship with the ground floor kitchen/breakfast room side windows of Plot 2, and part of its outdoor amenity space. It is therefore considered that Plot 2 would result in an uncharacteristic situation of overlooking and overbearing for this rural village setting, resulting in harm to the amenities enjoyed by occupiers of the neighbouring dwelling. This impact to neighbouring amenity is considered to be contrary to Core Policy 57 of the adopted Wiltshire Core Strategy.*

*4 The proposal does not incorporate adequate turning facilities to enable a vehicle to enter and leave the site in forward gear which is essential to highway safety. Adequate provision has not been made for the parking of vehicles in a satisfactory manner. Vehicles resulting from the proposed development leaving the site at point where visibility from and of such vehicles would be restricted, would impede, endanger and inconvenience other road users to the detriment of highway safety contrary of the aims of Core Policy 61 of the adopted Wiltshire Core Strategy.*

Whilst any full planning application or application for reserved matters would need to demonstrate sufficiently that the above reasons for refusal can be appropriately addressed, as this application is made in outline the main issues to consider are the principle of development and the proposed access.

Core policy CP1 of the Wiltshire Core Strategy sets out a settlement strategy for Wiltshire and guides where development may be acceptable. Donhead St Mary is not listed in this policy as a settlement appropriate for development.

Supporting text to this policy is set out in paragraph 4.16. This makes clear that any existing settlement boundaries for small villages and other small settlements not identified in the settlement strategy will be removed. Donhead St Mary is therefore in the countryside in planning policy terms where there is a general presumption against development.

Core policy CP2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy'. It identifies the scale of growth appropriate within each settlement tier. The policy states that at the Small Villages such as Donhead St Mary development will be limited to infill within the existing built area where it seeks to meet housing needs of the settlement or provide employment, services and facilities and provided that the development:

- i. Respects the existing character and form of the settlement
- ii. Does not elongate the village or impose development in sensitive landscape areas, and
- iii. Does not consolidate an existing sporadic loose knit areas of development related to the settlement.

Infill is defined in the Core Strategy (relevant paragraph in the Core Strategy is 4.29) as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling.

The site context shown in the site plan below (application site outlined in red), demonstrates that there is not only a large area of land to the side and in front of The Mill House, but also, the nearest building is some distance to the west, and it therefore in officers view the application site is not a “gap”, as the application site is not enclosed in a manner which would normally constitute an obvious infill plot.



In addition by virtue of the large size of the site it is clear that the site is not a ‘small gap’ and would in fact be large enough for more than a few dwellings which taken with the above leads officers to conclude that the site would not comply with the definition of infill as stated in para 4.29 of the Wiltshire Core Strategy and is therefore contrary to core policy CP2.

Officers note from the submitted Planning, Design and Access/Heritage Statement the reference to planning consent (LPA ref: 17/00696/FUL) for a new dwelling at Horse Hill Cottage (opposite side of the road to the application site – outlined in red in the site plan below).



Whilst the two sites are only separated by the road, there are notable differences in their individual site contexts when assessed against the definition of infill and the criteria of Core Policy 2. In officers view the definition of “infill” in terms of land use planning would normally be taken as referring to a small gap in a built up frontage. In determining the above planning application for the dwelling opposite the application site, officers referred to an Appeal

decision (Appeal ref: APP/Y3940/W/16/3157676, LPA ref: 16/04999/OUT) in which the Inspector was clear that a “gap” implies a break or space between something. As can be discerned from the above site plan, the approved dwelling is clearly sited in a small gap (and within an existing residential curtilage) between Horse Hill Cottage and The Old Forge and alongside those properties.

Officers also note a recently refused application for the erection of a new residential dwelling at Land South of Overway Lane, Donhead St Andrew which is most relevant to this proposal (LPA ref: 17/02284/FUL). The site plan below shows the site (also agricultural land) had residential properties on three sides and similarly formed a distinct gap within the existing built area of the village. Similarly the site which was notably rural in character was referred to by the inspector as a ‘green gap.’



The application dismissed at appeal as the inspector found that *The proposal would therefore place a dwelling on an area of open land that adjoins the road and which comprises one of the ‘green gaps’ of countryside that are characteristic of the settlement pattern. This would therefore not respect the character and form of the settlement. Furthermore, in providing a dwelling on one of these gaps the proposal would help to consolidate what, with the exception of the houses immediately to the east, is a fairly loose knit and sporadic pattern of development along this part of Overway Lane. In this regard the proposal would erode the rural character and appearance of a settlement that lies within the AONB.* (Appeal ref: APP/Y3940/W/17/3187466 para 11)

The above appeal decision demonstrates that whilst a site can be located in between dwellings it should not be automatically assumed that it would be suitable for infill development. The inspector attached great weight to the characteristics of the site in terms of its contribution to the wider rural landscape character and form of the settlement.

Having regard to recent appeal decisions, officers consider the site does not comply with definition of an ‘infill plot’ and the proposal is considered to be contrary to the aims of core policies CP1 and CP2 of the Wiltshire Core Strategy, therefore the principle of development is considered to be unacceptable.

## Impact on the character of the area and AONB

Core policy CP51 states 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.

Core policy CP57 states 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.

The submitted proposed site plan (drg. no. 17103-01/B) indicates 'railings and hedge reinstated 2m behind carriageway edge' which implies the complete loss of the hedging and trees to the site frontage and subsequent replanting. In officers view, the existing mature hedging and trees to the site frontage combined with the openness of the plot provides a visually separation to the sporadic loose knit area of development and the site forms a distinct part of the countryside setting.

Whilst landscaping matters are not being considered as part of this outline application the visual separation within the existing built up area and the contribution to the rural landscape character of the area provided by the site by virtue of its characteristics, existing mature hedging and trees would ordinarily be considered to be material. Indeed reason for refusal (2) of planning refusal ref: 15/01817/FUL was on landscaping grounds as it was considered that *the removal of the hedging and trees would unduly impact the rural landscape character of the village setting within the wider AONB, contrary to the aims of Core Policy 51 & 57 of the adopted Wiltshire Core Strategy.*

In officers view, the proposal for a new dwelling which would result in the loss of the existing mature hedging and trees would materially change the site characteristics thereby eroding the rural landscape character of the surrounding area. For these reasons the proposal would not respect the existing character and form of the settlement and the development of a dwelling on the site would inevitably lead to the consolidation of an existing sporadic loose knit area of development related to the settlement, contrary to the aims of Core policy CP2.

The LPA has previously refused a planning application for residential development at this site (the subsequent application was withdrawn prior to refusal) and officers are mindful of the large size of the plot on which more than a few dwellings could be accommodated if the principle of residential development were established. Officers also note the additional land to the rear of the site (outlined in blue on the location plan) which would only exacerbate the amount of inappropriate development in this unsustainable location.

Para 55 of the NPPF states that *local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as: the essential need for a rural worker to live permanently at or near their place of work in the countryside; or*

- *where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or*

- *where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or*
- *the exceptional quality or innovative nature of the design of the dwelling.*

*Such a design should:*

- *be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;*
- *reflect the highest standards in architecture;*
- *significantly enhance its immediate setting; and*
- *be sensitive to the defining characteristics of the local area.*

The proposal would result in the creation of 1 no new dwelling which according to the application submission would be occupied by the current owner of The Mill House, which is clearly unrelated to providing housing for a rural worker.

The illustrative design is not particularly exceptional or innovative and the proposal would not consist of any heritage benefits and would not utilise existing redundant/disused buildings.

Officers consider the resultant erosion of the rural landscape characteristics of the site would certainly not lead to an enhancement to the immediate setting and would not be sensitive to the defining characteristics of the local area.

There are no special circumstances to compel the LPA to support this proposal and therefore in light of the above it is considered that the proposal does not comply with the aims of para 55 of the NPPF.

For the above reasons, the principle of development is considered to be unacceptable in planning policy terms and the proposal is therefore contrary to aims of core policies CP1, CP2, CP51 and CP57 of the Wiltshire Core Strategy and the objectives of the NPPF.

#### Impact on amenity

Core policy CP57 requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF's Core Planning Principles (paragraph 17) includes that planning should 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.'

Whilst matters relating to design and impact on amenity are reserved, officers note that one of the reasons for refusal in determining the original application under ref: 15/01817/FUL was on amenity grounds and therefore any subsequent application for approval of reserved matters would need to demonstrate that the amenities of neighbouring properties would not be unduly impacted upon.

#### Highways/parking

Notwithstanding the overriding policy objection set out above, the consultation response from Wiltshire Council Highways indicates that subject to further details, the proposed development is considered acceptable in principle from a highway safety perspective.

## Flood Risk/Drainage

The site is partly within a Flood Zone 2/3. Notwithstanding the overriding policy objection set out above, a flood risk assessment and subsequent addendum have been submitted to the Council for consideration. A Wiltshire Council Drainage officer has considered the details submitted and does not raise an objection subject to conditions.

## **Conclusion**

Within the Settlement Strategy Donhead St Mary is identified as being a Small Village where development is limited to infill within the existing built area, where it seeks to meet housing needs of the settlement or provide employment, services and facilities.

The application site consists of a sizable plot of paddock land which is not considered to be a 'small gap' as it is large enough to accommodate more than a few dwellings. The site forms a 'green gap' within the existing built area of the village and contributes positively to the rural landscape character of the area.

The proposed siting of a new dwelling on the site and the removal of the existing mature hedging and trees to the site frontage would materially change the character of the site from rural to residential and would unduly impact the rural landscape character of the village setting within the wider AONB.

Consequently as a result of the loss of an important 'green gap' within the village, the proposal would not respect the existing character and form of the settlement and would consolidate an existing sporadic loose knit area of development related to the settlement, contrary to core policy CP2.

The proposal would not significantly enhance its immediate area and would not be sensitive to the defining characteristics of the local area, therefore as there are no special circumstances to justify a new dwelling in the countryside the proposal does not comply with the aims of para 55 of the NPPF.

Consequently the local planning authority considers the outline proposal to be contrary to the aims of core policies CP1, CP2, CP51 and CP57 of the Wiltshire Core Strategy and the objectives of the NPPF.

## **RECOMMENDATION:**

Refuse



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## REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No.

<b>Date of Meeting</b>	31 <sup>st</sup> May 2018
<b>Application Number</b>	18/03084/VAR
<b>Site Address</b>	Caddens, Lower Road, Homington, Wiltshire, SP5 4NG
<b>Proposal</b>	Variation of condition 2 of planning permission 17/07475/FUL to allow for the garage roof to be linked to the house and loft room created in roof void above garage
<b>Applicant</b>	Mr G Munday and Miss C Howard
<b>Town/Parish Council</b>	Homington
<b>Electoral Division</b>	Homington – (Richard Clewer)
<b>Grid Ref</b>	412057 126039
<b>Type of application</b>	Variation of Condition
<b>Case Officer</b>	Joe Richardson

### Reason for the application being considered by Committee

The application has been called-in by Cllr Clewer if officers are minded to approve.

#### 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 for the reason(s) set out below.

#### 2. Report Summary

The issues in this case are:

- The principle of development in this location;
- Scale, design, materials and impact on neighbourhood amenity;
- Impact to the Homington Conservation Area and wider AONB
- Highway Impact

The publicity has generated four letters in objection of the application with an objection from the Homington Parish Council given to the proposed development.

#### 3. Site Description

The application site is a detached dwelling house with a large residential curtilage located in the village of Homington. Core Policy 1 of the Wiltshire Core Strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. The Wiltshire Core Strategy defines Homington as a settlement without a boundary. The dwelling house is located in the Homington Conservation Area and within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB).



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

17/03126/FUL Extensions and alterations and construction of a replacement garage  
REF 03.07.17

17/07475/FUL Extensions and alterations and construction of a replacement garage  
Approved by SAC 20.10.17

18/00525/VAR Variation of condition 2 of planning permission 17/07475/FUL to allow for alterations to first floor arrangement, repositioning of bedroom 4, utilisation of roof space to provide additional bedroom and omission of rear chimney A.C 21.03.18

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

The application proposes to vary condition 2 of planning permission 17/07475/FUL to allow for the garage roof to be linked to the house and for the creation of a loft room within the roof void above the garage.

#### **6. Local Planning Policy**

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

#### **7. Summary of consultation responses**

**Homington Parish Council** – Objection  
**WC Conservation Officer** – No comment  
**WC Highways Officer** – No objection

## 8. Publicity

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

The publicity has generated four letters of objection for the application with an objection from the Homington Parish Council given to the proposed development.

## 9. Planning Considerations

### 9.1 Principle of development and policy

The application site is a detached dwelling known as Caddens located in the settlement of Homington. Core Policy 1 of the Wiltshire Core Strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. Core Policy 1 of the Wiltshire Core Strategy (WCS) sets out the Settlement Strategy for Wiltshire, and identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. There are 4 categories: Principal Settlements, Market Towns, Local Service Centres and Large & Small Villages.

Core Policy 51 of the WCS states 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.

Core Policy 57 of the WCS requires there to be 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.

Core Policy 58 of the WCS states 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 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

### 9.2 Design and Impact on area and amenity

Following an extensive recent planning history on the site which has seen various amendments submitted for the proposed works, this current application seeks to modify the approved plans of permitted scheme 17/07475/FUL by linking the garage roof to the house. This will create a more unified façade presenting a less suburban street elevation. The current approved scheme for the garage presents a detached building with pyramid style roof. The ridge of the garage would be extended from the apex of the roof to the east side wall of the dwelling with a hip end retained adjacent to the boundary of Ettrick House.

Additional roof space above the garage would be utilised as a loft room with access obtained via the first floor landing within the dwelling house. Two sets of conservation rooflights would be inserted into the front and rear roof slope elevations of the extended roof above the garage.

Whilst the overall massing of the dwelling is increased with the extended link from the garage to the house, the overall footprint of the dwelling is not being increased with these proposed works.

It is noted that there may be a degree of overlooking with oblique views obtained of Ettrick House from the rooflight windows inserted into the roof void above the extended garage. Notwithstanding this, it is considered by reason of the siting, orientation and general relationship between the neighbouring dwelling, Ettrick House and the nature of the proposed development, it would not unduly disturb, interfere or conflict to the detriment of the existing occupiers of this neighbouring dwelling. Whilst the proposed works would be visible to occupiers of adjacent properties, it is considered that there would not be any significant detrimental impact to the amenity of these properties given the recent planning history of the site.

### 9.3 Impact on the Homington Conservation Area and AONB

Consultation comments from the Council's Conservation Officer state no comment for the current proposal.

The design of the dwelling has evolved through the various applications that have been submitted to the Local Planning Authority. Whilst there have been several amendments to the scheme with reference to the recent planning history on the site, the scheme as presented should be viewed as an improvement to the original dwelling (now altered due to the implementation on planning permission 17/07475/FUL) which did not hold any significant architectural merit. So in totality, having regard for the proposed changes to the dwelling, it is considered the proposed works would improve the appearance of the dwelling within the street scene and surrounding area.

As such, in the opinion of the case officer, the proposed works to the dwelling house will not cause any significant detrimental impact on the character of the Homington Conservation Area or to that of the AONB that would justify the refusal of planning permission.

### 9.4 Highways matters

Access to the proposed site is obtained via by the existing entrance to the site. A secondary access to the site has been removed. The proposed access to the site for this scheme would be via the existing opening to and from Lower Road with works already completed to enhance the visibility to and from the property. It is proposed to provide parking spaces for four vehicles with the erection of the extended roof line of the double garage. No changes to the footprint of the garage approved under planning permission 17/07475/FUL are proposed, only to the roof as described in section 9.2 of this report.

The Highways Team of Wiltshire Council have been consulted on this application and have raised no objection to the proposed changes of the originally approved scheme.

## **10. Conclusion**

The comments and concerns of the third parties and Parish Council have been noted and taken into consideration. However, following an assessment of the situation as outlined above, the proposed changes to the permitted works are unlikely to have such a significant impact on the amenities of adjacent dwellings as to warrant refusal, and therefore the scheme conforms to the objectives of Core Policies, 51, 57 and 58 of the Wiltshire Core Strategy and the aims of the NPPF. Therefore, the Local Planning Authority considers that the application for the variation of the condition should be granted.

## **11. RECOMMENDATION:**

Approve with conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of planning permission 17/07475/FUL.

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:

DWG No: 216083/01 Rev C Site Location Plan and Proposed Block Plan Date Received 29.03.18

DWG No: 216083/04 Rev E Proposed Ground Floor and First Floor Plan Date Received 29.03.18

DWG No: 216083/05 Rev E Proposed Front and Rear Elevations Date Received 29.03.18

DWG No: 216083/06 Rev E Proposed Side Elevations and South Elevation Section Date Received 29.03.18

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

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

(i) A brick string course is added to the front elevation of the dwelling house with a sectional drawing submitted to and approved in writing by the Local Planning Authority before the commencement of works.

(ii) A section drawing at a scale of 1:5 shall be submitted to and approved in writing by the Local Planning Authority showing the profile and means of fitting of the rainwater goods to the development hereby permitted.

(iii) Window lintels will be pre-fabricated gauged bricks (4 course deep) and detail will be submitted to the Local Planning Authority for approval;

(iv) The cills to the front elevation windows to be constructed with Bath stone and stooled.

(v) The render to be used on the external elevations will be a soft render and shall not have a bell mouth detail;

(vi) A detailed drawing of the chimney at a scale of 1:10 shall be submitted. The chimney will be constructed of brick.

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 area.

4 Before that part of the dwelling being served by the roof light windows is first occupied, the velux roof windows in the front and rear elevations servicing the roof void above the extended garage as shown in approved drawing DWG No: 216083/06 Rev E Proposed Front and Rear Elevations shall be glazed with obscure glass only to an obscurity level of no less than level 5, and fixed shut (non-openable) and the windows shall be permanently maintained in the condition in perpetuity.

REASON: In the interests of residential amenity and privacy.

5 Before that part of the dwelling being served by the window is first occupied, the first floor window on the western elevation servicing the en-suite bathroom as shown on

approved drawing DWG No: 216083/06 Rev E Proposed Side Elevations and South Elevation Section shall be glazed with obscure glass only to an obscurity level of no less than level 5, and the windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

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

REASON: In the interests of highway safety.

- 7 No part of the development (the enlarged dwelling) hereby permitted shall be first brought into use 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.

- 8 Works associated with the construction of the development hereby permitted shall only take place between the hours of 08:00 to 17:00 from Mondays to Fridays and between the hours of 08:00 to 13:00 and on Saturdays. No construction works associated with the development hereby permitted shall take place at any time on Sundays and on Bank or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

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## REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No.

<b>Date of Meeting</b>	31 May 2018
<b>Application Number</b>	18/00457/FUL
<b>Site Address</b>	Land at Court Farm Court Farm LOWER WOODFORD SP4 6NQ
<b>Proposal</b>	Energy Storage Capacity Mechanism Plant to Support the National Grid
<b>Applicant</b>	Mr Simon Wheeler
<b>Town/Parish Council</b>	WOODFORD
<b>Electoral Division</b>	BOURNE AND WOODFORD VALLEY – Councillor Hewitt
<b>Grid Ref</b>	412588 135338
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Richard Nash

### Reason for the application being considered by Committee:

The Head of Development Management considers it appropriate to refer the application to Committee given the level of public opposition to the proposal.

### 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 proposes an energy storage plant to support the National Grid. The report assesses this proposal against planning policy and recommends that conditional planning permission be granted.

### 3. Site Description

The site comprises approximately 0.9 hectares of Grade 3 agricultural land situated on high land to the west of the Woodford Valley. The site would be accessed via a largely unmade track running west from the valley road at the northern end of Lower Woodford. The track also serves other agricultural land and buildings and is a Public Right of Way leading across to the A360 Devizes Road to the west. The site has an existing fence line to the track frontage but its boundaries are otherwise currently unmarked. A line of electricity pylons runs north to south a little to the west of the site and would be linked to the proposal.

The site is generally surrounded by extensive agricultural fields with some wooded areas nearby. The wooded areas, along with contouring and buildings to the east provide a degree of screening from public viewpoints of the site over a wide area, although the site is highly apparent in closer views when moving along the Public Right of Way. The site lies in a Special Landscape Area and an Area of Special Archaeological Significance.

### 4. Planning History

None

### 5. The Proposal

The application proposes an energy storage plant to support the National Grid. This would comprise of a number of battery units within containers, inverter/transformers, a switchgear unit, larger transformer, relay room, overhead link to the nearby pylons and associated external areas. Security columns (supporting cameras) and floodlighting are also proposed. The site would be enclosed within a security fence, with planting proposed to the outside on the east, south and west boundaries. Some of the detailed drawings of the proposal are of a generic nature but are considered sufficient to be able to make a decision on the proposal.

## **6. Local Planning Policy**

The following Core Policies of the Wiltshire Core Strategy are relevant to the determination of this application and are considered to align with the principles, aims, objectives and intentions of the NPPF. The following policies (amongst others) are therefore considered to carry significant weight.

### *Wiltshire Core Strategy*

Core Policy 1 (Settlement Strategy)

Core Policy 4 (Spatial Strategy for the Amesbury Community Area)

Core Policy 42 (Standalone Renewable Energy Installations)

Core Policy 48 (Supporting Rural Life)

Core Policy 50 (Biodiversity and Geodiversity)

Core Policy 51 (Landscape)

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 Development)

Core Policy 62 (Development Impacts on the Transport Network)

### *Saved Policies of the Salisbury District Local Plan*

C6 (Special Landscape Area)

C21 (Farm Diversification)

## **7. Summary of consultation responses**

Both Woodford and Durnford Parish Councils have submitted lengthy and detailed objections to the proposal, which can be viewed on the Council's website. In summary:

Woodford Parish Council: Support principle of battery storage sites but object to this application on the following grounds:

- Inappropriate siting in relation to Old Sarum Scheduled Ancient Monument, Grade I listed Durnford Manor House, Conservation Area, Devenish Nature Reserve and other ecologically designated areas, many residential properties and roads and direct line of sight of Salisbury Cathedral.
- Inappropriate large industrial scale development in prominent position even considering proposed bunding and screening. Screening itself would have a significant adverse initial impact. A conifer screen would be particularly inappropriate.
- Unsuitable access route to site via Church Bottom/Wishford Road particularly during construction phase and would aggravate situation with subsequent maintenance visits and battery replacements.

- No financial benefit either to the PC or Wiltshire Council should permission be granted.
- Not convinced of claimed potential power supply to local community.
- Not convinced of claimed benefit to local employment.
- Not convinced by evidence of site search.
- Light and noise pollution emanating from plant – to residents and ecology.
- Land has not been used in recent years solely for arable farming. For the past 10 years or so it has been permanent pasture and used for lambing. While the loss of this area of land would not be of major significance, it would however be an inconvenience to the local farmer.
- Proposal would conflict with policies CP42, CP48, CP51, CP57, CP58, PS7 and C21 and the NPPF.

Durnford Parish Council: Object on the following grounds:

- Proposal is not in the interests of the wider Woodford Valley on any level.
- Inappropriate siting in relation to Area of Outstanding Natural Beauty, World Heritage Site and Conservation Area.
- Inappropriate materials and inadequate screening.
- Intrusive security fencing and lighting.
- Noise pollution.
- Batteries are prone to fires and leakage - implications have not been addressed in the application.
- Impact of construction traffic on inadequate local highway network.
- Loss of key agricultural land contributing to loss of income for local farmers.
- Impact on Ecology.
- Insufficient time for consultation due to apparent fast-tracking application process (Officer Note: This application has been the subject of the normal publicity and timescales for a Full planning application).

Highways: Acknowledge access to site for construction traffic may cause some disruption. However, this will be for a limited time only and once complete traffic movements to the site would be minimal. Therefore wish to raise no highway objection providing the following condition is imposed:

WM4 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following, has been submitted to, and approved in writing by, the Local Planning Authority:

- 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
- a scheme for recycling/disposing of waste resulting from demolition and construction works
- measures for the protection of the natural environment
- hours of construction, including deliveries

The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: 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.

Further Highways comments following submission of vehicle movement information:

Inevitable there will be disruption during construction. Request following condition:

No development shall commence on site until a photographic pre-condition highway survey of the following roads; Church Bottom, the C42 (from Church Bottom to Salterton Farm Road) and Salterton Farm Road, has been carried out and issued to the Local Highway Authority. Within 3 months of the completion of the development, a post condition survey should be made available to the Highways development management team.

REASON: To ensure Church Bottom, the C42 (from Church Bottom to Salterton Farm Road) and Salterton Farm Road are maintained to an acceptable standard and any defects attributed to the construction traffic are rectified in the interests of highway safety.

Landscape Officer (in response to Landscape Appraisal): Views of the site appear to be very limited and in combination with the mitigation planting and change of colour to the containers (at paragraph 9.4) should help to reduce visual effects from the wider landscape. Content to remove holding objection on the proviso we can include a condition for the colour of the containers to be agreed before commencement and that you are satisfied with the information supplied for the lighting.

Historic England (in response to Heritage Impact Assessment): Have undertaken site visit and consulted records of heritage assets and viewed data available from Environment Agency. Concur with principle conclusion that application will not result in substantial harm to designated heritage assets via change in setting. Note that proposals are likely to be visible in glimpsed views from grade II listed buildings in Lower Woodford Conservation Area. However, do not consider that could reasonably be defined as substantial harm to the Conservation Area. No objection to application on heritage grounds – application accords with paragraph 128 of the NPPF.

Archaeologist: Support Subject to Conditions: Site is of archaeological interest. There are HER records all around the site relating to prehistoric settlement and agriculture...[refers to NPPF 128 ]...Given the limited proposed footprint of impact, do not consider that field evaluation is necessary...[refers to NPPF 141]...It is therefore recommended that a programme of archaeological works in the form of an archaeological watching brief is carried out as part of any development.

The applicant should be aware that, if archaeological remains are encountered, this may have an effect on their programme of works. If human remains are encountered during the works, they cannot be removed without the appropriate permissions.

Recommendation: Full condition (WL26): No development shall commence within the area indicated (proposed development site) until:

A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

Informative: Further Recommendations: The work should be conducted by a professionally recognised archaeological contractor in accordance with a written scheme of investigation approved by this office and there will be a financial implication for the applicant.

Ecologist: No objection in principle but has some relatively minor queries regarding the submitted Ecology Report. It is anticipated that these queries will be resolved by the date of the Committee meeting.

Public Protection: Have read and considered noise assessment. Whilst it is of concern that the BS4142 assessment for one of the measurement points has resulted in a difference of +7 between the background and rating level the assessment is very robust. Source sound levels are based on the whole battery site running at maximum capacity and propagation calculations are based on a free field with no natural noise barriers between the source and receiver. There are a number of farm buildings between the source and receiver which will further attenuate noise. Therefore extremely unlikely that noise from the proposed development would cause loss of amenity inside residential properties at night time. The assessment shows that during day time the sound levels would be unlikely to have an adverse impact. Therefore we would not be able to support an objection to this application based on noise impacts.

There is the potential for noise and dust impacts during construction. The following condition is therefore recommended:

No development shall commence on site until a construction management plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during construction phase of the development. It shall include details of the following:

- The movement of construction vehicles;
- The cutting or other processing of building materials on site;
- Wheel washing and vehicle wash down facilities;
- The transportation and storage of waste and building materials;
- The recycling of waste materials (if any)
- The loading and unloading of equipment and materials
- The location and use of generators and temporary site accommodation
- Pile driving (If it is to be within 200m of residential properties)

The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times.

Rights Of Way Officer: No particular concerns.

## **8. Publicity**

The application was advertised by 4 site notices and consultations were carried out with neighbours closest to the site.

1 letter of support has been received, from a member of the Family Trust that owns the site, on the following grounds (in summary):

- Proposal will help national need to de-carbonise energy requirements
- Grade 3 is not prime farming land - loss of 2 acres out of 577 will not materially affect earning potential of farm
- Site well screened by maturing plantations and barn and developer intends further landscaping
- Camp Hill available as alternative access to site
- Once site is in operation additional daily traffic impact is negligible
- Four additional jobs will be created in the locality
- Planning permission sought for limited period only
- Site will have no impact on conservation measures already in place
- Field has little conservation merit
- Land owner's connection to village is long-term

134 objections have been received from the community on the following grounds (in summary):

- Introduction of industrial development into countryside
- Visual Impact
- Landscape Impact
- Impact on highway safety
- Impact on Ecology
- Noise and Light Pollution
- Fire Hazard
- Health Implications
- Impact on Heritage Assets
- Impact on drainage and flooding
- Lack of information submitted
- Fast Tracking of Application
- Alternative sites more appropriate
- Loss of agricultural land
- Unconvinced of community benefit
- Precedent

## 9. Planning Considerations

### ASSESSMENT

#### *Principle*

Section 55 of the Town and Country Planning Act 1990 defines the meaning of development as the means of carrying out of building, engineering, mining, or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. The development plan accepts the principle of development subject to the aims and objectives of policy being met.

The site lies within the Open Countryside for planning purposes. In such locations new development would normally only be permitted in particular circumstances related to specific needs and criteria.

The proposal relates to energy supply. Rather than a standalone renewable energy source the development would store energy supplied by the National Grid, which would then be fed



back in to the Grid at times of peak demand. However, the proposal would tie in with the Government's aims around energy supply, specifically in terms of providing a secure and reliable supply of electricity. This is a relatively new approach to maintaining power supply and it is considered reasonable to assess the proposal against CP42 as the issues arising from a storage proposal are likely to be similar to those arising from a renewables proposal. CP42 is supportive of schemes subject to satisfactory resolution of site specific constraints.

Applicants are not required to justify the overall need for energy development, either in a national or local context. However, in particular, proposals must demonstrate how impacts on the following factors have been satisfactorily assessed, including any cumulative effects, and taken into account:

- i. The landscape, particularly in and around Areas of Outstanding Natural Beauty
- ii. The Western Wiltshire Green Belt
- iii. The New Forest National Park
- iv. Biodiversity
- v. The historic environment including the Stonehenge and Avebury World Heritage Site and its setting
- vi. Use of the local transport network
- vii. Residential amenity, including noise, odour, visual amenity and safety
- viii. Best and most versatile agricultural land.

Criteria ii, iii and viii do not apply in this case and the matters affecting other criteria of CP42 are discussed below.

The proposal can also be considered as diversifying traditional farming activities. Saved Policy C21 is supportive of such development provided that:

- i. access is suitable at all times of the year
- ii. the proposal will not prejudice the viability of nearby village shops
- iii. the proposal does not result in inappropriate levels of traffic generation
- iv. any building necessary to implement the new activity is of an appropriate scale to that activity and of a high standard of design; and
- v. there is no adverse impact of the activity or any building associated with the activity on either the landscape, the local built environment or nature conservation interests

Criterion ii does not apply in this case and the matters affecting other criteria of C21 are discussed below.

CP48 is in principle supportive of infrastructure improvements, provided the development would not be to the detriment of the local environment or local residents.

The Applicant has explained how the site (as one of around 100 nationally) has been selected. Initially, matters such as high level planning constraints (National Parks, Areas of Outstanding Natural Beauty, Conservation Areas and European nature sites), landowner interest and Grid availability and practicality were considered. The precise preferred siting was then pinpointed on a more local level by looking at relationships with nature and heritage designations, dwellings and public viewpoints. This approach is considered reasonable although the questions of ease of accessibility to the National Grid and land availability are of course critical to the final choice.

It is not disputed that the proposed site may be one of the 'best c100' available out of the many considered, in terms of balancing out these various considerations. However, it does not follow that its development should then be automatically granted planning permission.

The proposal would still have to meet more detailed and site specific policy requirements and these are discussed below.

*Character and Visual Impact*  
(Pertains to criteria i and v of CP42 and iv and v of C21)

The various proposed structures would have a generally bulky and harsh appearance that would be expected from energy or other infrastructure plant and have a range of heights up to approximately 4.7 metres. The outer security fence would be 2.4 metres in height with security lighting at a suggested height of 4 metres and security camera columns at a suggested height of 6 metres.

In terms of character and visual amenity, such development would clearly in itself be considered as highly intrusive in this location. However, screening planting is proposed with a view to reducing visual impact and the much higher existing pylons immediately to the west would also provide a vertical context for the higher sections of the security columns. Precise details of security lighting and camera provision, as well as landscaping, could be agreed by way of planning conditions.

The Applicant has advised that the security lighting would be designed to be activated by sensors, which can be adjusted to enable them to distinguish between small animals and humans. The lights would therefore illuminate only when people access the site and would switch off again once the sensors were not picking up movement of human sized objects. This would avoid intermittent illumination should small wildlife enter the site. In addition the lights could also be installed with timers to ensure that lights are not left on overnight and designed only to illuminate the area relating to the sensor detecting movement (i.e. wholly within the site). These details could be agreed by way of a planning condition.

As noted above, neither the Landscape Officer nor Historic England has objected to the proposal, subject to condition. It is therefore considered that, subject to appropriate details and mitigation being agreed, the proposal would not have a detrimental impact on the character or visual amenity of the site or locality.

*Neighbouring Amenity*  
(Pertains to criteria vii of CP42)

There are no residential properties close to the site. However, the proposed access track would pass by a number of dwellings. This track already apparently has an unfettered right of vehicular access to agricultural land and buildings which is likely to involve regular movements by large vehicles. There would be a concentrated period of increased movements arising from the proposal and involving construction and delivery vehicles during the construction phase of approximately 6 months. However, on an individual basis it is considered these would be unlikely to be any more obtrusive than is the case with the current use of the track. The Public Protection Officer has recommended a condition relevant to this issue as noted above.

Once operational the number of vehicle movements to and from the site would be restricted to visiting engineers and service contractors. The site would be visited daily by the engineers. It is considered that, in terms of ongoing noise and general disturbance, this level of vehicle movement would be unlikely to cause a detrimental level of additional impact to residential properties, over and above the existing situation.

The installation would in itself produce a degree of noise and a Noise Report has been submitted in support of the application. The Public Protection Officer has no objection to the proposal on these grounds.

It is therefore considered that, subject to appropriate details and mitigation being agreed, the proposal would not have a detrimental impact on neighbouring amenity.

#### *Highways*

*(Pertains to criteria vi of CP42 and i and iii of C21)*

The Applicant advises that vehicles delivering to the site would travel from the A360 along a road north of the site named Church Bottom into Middle Woodford, and then along the valley road to the entrance to the track. The Highways Officer has raised no objections to the proposal subject to the condition noted above.

#### *Other Matters*

*(Pertains to criteria iv and v of CP42 and v of C21)*

The Archaeologist has no objection to the proposal subject to the conditions noted above. It is anticipated that queries raised by the Ecologist will be resolved by the date of the Committee meeting.

### **RECOMMENDATION**

**1 WA1** 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 WM13** The development hereby permitted shall be carried out in accordance with the following approved plans:

1395-PL-01 04 (Planning Layout)  
1395-PL-02 04 (Site Location Plan)  
Design and Access Statement  
ENS-STD-PL-25 (Standard Battery Container Plans and Elevations)  
ENS-STD-PL-27 (Standard HVAC Slab Plans and Elevations)  
ENS-STD-PL-28 (Standard Inverter/TX Container Plans and Elevations)  
ENS-STD-PL-29 (Standard Inverter/TX Skid Plans and Elevations)  
ENS-STD-PL-30 (Standard Containerised Switchgear Plans and Elevations)  
ENS-STD-PL-32 (Standard Security Fencing Typical Details)  
ENS-STD-PL-33 (Standard 132kv Single Circuit Tee Off (Underground) Details)  
ENS-STD-PL-34 (Standard 132kv Single Circuit Tee Off (Overhead) Details)  
ENS-STD-PL-45 (Standard Control and Metering Room Plans and Elevations)  
ENS-STD-PL-46 (Standard Marshalling Kiosk Details)  
ENS-STD-PL-48 (Standard 33kv Cable Cross section in Agricultural Land)  
ENS-STD-PL-51 (Standard Palisade Security Fence Details)  
SOL1801EE0\_1 (Environmental Noise Assessment)

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

**3 WB2** Notwithstanding Condition 2, no development shall commence on site until details of the finishing materials to be used on 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: 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 WC1** No development shall commence on site until a scheme of soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include a detailed planting specification showing all plant species, supply and planting sizes and planting densities.  
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 WC2** 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 completion of the development; 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 external lighting, cameras or speakers shall be installed on site until plans showing the type of appliance, the height and position of the appliance (including any supporting structures), illumination levels and light spillage details have been submitted to and approved in writing by the Local Planning Authority. The approved lighting, cameras and speakers shall be installed and maintained in accordance with the approved details and no additional external lighting, cameras or speakers 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.
- 7 WM4** No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following, has been submitted to, and approved in writing by, the Local Planning Authority:
- The parking of vehicles of site operatives and visitors
  - loading and unloading of plant and materials
  - transportation and storage of plant, materials and waste
  - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  - wheel washing and vehicle wash down facilities;
  - measures to control the emission of dust and dirt during construction
  - a scheme for recycling/disposing of waste resulting from demolition and construction works
  - measures for the protection of the natural environment
  - hours of construction, including deliveries
  - The location and use of generators and temporary site accommodation
  - Pile driving (If it is to be within 200m of residential properties)

- The movement of construction vehicles;
- The cutting or other processing of building materials on site;

The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: 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.

- 8** No development shall commence on site until a photographic pre-condition highway survey of the following roads; Church Bottom, the C42 (from Church Bottom to Salterton Farm Road) and Salterton Farm Road, has been carried out and issued to the Local Highway Authority. Within 3 months of the completed development, a post condition survey should be made available to the Highways development management team.

REASON: To ensure Church Bottom, the C42 (from Church Bottom to Salterton Farm Road) and Salterton Farm Road are maintained to an acceptable standard and any defects attributed to the construction traffic are rectified in the interests of highway safety.

- 9** **WL26** No development shall commence until;

A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

- 10** The development shall be carried out strictly in accordance with the recommendations set out in the Ecological Survey carried out by Clarkson and Woods and dated January 2018.

REASON: To safeguard ecology interests.

- 11** The development hereby approved including all related on-site built infrastructure (such as any CCTV cameras and poles, switch gear, access tracks, security fences, etc.) shall be removed and the land restored to a condition suitable for agricultural use within 6 months of the batteries ceasing to be used, or the expiry of 30 years after the date of first connection of any element of the development to the National Grid, whichever is the sooner.

REASON: In the interests of amenity and the timely restoration of the land.

#### **ARCHAEOLOGY INFORMATIVE:**

The work required under Condition 10 should be conducted by a professionally recognised archaeological contractor in accordance with a written scheme of investigation approved by this office and there will be a financial implication for the applicant.

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18/00457/FUL  
Land at Court Farm  
Lower Woodford  
SP4 6NQ



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## REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No.

<b>Date of Meeting</b>	31/05/2018
<b>Application Numbers</b>	Planning application 18/00842/FUL and listed building consent application 18/00652/LBC
<b>Site Address</b>	2 South Street, Wilton, Salisbury, Wiltshire, SP2 0JS
<b>18/00842/FUL - Planning application description</b>	Conversion of part of ground floor Hair & Beauty Salon into 2 bedroom flat, internal and external works including alteration to shopfront and changing rear window at rear to a pair of doors
<b>18/00652/LBC – Listed building consent application description</b>	Internal and external works including changing window at rear to a pair of doors & alteration to shopfront (replacement shop front and separate door to FF flat approved under S/2005/0251) to facilitate conversion of part of ground floor Hair & Beauty Salon
<b>Applicant</b>	Miss Lavinia Broom
<b>Town/Parish Council</b>	WILTON
<b>Electoral Division</b>	WILTON AND LOWER WYLYE VALLEY – (Cllr Church)
<b>Grid Ref</b>	409617 131188
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Lucy Minting

### Reason for the application being considered by Committee

Councillor Church has called in the application for the following reasons:

- Environmental or highway impact
- Car parking
- Reduction of retail space in this prime town location. The proposed shop will become too small to be economically viable. There is a lack of retail space in Wilton and a reduction in the size of this retail space will impact Wilton's economic sustainability.

### 1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission and listed building consent should be APPROVED subject to conditions.

### 2. Report Summary

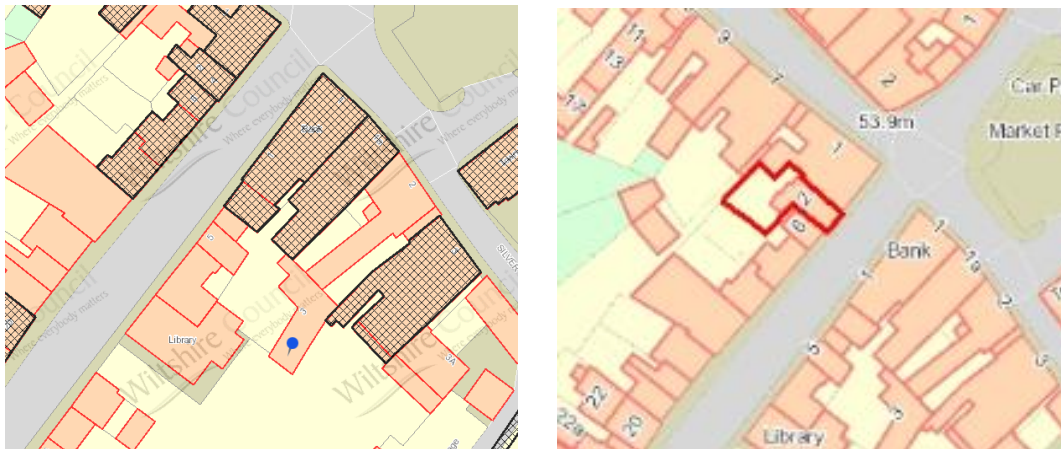
The main issues which are considered to be material in the determination of this application are listed below:

- Principle
- Protection of rural services and community facilities
- Residential amenity
- Impact to the setting and significance of the listed building and character and appearance of the conservation area
- Highway considerations
- S106 obligations/CIL

The application has generated an objection from Wilton Town Council but no third party representations.

### 3. Site Description

The site is situated centrally within the town of Wilton, and conservation area. No 2 South Street and neighbouring buildings marked with cross hatching on the plan below are also listed buildings:



The ground floor has been in last use as a hair and beauty salon with ancillary treatment rooms to the rear of the building.

There is an existing 2 bedroom flat at first floor level with separate access from South Street.

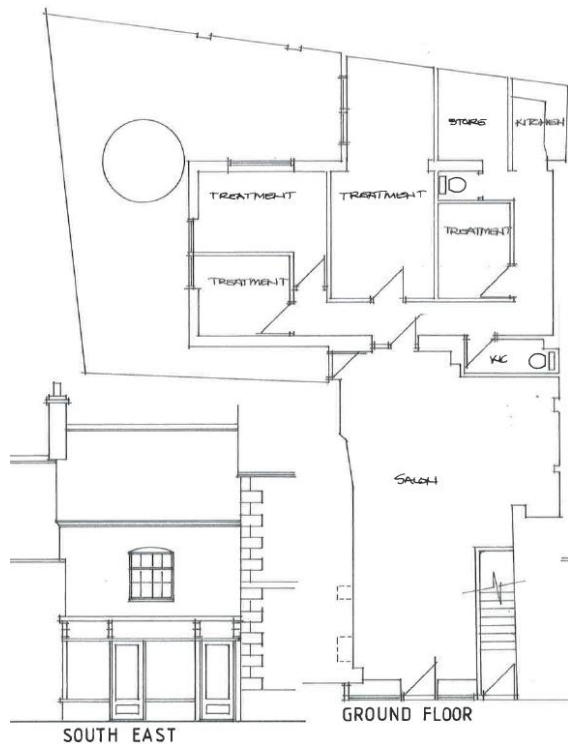
#### 4. Planning History

Application Ref	Proposal	Decision
17/10715/FUL	Conversion of ground floor Hair and Beauty Salon into two residential flats, internal and external works including alteration to shopfront to create separate door to first floor flat and changing rear window at rear to a pair of doors resubmission of 16/10286/FUL	No decision
17/11125/LBC	Conversion of ground floor Hair and Beauty Salon into two residential flats, internal and external works including changing window at rear to a pair of doors & alteration to shopfront (replacement shop front and separate door to first floor flat approved under S/2005/0251) resubmission of 16/10439/LBC	No decision
16/10439/LBC	Conversion of GF Hair and Beauty Salon into two residential flats, internal and external works including changing window at rear to a pair of doors & alteration to shopfront (replacement shop front and separate door to FF flat approved under S/2005/0251)	Withdrawn
16/10286/FUL	Conversion of ground floor Hair and Beauty Salon into two residential flats, internal and external works including alteration to shopfront to create separate door to first floor flat and changing rear window at rear to a pair of doors'	Withdrawn
S/2005/0251	Listed building consent application - Removal of shop front installation of replacement shop front and separate door to first floor flat	Approved with conditions 04/04/2005

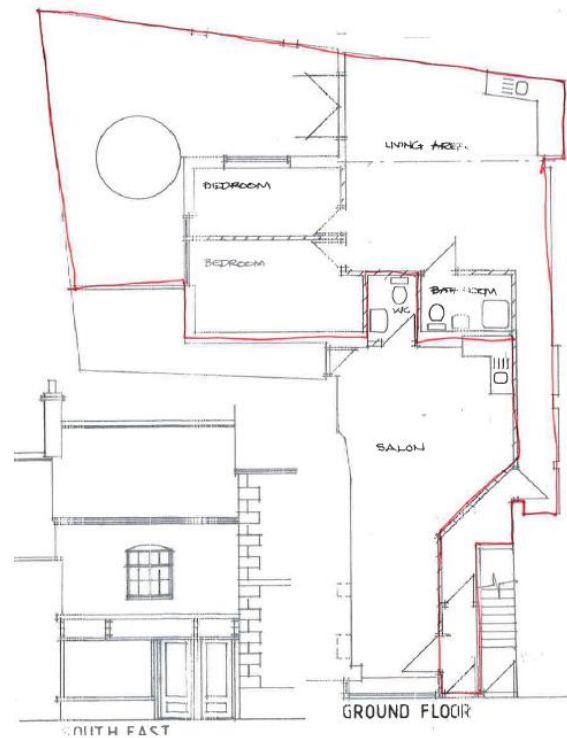
S/2001/1948	Listed building consent application - Flat roof conversion - balcony external stairs and extension of lean to	Approved with conditions 30/11/2001
S/2001/1905	Full planning application - Conversion of flat roof to balcony external stairs extension of lean to	Approved with conditions 28/11/2001
S/1991/1498	Listed building consent application - Alterations to shop front and internal works to stairs, partitions etc.	Approved with conditions 27/11/1991
S/1991/1497	Full planning application – Alteration to shop front and other structural works	Approved with conditions 27/11/1991
S/1983/1292	Listed building consent application - Demolition of outbuildings and ground floor extension and general improvements	Approved 04/01/1984
S/1983/1291	Full planning application - Ground floor extension	Approved 04/01/1984
S/1983/0639	Full planning application - 2 storey extension and internal alterations	Refused 24/08/1983
S/1983/0637	Listed building consent application - 2 storey extension and internal alterations	Refused 24/08/1983
S/1983/0967	Advertisement application - non-illuminated projecting sign	Approved 14/09/1983
S/1982/0877	Full planning application – change of use to photographic studio at 2-4 South Street	Approved with conditions 24/11/1982

## 5. The Proposal

It is proposed to convert the rear part of the ground floor of the building to create a 2 bedroom flat (with open plan kitchen and living room, and a bathroom) retaining a hair and beauty salon (A1 use) to the street frontage.



*Extract from existing layout plan*



*Extract from proposed layout plan*

The proposals also include alterations to the shop front by re-siting the central entrance door to be adjacent to the entrance door to the first floor flat, enabling the creation of an internal corridor to link through to the internal entrance to the proposed flat at the rear.

Listed building consent was previously granted for a replacement shop front and separate door to the first floor flat under application reference S/2005/0251 (although planning permission was not applied for at the time).

As can be noted from the planning history, there is also an alternative scheme currently under consideration for planning permission and listed building consent for conversion of all of the ground floor into a 2 bedroom flat, and a bedsit and associated alterations (17/10715/FUL & 17/11125/LBC).

## 6. Local Planning Policy

### **The Wiltshire Core Strategy (WCS) - adopted by Full Council on the 20<sup>th</sup> January 2015:**

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 3: Infrastructure Requirements

Core Policy 33: Spatial Strategy: Wilton Community Area

Core Policy 41: Sustainable construction and low carbon energy

Core Policy 43: Providing affordable homes

Core Policy 49: Protection of rural services and community facilities

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 62: Development impacts on the transport network

Core Policy 64: Demand Management

Housing Land Supply Statement (March 2018)

**Saved policies of the Salisbury District Local Plan:**  
R2 (Open Space Provision)

**Wiltshire Local Transport Plan 2011-2026:**  
Car Parking Strategy

**Government Guidance:**  
National Planning Policy Framework (NPPF) March 2012  
National Planning Policy Guidance (NPPG)

**Supplementary Planning Guidance:**  
Adopted Supplementary Planning Document 'Creating Places Design Guide' April 2006

***Planning (Listed Building and Conservation Areas) Act 1990***

- Section 16: Listed Building Decisions
- Section 66: Special considerations affecting planning functions
- Section 72: General duty as respects conservation areas in exercise of planning functions

**7. Summary of consultation responses**

**Highways:** No objection subject to condition

I note the proposed conversion of part of the existing hair salon in to a two bedroom flat. I also note that this Highway Authority previously recommended conditional approval of the conversion of the hair salon in to two flats and as the highway considerations are not materially changed by this latest submission, I adhere to my previous recommendation that no Highway objection is raised, subject to a condition requiring a construction method statement being attached to any permission granted.

**Conservation:**

I have no concerns about the details provided.

**8. Publicity**

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

**Wilton Town Council:** Object

Wilton Town Council objects to this application because of the loss of retail space, the remaining amount being considered inadequate to sustain any future business that might locate there. As a result, the Town Council has requested that the application be called to the Planning Committee for determination.

**No third party representations have been received:**

**9. Planning Considerations**

**9.1 Principle of development**

The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and makes it clear that planning law (Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 12 of the NPPF confirms that the 'NPPF does not change the statutory status of the development plan as the starting point for decision making' and proposed development that is in accordance with an up-to-

date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

The proposals are therefore to be considered in the context of the National Planning Policy Framework (NPPF) which sets out Central Government's planning policies, and the adopted Wiltshire Core Strategy (WCS) which also includes some saved policies of the Salisbury District Local Plan (SDLP).

At the heart of the NPPF is a presumption in favour of sustainable development and the Adopted Wiltshire Core Strategy seeks to build resilient communities and support rural communities but this must not be at the expense of sustainable development principles. The Settlement and Delivery Strategies of the Core Strategy are designed to ensure new development fulfils the fundamental principles of sustainability.

This means focusing growth around settlements with a range of facilities, where local housing, service and employment needs can be met in a sustainable manner. A hierarchy has been identified based on the size and function of settlements, which is the basis for setting out how the Spatial Strategy will deliver the levels of growth.

Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy' for the county, and identifies four tiers of settlement - Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development/settlement boundaries.

Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy'. It identifies the scale of growth appropriate within each settlement tier, stating that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

Wilton is defined as a Local Service Centre under Core Policy 1 and the settlement boundary/limits of development has been retained under Appendix E of the WCS.

Within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

In determining whether the proposal amounts to sustainable development; it is necessary to consider all relevant planning policies and the normal range of material considerations that have to be taken into account when determining a planning application and a judgement is necessary in terms of all the development impacts considered below.

## **9.2 Protection of rural services and community facilities**

Local Service Centres are defined in the Core Strategy (Core Policy 1) as '*smaller towns and larger villages which serve a surrounding rural hinterland and possess a level of facilities and services that, together with improved local employment, provide the best opportunities outside the Market Towns for greater self-containment.*'

The supporting text to Core Policy 1 explains that '*The level of development at Local Service Centres will be closely linked to their current and future role of providing for a significant rural hinterland. This will consist of less development than that at the Principal Settlements and Market Towns. Developments at Local Service Centres, in accordance with the Settlement Strategy, should provide for local employment opportunities, improved communities facilities*

*and/or affordable housing provision. This will safeguard the role of these settlements and support the more rural communities of Wiltshire.'*

Whilst there are no Primary/Secondary Shopping frontages in Wilton so Core Policy 38 and saved policies S1 and S2 (which seek to retain shops within these areas in Amesbury and Salisbury) do not apply in Wilton; the Planning Inspector in the appeal decision on another site in Wilton (14 North Street – 14/11869/FUL) considered Wilton is a rural settlement and the Endnotes to the Wiltshire Core Strategy (page 483) also confirm that the smaller settlements referred to in Core Policy 49 include Local Service Centres:

*'98. For the purposes of Core Policy 49, the smaller settlements of Wiltshire are defined as those Local Service Centres, Large Villages and Small Villages listed in Appendix E, or any smaller settlement not defined in the settlement hierarchy.'*

Core Policy 49 therefore applies to Wilton (which seeks to retain and safeguard the existing rural services and facilities which are integral to Wiltshire's communities):

*'Rural facilities and services are those that benefit the local community such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.'*

The policy is as follows:

*'Proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative community use. Preference will be given to retaining the existing use in the first instance, then for an alternative community use. Where this is not possible, a mixed use, which still retains a substantial portion of the community facility/service, will be supported. Redevelopment for non-community service/ facility use will only be permitted as a last resort and where all other options have been exhausted.*

*In order for such proposals to be supported, a comprehensive marketing plan will need to be undertaken and the details submitted with any planning application. Only where it can be demonstrated that all preferable options have been exhausted will a change of use to a non-community use be considered. This marketing plan will, at the very minimum:*

- i. be undertaken for at least six months*
- ii. be as open and as flexible as possible with respect to alternative community use*
- iii. establish appropriate prices, reflecting local market value, for the sale or lease of the site or building, which reflect the current or new community use, condition of the premises and the location of the site*
- iv. demonstrate the marketing has taken into account the hierarchy of preferred uses stated above*
- v. clearly record all the marketing undertaken and details of respondents, in a manner capable of verification*
- vi. provide details of any advertisements including date of publication and periods of advertisement*
- vii. offer the lease of the site without restrictive rent review and tenancy conditions or other restrictions which would prejudice the reuse as a community facility*
- viii. demonstrate contact with previously interested parties, whose interest may have been discouraged by onerous conditions previously set out.*

Core Policy 49 requires demonstration via marketing that the building is no longer economically viable for the existing or an alternative community service/facility use. Marketing details have been submitted with the application which advises Jordans estate agents were instructed to market the property on 3/06/2017 as a freehold interest with valuation of £150,000 (to include the first floor flat with a 99 year lease).

The submitted marketing evidence has been considered by our estates team who have raised concerns that the premises were marketed for too much and that the marketing primarily involved web-based marketing.

Property particulars including detailed floorplan were uploaded to [www.rightmove.co.uk](http://www.rightmove.co.uk) and the window display of the Salisbury City Centre branch of Jordans at 4 St Thomas's Square. The marketing evidence has been updated during the course of the application with the most recent figures of 488 online hits between 21/12/2017 and 19/02/2018. Jordans have also advised that property particulars were handed out to ad hoc enquiries in branch and 12 sets distributed to potential purchasers. The premises continue to be marketed.

No 2 West Street has recently been sold subject to contract at £120,000 and it is considered that the valuation of No 2 South Street (which has a larger footprint) is not overly optimistic and reflects local market value, the potential re-uses and the site's location.

Whilst it is regrettable that the proposal will result in the loss of the existing retail unit, the site has been marketed for over 6 months and on balance it is considered that the marketing undertaken has demonstrated that the premises are no longer viable/suitable for the existing or alternative community/local service uses in accordance with the requirements of Core Policy 49. It is not considered that a reason for refusal on the grounds of loss of the retail unit could be substantiated.

The proposals also retain part of the retail unit with shop frontage which is supported by Core Policy 49 *'Preference will be given to retaining the existing use in the first instance, then for an alternative community use. Where this is not possible, a mixed use, which still retains a substantial portion of the community facility/service, will be supported.'*

### **9.3 Impact on residential amenity**

Core Policy 57 requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensure that appropriate levels of amenity are achievable within the development itself. The NPPF's Core Planning Principles (paragraph 17) includes that planning should *'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.'*

The rear 2 bedroom flat has double doors accessing the rear courtyard area.

The first floor flat is not being altered as part of the proposals.

It is considered that the proposed scheme will provide an acceptable standard of amenity for existing and future occupants.

### **9.4 Impact to the setting and significance of the listed building and character and appearance of the conservation area**

The National Planning Policy Framework sets out Central Government's planning policies. It states the purpose of the planning system is to contribute to the achievement of sustainable development. It defines core planning principles which include that planning should be genuinely plan-led, should always seek to secure high quality design.

Core Policy 57 of the WCS requires a high standard of design in all new developments through, in particular, enhancing local distinctiveness, retaining and enhancing existing important features, being sympathetic to and conserving historic buildings and landscapes,



making efficient use of land, and ensuring compatibility of uses (including in terms of ensuring residential amenity is safeguarded).

The Planning (Listed Building and Conservation Areas) Act 1990 (sections 16, 66 & 72) requires proposals affecting listed buildings or their settings to seek to preserve the special interest of the buildings and their settings. The principal considerations are to ensure that new development protects the significance of listed buildings and their settings, and prevents harm to their significance. Proposals within conservation areas must preserve or enhance the character and appearance of the areas.

Core Policy 58 *'Ensuring the conservation of the historic environment'* requires that *'designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance.'*

The proposals include large scale details of the proposed revised shopfront/entrance which are acceptable to the conservation officer.

### 9.5 Highway considerations

The supporting text to Core Policy 64 refers to a parking study, commissioned by the council in January 2010, which included a comprehensive review of parking standards, charges and policy within both the plan area and neighbouring areas. The resulting LTP3 Car Parking Strategy was adopted by the council in February 2011 and includes policy PS6 – Residential parking standards and policy PS4 - Private non-residential standards. The parking standards for new dwellings are set out in the Wiltshire Local Transport Plan 2011-2026 – car parking strategy:

Table 7.1 Minimum parking standards (allocated parking)

Bedrooms	Minimum spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor parking	0.2 spaces per dwelling (unallocated)

Based on the current parking standards, the proposed residential scheme generates a need for 2 parking spaces.

However, the existing non-food retail use of approximately 102 square metres generates a requirement of 3 parking spaces based on policy PS4 (non-residential parking standards):

Use class	Land use	Standard
A1: Retail	Food Retail	1 per 14m <sup>2</sup> (>1000m <sup>2</sup> ), 1 per 35 m <sup>2</sup> (<1000m <sup>2</sup> )
	Non-Food Retail	1 per 20m <sup>2</sup> (>1000m <sup>2</sup> ), 1 per 35 m <sup>2</sup> (<1000m <sup>2</sup> )

So the parking requirements based on the parking standards will not be increased over the existing use.

Core Policies 60 (Sustainable Transport) and 61 (Transport and New Development) encourage development in sustainable locations and consideration can be given to relaxing parking standards in sustainable locations. The site is within walking distance of local shops, services and public transport and the new occupants will not necessarily have to rely on the use of cars, as they would have to in more rural locations.

Whilst the proposed development does not provide any off-street parking; the highways authority has raised no objections to the proposals. Overall it is considered that the impact on highway safety will not be significant.

### **9.6 Sustainable construction:**

The WCS' key strategic objective is to address climate change. It requires developers to meet this objective under Core Policy 41- Sustainable Construction which specifies sustainable construction standards required for new development.

For conversions to residential use Core Policy 41 requires BREEAM's Homes 'Very Good' Standard to be achieved and this would normally be secured through a planning condition.

However, the LPA is currently no longer applying CP41 and related conditions to applications given it has effectively been superseded by the current government direction of travel favouring Building Regulations for these matters.

### **9.7 S106 obligations and CIL**

The proposal results in a net gain of 1 residential unit. However, in line with government guidance issued by the DCLG (November 2014) Planning Contributions (Section 106 Planning Obligations), this number of dwellings would not generate the need for S106 contributions.

The Community Infrastructure Levy (CIL) came into effect on the 18th May 2015; CIL will be charged on all liable development granted planning permission on or after this date and would therefore apply to this application. However, CIL is separate from the planning decision process, and is administered by a separate department.

## **10. Conclusion**

The Adopted Wiltshire Core Strategy seeks to build resilient communities and support rural communities but this must not be at the expense of sustainable development principles.

To justify the loss of a rural service or community facility, Core Policy 49 requires a comprehensive marketing plan to be undertaken to demonstrate that all other options have been exhausted.

The marketing of the premises commenced in June 2017 and has therefore extended for at least 6 months. There is a concern raised by the council's estates team over the valuation of the site at £150,000 and the reliance on on-line marketing, which may have discouraged potential purchasers.

However, the premises were also advertised in the local estate agent branch and taking into account recent marketing of No 2 West Street which has recently been sold subject to contract at £120,000; on balance, it is considered that the valuation is not overly optimistic and reflects local market value, the potential re-uses and the site's location and the marketing evidence submitted is considered to demonstrate that the premises are no-longer

viable/ not suitable for alternative community uses, although the proposals do include retention of a smaller retail unit with shopfront in accordance with Core Policy 49.

It is considered that the proposed re-development of the site will not have adverse impacts to the character and appearance of the conservation area/setting of listed buildings or residential amenity and whilst no parking is provided, this is considered acceptable given the sustainable location of the site with access to alternative modes of transport.

#### **RECOMMENDATION:**

**In respect of planning application 18/00842/FUL, that the application for planning permission be APPROVED, subject to the following conditions:**

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

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

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

Plan Reference: 1:100 scale Proposed South West elevation, received by this office 29/01/2018

Plan Reference: 1:100 scale Proposed South East elevation and Ground floor plan, received by this office 29/01/2018

Plan Reference: 1:1250 scale Location Plan, received by this office 29/01/2018

Plan Reference: 1:2 scale Joinery Section Plans, received by this office 29/01/2018

Plan Reference: 1:20 scale Front Screen Detail, received by this office 29/01/2018

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

(3) No development shall commence on site (including any demolition works) until a Construction Method Statement has been submitted to and approved in writing by the local planning authority.

The 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 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 demolition and construction;
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- h) measures for the protection of the natural environment;
- i) hours of construction, including deliveries

The approved Statement shall be adhered to during the construction period.

REASON: 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.

#### *INFORMATIVE: Private Property/Access Rights*

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.

The applicant is advised to consider the third party comments re private rights and the developers should satisfy themselves/resolve matters before development commences. 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.

*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).

**In respect of listed building consent application 18/00652/LBC that the application for listed building consent be APPROVED, subject to 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:

Plan Reference: 1:100 scale Proposed South West elevation, received by this office 29/01/2018

Plan Reference: 1:100 scale Proposed South East elevation and Ground floor plan, received by this office 29/01/2018

Plan Reference: 1:1250 scale Location Plan, received by this office 29/01/2018

Plan Reference: 1:2 scale Joinery Section Plans, received by this office 29/01/2018

Plan Reference: 1:20 scale Front Screen Detail, received by this office 29/01/2018

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

18/00652/LBC & 18/00842/FUL

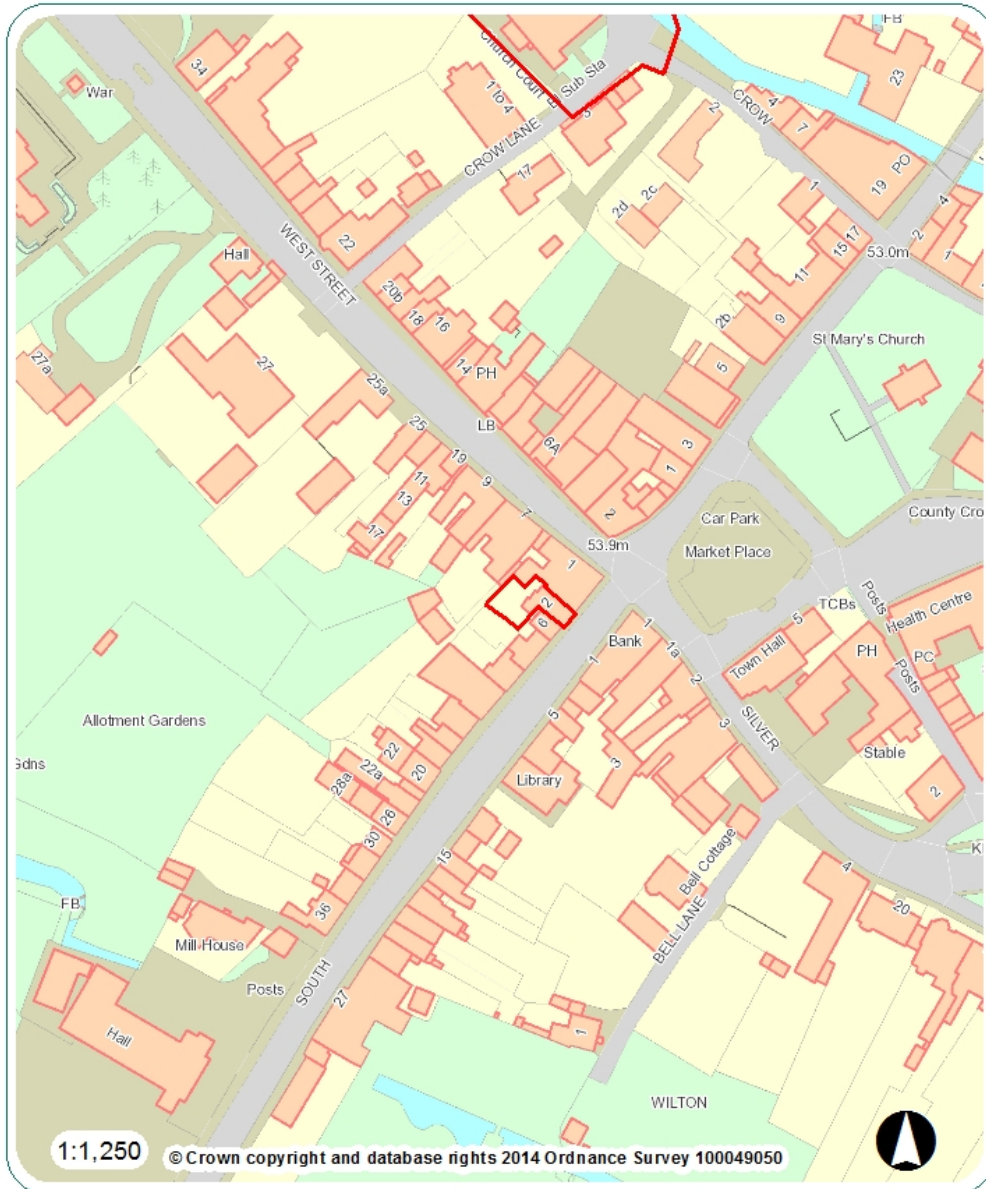
2 South Street

Wilton

Salisbury

Wiltshire

SP2 0JS



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## REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No.

<b>Date of Meeting</b>	31/05/2018
<b>Application Numbers</b>	Planning application 17/10715/FUL and listed building consent application 17/11125/LBC
<b>Site Address</b>	2 South Street, Wilton, Salisbury, Wiltshire, SP2 0JS
<b>17/10715/FUL - Planning application description</b>	Conversion of ground floor Hair and Beauty Salon into two residential flats, internal and external works including alteration to shopfront to create separate door to first floor flat and changing rear window at rear to a pair of doors (resubmission of 16/10286/FUL)
<b>17/11125/LBC – Listed building consent application description</b>	Conversion of ground floor Hair and Beauty Salon into two residential flats, internal and external works including changing window at rear to a pair of doors & alteration to shopfront (replacement shop front and separate door to first floor flat approved under S/2005/0251) resubmission of 16/10439/LBC
<b>Applicant</b>	Miss Lavinia Broom
<b>Town/Parish Council</b>	WILTON
<b>Electoral Division</b>	WILTON AND LOWER WYLYE VALLEY – (Cllr Church)
<b>Grid Ref</b>	409617 131188
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Lucy Minting

### Reason for the application being considered by Committee

Councillor Church has called in the application for the following reasons:

Located on the Market Square – the premises is a prime retail shop amongst similar shops of its size. I recommend planning permission from retail to residential is refused to maintain the economic vitality of the town. Many other shops in this location are viable and operate successfully.

#### 1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission and listed building consent should be APPROVED subject to conditions.

#### 2. Report Summary

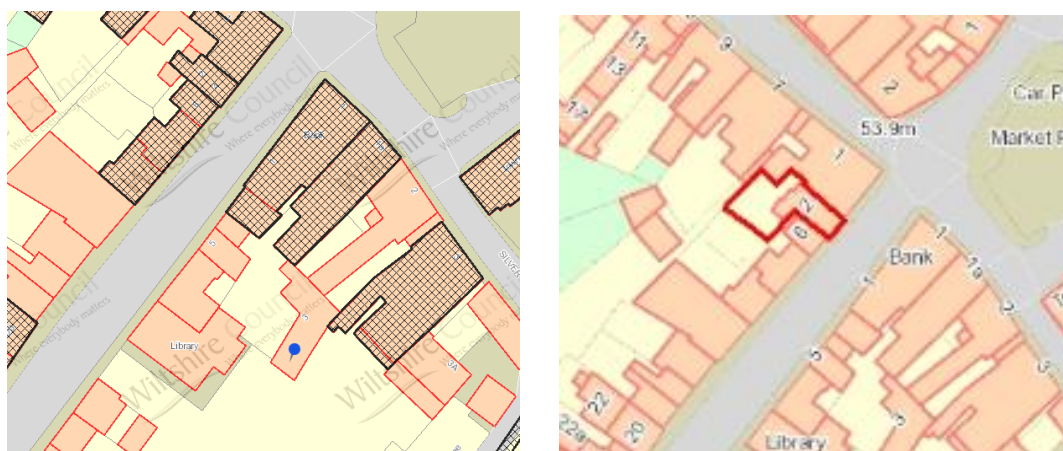
The main issues which are considered to be material in the determination of this application are listed below:

- Principle
- Protection of rural services and community facilities
- Residential amenity
- Impact to the setting and significance of the listed building and character and appearance of the conservation area
- Highway considerations
- S106 obligations/CIL

The application has generated 2 third party representations (1 of no objections & 1 of objections), and an objection from Wilton Town Council.

#### 3. Site Description

The site is situated centrally within the town of Wilton, and conservation area. No 2 South Street and neighbouring buildings marked with cross hatching on the plan below are also listed buildings:



The ground floor has been in last use as a hair and beauty salon with ancillary treatment rooms to the rear of the building.

There is an existing 2 bedroom flat at first floor level with separate access from South Street.

#### 4. Planning History

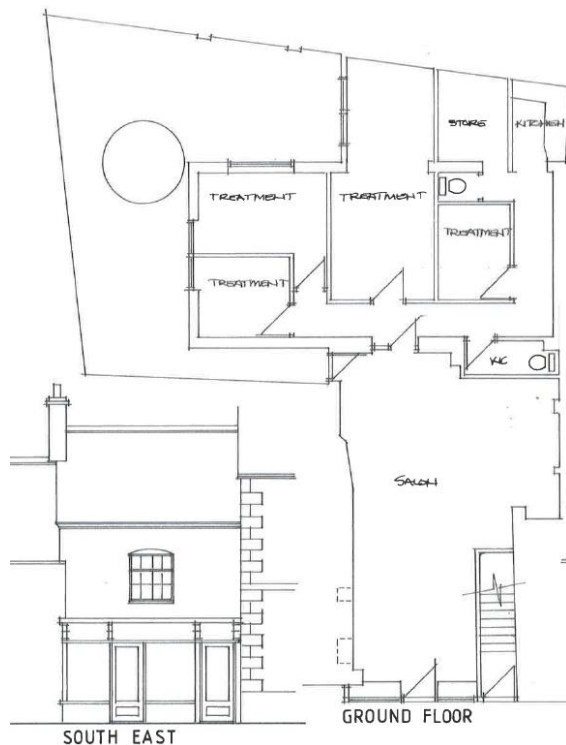
Application Ref	Proposal	Decision
18/00842/FUL	Conversion of part of ground floor Hair & Beauty Salon into 2 bedroom flat, internal and external works including alteration to shopfront and changing rear window at rear to a pair of doors	No decision
18/00652/LBC	Internal and external works including changing window at rear to a pair of doors & alteration to shopfront (replacement shop front and separate door to FF flat approved under S/2005/0251) to facilitate conversion of part of ground floor Hair & Beauty Salon	No decision
16/10439/LBC	Conversion of GF Hair and Beauty Salon into two residential flats, internal and external works including changing window at rear to a pair of doors & alteration to shopfront (replacement shop front and separate door to FF flat approved under S/2005/0251)	Withdrawn
16/10286/FUL	Conversion of ground floor Hair and Beauty Salon into two residential flats, internal and external works including alteration to shopfront to create separate door to first floor flat and changing rear window at rear to a pair of doors'	Withdrawn
S/2005/0251	Listed building consent application - Removal of shop front installation of replacement shop front and separate door to first floor flat	Approved with conditions 04/04/2005
S/2001/1948	Listed building consent application - Flat roof conversion - balcony external stairs and	Approved with conditions



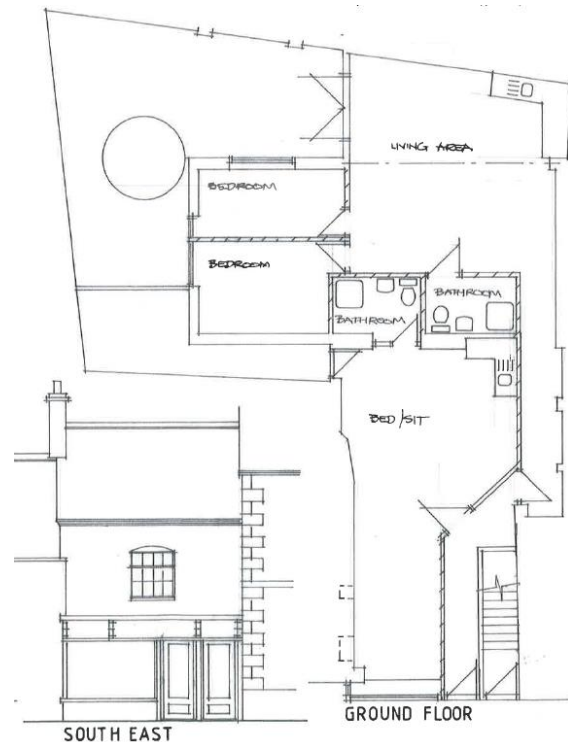
	extension of lean to	30/11/2001
S/2001/1905	Full planning application - Conversion of flat roof to balcony external stairs extension of lean to	Approved with conditions 28/11/2001
S/1991/1498	Listed building consent application - Alterations to shop front and internal works to stairs, partitions etc.	Approved with conditions 27/11/1991
S/1991/1497	Full planning application – Alteration to shop front and other structural works	Approved with conditions 27/11/1991
S/1983/1292	Listed building consent application - Demolition of outbuildings and ground floor extension and general improvements	Approved 04/01/1984
S/1983/1291	Full planning application - Ground floor extension	Approved 04/01/1984
S/1983/0639	Full planning application - 2 storey extension and internal alterations	Refused 24/08/1983
S/1983/0637	Listed building consent application - 2 storey extension and internal alterations	Refused 24/08/1983
S/1983/0967	Advertisement application - non-illuminated projecting sign	Approved 14/09/1983
S/1982/0877	Full planning application – change of use to photographic studio at 2-4 South Street	Approved with conditions 24/11/1982

## 5. The Proposal

It is proposed to convert the ground floor of the building to create a bedsit and a 2 bedroom flat (with open plan kitchen and living room, and a bathroom).



*Extract from existing layout plan*



*Extract from proposed layout plan*

The proposals also include alterations to the shop front by re-siting the central entrance door to be adjacent to the entrance door to the first floor flat, enabling the creation of an internal corridor to link through to the internal entrance to the proposed flat at the rear.

Listed building consent was previously granted for a replacement shop front and separate door to the first floor flat under application reference S/2005/0251 (although planning permission was not applied for at the time).

As can be noted from the planning history, there is also an alternative scheme currently under consideration for planning permission and listed building consent for conversion of part of the ground floor into a 2 bedroom flat, retaining a hair and beauty salon to the front and associated alterations (18/00842/FUL & 18/00652/LBC).

## **6. Local Planning Policy**

### **The Wiltshire Core Strategy (WCS) - adopted by Full Council on the 20<sup>th</sup> January 2015:**

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 3: Infrastructure Requirements

Core Policy 33: Spatial Strategy: Wilton Community Area

Core Policy 41: Sustainable construction and low carbon energy

Core Policy 43: Providing affordable homes

Core Policy 49: Protection of rural services and community facilities

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 62: Development impacts on the transport network

Core Policy 64: Demand Management

Housing Land Supply Statement (March 2018)

### **Saved policies of the Salisbury District Local Plan:**

R2 (Open Space Provision)

### **Wiltshire Local Transport Plan 2011-2026:**

Car Parking Strategy

### **Government Guidance:**

National Planning Policy Framework (NPPF) March 2012

National Planning Policy Guidance (NPPG)

### **Supplementary Planning Guidance:**

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

### ***Planning (Listed Building and Conservation Areas) Act 1990***

- Section 16: Listed Building Decisions
- Section 66: Special considerations affecting planning functions
- Section 72: General duty as respects conservation areas in exercise of planning functions

## **7. Summary of consultation responses**

**Public Protection:** No objections subject to condition

Following the submission of additional information that the habitable window to the proposed bedsit facing South Street will be replaced with triple glazed acoustic windows, and having reviewed this new information and the application again raise no objections subject to condition that the acoustic glazing will be installed.

**Highways:** No objection subject to condition

I note the proposed conversion and change of use of the existing hair and beauty salon to two residential properties, consisting of one 2 bedroom dwelling and one 1 bedroom dwelling. I also note that this application is a resubmission of 16/10286/FUL, to which, this Highway Authority recommended conditional approval. As this proposal has not materially changed in Highway terms, I adhere to this previous recommendation and recommend that no Highway objection is raised, subject to a condition requiring a construction method statement being attached to any permission granted.

**Conservation:**

Further to my site visit earlier in the week, I am satisfied that the rear building is of modern construction. The alterations within the historic part of the LB are confined to the partition that forms a corridor; while this does leave the front part of the newly formed dwelling with an awkwardly small space in front of the fire, there seems to be little alternative, and there would be no impact on historic fabric. What's more, the stud would of course be removable if an alternative arrangement is devised in future. Subject to receipt of satisfactory full details of the replacement shopfront (which can be conditioned), I have no objections to the scheme regarding the impact on the LB and CA.

**8. Publicity**

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

**Wilton Town Council:** Object

Wilton Town Council objects to this application because of the potential loss of a business premises in a central part of Wilton, and the lack of car parking provision, which will only increase the pressure on the on-street parking space along South Street

The following third party representations have been received:

**Representation from Salisbury Civic Society: No objections**

Having now looked at the conservation officer's further comments on the website, I can say that the Civic Society no longer has any objections to the application, in terms of its impact on historic fabric.

**Representation from Wilton & District Business Chamber: object**

Wilton & District Business Chamber objects strongly to the change of use of shop premises to domestic residential use. Wilton is a rapidly growing town with 300 houses on Wilton Hill under construction, an enterprise hub, retirement homes, veterans quarters and workshops and a nursery, and 1,300 homes being built at Fugglestone Red, Devizes Road, not three miles away. The Army is rebasing thousands of families not too far away from Wilton to make it an attractive shopping visit. The opportunity for new or replacement businesses opening in Wilton is difficult enough as premises are not often available, and those that come on the market are not marketed properly in the right places or for long enough. The town has already lost a restaurant to flats because, by default, it was not observed that the premises should have been marketed for business use. Other small shops are also under threat as owners die or retire. The town is hoping to have a new train station within two years which would also have the effect of bringing in shoppers and business users, if the business premises are given the opportunity to survive rather than be converted to residential. At present, Wilton has free parking in the town centre square, South Street car park, and the well-used Wilton Shopping Village. The Business Chamber promotes the town, where and

when it can, to attract new or replacement businesses. There is no opportunity to develop new business/shop premises in the town centre, so reliance is placed on making sure current uses for business purpose are maintained to allow the town to present a wide-ranging shopping experience, and also to help maintain and increase footfall to current services, such as the bank, post office, and convenience stores to keep them open. This application should be refused and the premises put on the market, properly advertised, for at least six months, or be turned over to the Community Land Trust, or the Community Interest Company, for pop-up shop and starter-business uses. This ruling should apply to all business premises owners applying for change of use to domestic/residential in the town centre. Far too many shops have been converted in the past which is putting the whole economic viability of this ancient town at risk.

## **9. Planning Considerations**

### **9.1 Principle of development**

The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and makes it clear that planning law (Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 12 of the NPPF confirms that the 'NPPF does not change the statutory status of the development plan as the starting point for decision making' and proposed development that is in accordance with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

The proposals are therefore to be considered in the context of the National Planning Policy Framework (NPPF) which sets out Central Government's planning policies, and the adopted Wiltshire Core Strategy (WCS) which also includes some saved policies of the Salisbury District Local Plan (SDLP).

At the heart of the NPPF is a presumption in favour of sustainable development and the Adopted Wiltshire Core Strategy seeks to build resilient communities and support rural communities but this must not be at the expense of sustainable development principles. The Settlement and Delivery Strategies of the Core Strategy are designed to ensure new development fulfils the fundamental principles of sustainability.

This means focusing growth around settlements with a range of facilities, where local housing, service and employment needs can be met in a sustainable manner. A hierarchy has been identified based on the size and function of settlements, which is the basis for setting out how the Spatial Strategy will deliver the levels of growth.

Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy' for the county, and identifies four tiers of settlement - Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development/settlement boundaries.

Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy'. It identifies the scale of growth appropriate within each settlement tier, stating that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

Wilton is defined as a Local Service Centre under Core Policy 1 and the settlement boundary/limits of development has been retained under Appendix E of the WCS.

Within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

In determining whether the proposal amounts to sustainable development; it is necessary to consider all relevant planning policies and the normal range of material considerations that have to be taken into account when determining a planning application and a judgement is necessary in terms of all the development impacts considered below.

The NPPF requires each Local Planning Authority to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements.

## **9.2 Protection of rural services and community facilities**

Local Service Centres are defined in the Core Strategy (Core Policy 1) as *'smaller towns and larger villages which serve a surrounding rural hinterland and possess a level of facilities and services that, together with improved local employment, provide the best opportunities outside the Market Towns for greater self-containment.'*

The supporting text to Core Policy 1 explains that *'The level of development at Local Service Centres will be closely linked to their current and future role of providing for a significant rural hinterland. This will consist of less development than that at the Principal Settlements and Market Towns. Developments at Local Service Centres, in accordance with the Settlement Strategy, should provide for local employment opportunities, improved communities facilities and/or affordable housing provision. This will safeguard the role of these settlements and support the more rural communities of Wiltshire.'*

Whilst there are no Primary/Secondary Shopping frontages in Wilton so Core Policy 38 and saved policies S1 and S2 (which seek to retain shops within these areas in Amesbury and Salisbury) do not apply in Wilton; the Planning Inspector in the appeal decision on another site in Wilton (14 North Street – 14/11869/FUL) considered Wilton is a rural settlement and the Endnotes to the Wiltshire Core Strategy (page 483) also confirm that the smaller settlements referred to in Core Policy 49 include Local Service Centres:

*'98. For the purposes of Core Policy 49, the smaller settlements of Wiltshire are defined as those Local Service Centres, Large Villages and Small Villages listed in Appendix E, or any smaller settlement not defined in the settlement hierarchy.'*

Core Policy 49 therefore applies to Wilton (which seeks to retain and safeguard the existing rural services and facilities which are integral to Wiltshire's communities):

*'Rural facilities and services are those that benefit the local community such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.'*

The policy is as follows:

*'Proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative community use. Preference will be given to retaining the existing use in the first instance, then for an alternative community use. Where this is not possible, a mixed use, which still retains a substantial portion of the community facility/service, will be supported.'*

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

*In order for such proposals to be supported, a comprehensive marketing plan will need to be undertaken and the details submitted with any planning application. Only where it can be demonstrated that all preferable options have been exhausted will a change of use to a non-community use be considered. This marketing plan will, at the very minimum:*

- i. be undertaken for at least six months*
- ii. be as open and as flexible as possible with respect to alternative community use*
- iii. establish appropriate prices, reflecting local market value, for the sale or lease of the site or building, which reflect the current or new community use, condition of the premises and the location of the site*
- iv. demonstrate the marketing has taken into account the hierarchy of preferred uses stated above*
- v. clearly record all the marketing undertaken and details of respondents, in a manner capable of verification*
- vi. provide details of any advertisements including date of publication and periods of advertisement*
- vii. offer the lease of the site without restrictive rent review and tenancy conditions or other restrictions which would prejudice the reuse as a community facility*
- viii. demonstrate contact with previously interested parties, whose interest may have been discouraged by onerous conditions previously set out.*

Core Policy 49 requires demonstration via marketing that the building is no longer economically viable for the existing or an alternative community service/facility use. Marketing details have been submitted with the application which advises Jordans estate agents were instructed to market the property on 3/06/2017 as a freehold interest with valuation of £150,000 (to include the first floor flat with a 99 year lease).

The submitted marketing evidence has been considered by our estates team who have raised concerns that the premises were marketed for too much and that the marketing primarily involved web-based marketing.

Property particulars including detailed floorplan were uploaded to [www.rightmove.co.uk](http://www.rightmove.co.uk) and the window display of the Salisbury City Centre branch of Jordans at 4 St Thomas's Square. The marketing evidence has been updated during the course of the application with the most recent figures of 488 online hits between 21/12/2017 and 19/02/2018. Jordans have also advised that property particulars were handed out to ad hoc enquiries in branch and 12 sets distributed to potential purchasers. The premises continue to be marketed.

No 2 West Street has recently been sold subject to contract at £120,000 and it is considered that the valuation of No 2 South Street (which has a larger footprint) is not overly optimistic and reflects local market value, the potential re-uses and the site's location.

Whilst it is regrettable that the proposal will result in the loss of the existing retail unit, the site has been marketed for over 6 months and on balance it is considered that the marketing undertaken has demonstrated that the premises are no longer viable/suitable for the existing or alternative community/local service uses in accordance with the requirements of Core Policy 49. It is not considered that a reason for refusal on the grounds of loss of the retail unit could be substantiated.

### **9.3 Impact on residential amenity**

Core Policy 57 requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensure that appropriate levels of amenity are achievable within the development itself. The NPPF's Core Planning Principles (paragraph

17) includes that planning should *'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.'*

The property is situated on the very busy, traffic light controlled; crossroads in the centre of Wilton with the stopping place for queuing traffic waiting to go through the traffic lights is immediately adjacent to the application site.

The proposed bedsit has one window fronting South Street and following concerns from the public protection team on how future occupants of the bedsit would be protected against noise from passing/idling traffic and how BS8233:2014 internal standards for amenity would be met, it is now proposed that the window will be replaced with a triple glazed acoustic window as part of the shopfront alterations proposed.

The proposed bedsit has no external amenity space, although the rear 2 bedroom flat has double doors accessing the rear courtyard area.

The first floor flat is not being altered as part of the proposals.

Subject to the installation of a triple glazed acoustic window to the bedsit (which can be conditioned); it is considered that the proposed scheme will provide an acceptable standard of amenity for existing and future occupants.

#### **9.4 Impact to the setting and significance of the listed building and character and appearance of the conservation area**

The National Planning Policy Framework sets out Central Government's planning policies. It states the purpose of the planning system is to contribute to the achievement of sustainable development. It defines core planning principles which include that planning should be genuinely plan-led, should always seek to secure high quality design.

Core Policy 57 of the WCS requires a high standard of design in all new developments through, in particular, enhancing local distinctiveness, retaining and enhancing existing important features, being sympathetic to and conserving historic buildings and landscapes, making efficient use of land, and ensuring compatibility of uses (including in terms of ensuring residential amenity is safeguarded).

The Planning (Listed Building and Conservation Areas) Act 1990 (sections 16, 66 & 72) requires proposals affecting listed buildings or their settings to seek to preserve the special interest of the buildings and their settings. The principal considerations are to ensure that new development protects the significance of listed buildings and their settings, and prevents harm to their significance. Proposals within conservation areas must preserve or enhance the character and appearance of the areas.

Core Policy 58 *'Ensuring the conservation of the historic environment'* requires that *'designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance.'*

The proposals require the addition of triple glazing to meet public protection concerns, large scale details of which will need to be agreed to ensure a satisfactory window design in terms of impact to the listed building and conservation area. Subject to such a condition, the conservation officer has no objections to the scheme.

#### **9.5 Highway considerations**

The supporting text to Core Policy 64 refers to a parking study, commissioned by the council in January 2010, which included a comprehensive review of parking standards, charges and policy within both the plan area and neighbouring areas. The resulting LTP3 Car Parking Strategy was adopted by the council in February 2011 and includes policy PS6 – Residential parking standards and policy PS4 - Private non-residential standards. The parking standards for new dwellings are set out in the Wiltshire Local Transport Plan 2011-2026 – car parking strategy:

Table 7.1 Minimum parking standards (allocated parking)

Bedrooms	Minimum spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor parking	0.2 spaces per dwelling (unallocated)

Based on the current parking standards, the proposed residential scheme generates a need for 3 parking spaces.

However, the existing non-food retail use of approximately 102 square metres also generates a requirement of 3 parking spaces based on policy PS4 (non-residential parking standards):

Use class	Land use	Standard
A1: Retail	Food Retail	1 per 14m <sup>2</sup> (>1000m <sup>2</sup> ), 1 per 35 m <sup>2</sup> (<1000m <sup>2</sup> )
	Non-Food Retail	1 per 20m <sup>2</sup> (>1000m <sup>2</sup> ), 1 per 35 m <sup>2</sup> (<1000m <sup>2</sup> )

So the parking requirements based on the parking standards will not be increased over the existing use.

Core Policies 60 (Sustainable Transport) and 61 (Transport and New Development) encourage development in sustainable locations and consideration can be given to relaxing parking standards in sustainable locations. The site is within walking distance of local shops, services and public transport and the new occupants will not necessarily have to rely on the use of cars, as they would have to in more rural locations.

Whilst the proposed development does not provide any off-street parking; the highways authority has raised no objections to the proposals. Overall it is considered that the impact on highway safety will not be significant.

## 9.6 Sustainable construction

The WCS' key strategic objective is to address climate change. It requires developers to meet this objective under Core Policy 41- Sustainable Construction which specifies sustainable construction standards required for new development. For conversions to residential use Core Policy 41 requires BREEAM's Homes 'Very Good' Standard to be achieved and this would normally be secured through a planning condition. However, the LPA is currently no longer applying CP41 and related conditions to



applications given it has effectively been superseded by the current government direction of travel favouring Building Regulations for these matters.

### **9.7 S106 obligations and CIL**

The proposal results in a net gain of 2 residential units. However, in line with government guidance issued by the DCLG (November 2014) Planning Contributions (Section 106 Planning Obligations), this number of dwellings would not generate the need for S106 contributions.

The Community Infrastructure Levy (CIL) came into effect on the 18th May 2015; CIL will be charged on all liable development granted planning permission on or after this date and would therefore apply to this application. However, CIL is separate from the planning decision process, and is administered by a separate department.

### **10. Conclusion**

The Adopted Wiltshire Core Strategy seeks to build resilient communities and support rural communities but this must not be at the expense of sustainable development principles.

To justify the loss of a rural service or community facility, Core Policy 49 requires a comprehensive marketing plan to be undertaken to demonstrate that all other options have been exhausted.

The marketing of the premises commenced in June 2017 and has therefore extended for at least 6 months. There is a concern raised by the council's estates team over the valuation of the site at £150,000 and the reliance on on-line marketing, which may have discouraged potential purchasers.

However, the premises were also advertised in the local estate agent branch and taking into account recent marketing of No 2 West Street which has recently been sold subject to contract at £120,000; on balance, it is considered that the valuation is not overly optimistic and reflects local market value, the potential re-uses and the site's location and the marketing evidence submitted is considered to demonstrate that the premises are no-longer viable/ not suitable for alternative community uses.

It is considered that the proposed re-development of the site will not have adverse impacts to the character and appearance of the conservation area/setting of listed buildings or residential amenity and whilst no parking is provided, this is considered acceptable given the sustainable location of the site with access to alternative modes of transport.

### **RECOMMENDATION:**

**In respect of planning application 17/10715/FUL, that the application for planning permission be APPROVED, subject to the following conditions:**

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

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

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

Plan Reference: 1:100 scale Proposed South West elevation, received by this office  
01/11/2017

Plan Reference: 1:100 scale Proposed South East elevation and Ground floor plan, received by this office 01/11/2017

Plan Reference: 1:1250 scale Location Plan, received by this office 01/11/2017

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

(3) No development shall commence on site (including any demolition works) until a Construction Method Statement has been submitted to and approved in writing by the local planning authority.

The 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 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 demolition and construction;
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- h) measures for the protection of the natural environment;
- i) hours of construction, including deliveries

The approved Statement shall be adhered to during the construction period.

REASON: 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.

(4) No development shall commence on site until large scale details of the acoustic triple glazing with acoustic trickle vents to be installed to the bedsit facing South Street Wilton (1:2 scale vertical and horizontal cross-sections through the frame and glass and 1:10 scale elevations) have been submitted to and approved in writing by the local planning authority. The agreed acoustic glazing shall be installed in accordance with the approved details prior to the first occupation of the bedsit hereby approved and shall be maintained at all times thereafter.

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 amenity and in the interests of preserving the character and appearance of the listed building, its setting and the conservation area.

*INFORMATIVE: Private Property/Access Rights*

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.

The applicant is advised to consider the third party comments re private rights and the developers should satisfy themselves/resolve matters before development commences. 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.

*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).

**In respect of listed building consent application 17/06125/LBC that the application for listed building consent be APPROVED, subject to 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:

Plan Reference: 1:100 scale Proposed South West elevation, received by this office 01/11/2017

Plan Reference: 1:100 scale Proposed South East elevation and Ground floor plan, received by this office 01/11/2017

Plan Reference: 1:1250 scale Location Plan, received by this office 01/11/2017

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

(3) No development shall commence on site until large scale details of the acoustic triple glazing with acoustic trickle vents to be installed to the bedsit facing South Street Wilton (1:2 scale vertical and horizontal cross-sections through the frame and glass and 1:10 scale elevations) have been submitted to and approved in writing by the local planning authority. The agreed acoustic glazing shall be installed in accordance with the approved details prior to the first occupation of the bedsit hereby approved and shall be maintained at all times thereafter.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent 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 preserving the character and appearance of the listed building and its setting.

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17/10715/FUL & 17/11125/LBC

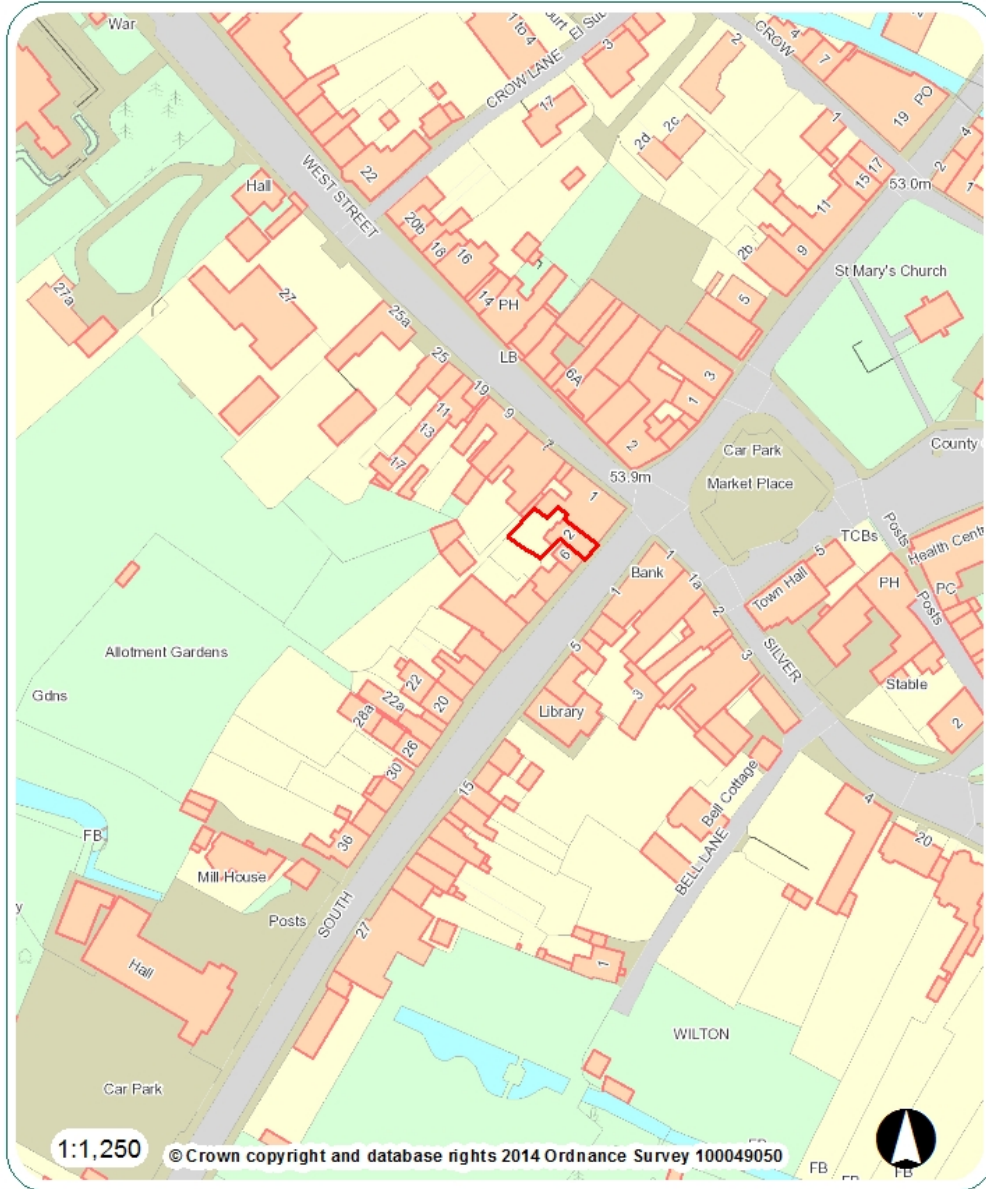
2 South Street

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