

# AGENDA

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**Meeting:** Southern Area Planning Committee  
**Place:** Alamein Suite, City Hall, Malthouse Lane, Salisbury, SP2 7TU  
**Date:** Thursday 28 June 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 Bridget Wayman
Cllr Ernie Clark	Cllr Graham Wright
Cllr Tony Deane	Cllr Robert Yuill
Cllr John Walsh	

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## **Public Participation**

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

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

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

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

# AGENDA

## Part I

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

1 **Apologies**

To receive any apologies or substitutions for the meeting.

2 **Minutes of the Previous Meeting** (*Pages 7 - 28*)

To approve and sign as a correct record the minutes of the meeting held on 31 May 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 **Thursday 21<sup>st</sup> June** 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 **Monday 25<sup>th</sup> June**. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

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

### 6 **Planning Appeals and Updates** (*Pages 29 - 30*)

To receive details of completed and pending appeals and other updates as appropriate for the period of 18/05/2018 to 15/06/2018.

### 7 **Planning Applications**

To consider and determine planning applications in the attached schedule.

#### 7a **18/00457/FUL - Court Farm, Lower Woodford, SP4 6NQ** (*Pages 31 - 46*)

Energy Storage Capacity Mechanism Plant to Support the National Grid.

#### 7b **18/00405/FUL - Lloyds Bank Plc, Mere, BA12 6DP** (*Pages 47 - 56*)

Conversion of existing bank to create 3 no. x 1 bed and 1 no. x 2 bed flat with parking.

#### 7c **18/03512/FUL - 4 Hillside Close, West Dean, Salisbury, SP5 1EX** (*Pages 57 - 64*)

Two storey extension to rear of property and new front porch.

### 8 **Urgent Items**

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

## **Part II**

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

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## SOUTHERN AREA PLANNING COMMITTEE

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**MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 31 MAY 2018 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.**

**Present:**

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

**Also Present:**

Cllr Pauline Church, Cllr Bridget Wayman, Cllr Tony Deane

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279 **Apologies**

Apologies had been received from:

- Cllr Sven Hocking – Who was substituted by Cllr Robert Yuill

280 **Minutes of the Previous Meeting**

The minutes of the meeting held on 12 April 2018 were presented.

**Resolved:**

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

281 **Declarations of Interest**

There were none.

282 **Chairman's Announcements**

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

The order on the agenda would be changed, with the applications from Wilton coming first.

283 **Public Participation**

The committee noted the rules on public participation.

284 **Rights of Way Path No. 16 - East Knoyle**

Public Participation

Mrs J Hockham spoke in objection to the Order  
Stephen Dawson spoke in support of the Order  
Liz Reeve spoke in support of the Order  
Adam Cleal spoke in support of the Order

The Rights of Way Acting Team Leader, Sally Madgwick introduced the report detailing two Orders. The Wiltshire Council parish of East Knoyle Footpath No.16 (part) Diversion Order and Definitive Map and Statement Modification Order 2017 and the Wiltshire Council East Knoyle Footpath 16(a) Creation and Definitive Map Modification Order 2017.

During the consultation, the responses received from the public were largely in agreement with the order.

The farmer and land owner had agreed to dedicate points a to b to enable walkers to see the view from the highest point.

The historic footpath would have predated the property. The path used to go through a farmyard. In the 1950s a property was built. Since then there had been a reluctance of users to walk through the garden.

The neighbouring property owners had not objected to the diversion.

If the diversion went ahead it would require a minute of walking on a quiet lane.

11 representations had been received in support and 3 there were objections outstanding.

The committee must base the decision on the legal tests as detailed in the agenda.

The recommendation was 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.

There were no technical questions to the Officer.

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



The Division Member Cllr Wayman then spoke in support of the Officer recommendation. She noted that the proposed route was almost an elegant solution, however she was not sure about the spur point to the lookout.

Cllr Westmoreland moved the motion to support the Officers recommendation, this was seconded by Cllr Smale.

The Members then voted on the motion to support Officer recommendation.

**Resolved**

**That the Wiltshire Council parish of East Knoyle Footpath No.16 (part) Diversion Order and Definitive Map and Statement Modification Order 2017 and the Wiltshire Council East Knoyle Footpath 16(a) Creation and Definitive Map Modification Order 2017 be forwarded to the Secretary of State for Environment, Food and Rural Affairs with the recommendation that they be confirmed as made.**

285 **Planning Appeals and Updates**

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

**Resolved**

**That the appeals report for the period 22/02/18 to 18/05/18 be noted.**

286 **Planning Applications**

**286a 18/01233/FUL - Land adj to Kings Farm, Livery Road, Winterslow, Salisbury**

**Public Participation**

Tony Allen (Agent) spoke in support of the application  
Mick Brown spoke on behalf of Winterslow Parish Council

The Senior Planning Officer, Warren Simmonds introduced the report which detailed an application for two dwellings and associated access, car parking and Landscaping.

Plot 1 already built. Plots 2 and 3 were detailed in this application. The Back Drove was a byway which would be used as access to the site.

There were no consultee objections subject to conditions. There was one objection from a neighbour on the opposite side of the road, due to overlooking, however as the neighbour was over the road, it was considered that there was not an undue degree of overlooking, therefore, this was not considered sufficient to constitute a reason for refusal.

Winterslow was a large village and this site was outside of the settlement boundary.

The Winterslow Neighbourhood Plan (NP) was in a development stage and had not yet been adopted. It was understood that all of the housing allocations previously listed had been removed from the upcoming NP.

The application was recommended for refusal

Members then had the opportunity to ask technical questions of the Officer, where it was noted that the proposed development was not considered as infill.

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

The Parish Council representative spoke in support of the application. He drew attention to the map which had been circulated within the late correspondence at the meeting. The Parish felt that the development should be considered on merit, on location, and the type of construction materials, as he felt the application ticked all of the boxes.

The Division Member Cllr Devine then spoke in support of the application, noting that small scale development was wanted in Winterslow, and that the development reflected what was in the emerging NP. This was a site that had already been chosen for development by the NP Group.

The school was under subscribed, and Winterslow needed family sized homes to bring more families to the village. The back drove could be upgraded.

Cllr Devine then moved the motion of Approval, against Officers recommendation, this was seconded by Cllr Hewitt.

A debate then followed, where the key issues raised included the support of the village, and whether the development would help to make the local school and community more viable. However as the NP was in the developmental stage and had not been adopted, it could not be given any weight.

The report noted that the track leading to the second property would require repair and construction, and that would be included as a condition, should the application be approved.

The Committee voted on the motion of approval against officer's recommendation.

**Resolved**

**That application 18/01233/FUL be approved against Officer's recommendation, as the proposed development was considered to constitute a sustainable form of development that would align with local aspirations for the provision of small scale housing development in and around the settlement, 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:  
Site location plan 1:5000 (undated), as deposited with the local planning authority on 06.02.18, and  
Drawing number Hww/p/01 dated Feb 18, as deposited with the local planning authority on 06.02.18, and  
Drawing number Hww/p/02 dated Feb 18, as deposited with the local planning authority on 06.02.18, and  
Drawing number Hww/p/03 dated Feb 18, as deposited with the local planning authority on 06.02.18.**

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

**3 The development referred in the approved drawings as plot 2 shall not be first occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.**

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

**4 Any gates to the entrance of plot 2 shall be set back 4.5 metres from the edge of the carriageway, such gates to open inwards only.**

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

**5 No part of the development referred in the approved drawings as plot 2 shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.**

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

**6 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include details of a scheme for the improvement and maintenance of the access track serving plot 3 (from the junction of Livery Road to the entrance of the curtilage of plot 3) has been submitted to, and approved in writing by, the Local Planning Authority. Development shall not be carried out otherwise than in accordance with the approved construction method statement.**

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

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

**REASON: 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.**

**8 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 of plot 2), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.**

**REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.**

**9 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays. No burning of waste shall take place on the site during the construction phase of the development.**

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

**286b 18/01046/OUT - Land adj to The Mill House, Donhead St Mary, SP7 9DS**

Public Participation

Sally Kay spoke in support of the application

Diccon Carpendale spoke in support of the application

Tom Rossiter spoke on behalf of the Parish Council

The Planning Officer, Christos Chrysanthou introduced the report which detailed an application for the erection of single dwelling and detached garage – outline application to determine access. The application was recommended for refusal.

As part of the development, trees and frontage of the site would be removed, to create access, thus changing the character.

On a site opposite, approval had been granted for a new dwelling, and a further new dwelling at Donhead St Andrew shared similarities to the proposed development.

Members then had the opportunity to ask technical questions of the Officer, where it was noted the Highways had not raised any objections to the planned access.

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

Tom Rossiter of Donhead St Mary Parish Council spoke in support of the application, noting that the Parish considered the development to be infill. He drew attention to there being no objection from any consultees. He confirmed that during the 1950s the site had formed part of a deer park, the shrubs and trees to the front of the site, were immature elm trees and brambles. There were no large trees. The Parish Council felt that the development would enable the applicant to downsize and remain in a village she loved.

The Division Member Cllr Deane then spoke in support of the application, noting that the report refers to the village as a small village, however there was a shop and a school and only a technicality classed it as a small village.

The proposed development was in line with what Area Board Councillors in South West Wiltshire feel should happen in these villages, a smaller house for people to downsize thus freeing up larger houses for families.

He supported this outline application. This could add to the charm of the village in this part of the Donheads.

The Chairman then moved the motion of Approval, against Officers recommendation, this was seconded by Cllr Hewitt.

A debate then followed, where the key issues raised included that the Officer had considered the development was not infill.

There was some concern regarding the removal of the hedge to the front of the development site, however it was felt that Officers would have picked up any restrictions relating to hedge removal if there had been any.

The villagers and Parish Council were in support of the proposals.

The Committee then voted on the motion of approval.

**Resolved**

**That application 18/01046/OUT be approved against Officer recommendation on the grounds that there was local and parish council support and the development could be considered as infill.**

**Subject to conditions:**

**1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.**

**REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.**

**2 No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:**

- (a) The scale of the development;**
- (b) The layout of the development;**
- (c) The external appearance of the development;**
- (d) The landscaping of the site;**

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

**REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.**

**3 An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.**

**REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.**

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

**Drg. no. 1306/101/C Site Location Plan Date rec. 31/01/18 Drg. no. 17103-01  
B Proposed Site Plan Date rec. 31/01/18**

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

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

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

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

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

**7 The gradient of the access way shall not at any point be steeper than 1 in 15 for a distance of 4.5 metres from its junction with the public highway.**

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

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

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

**9 No development shall commence on site until a scheme for the discharge of foul water from the site to main sewer (via gravity or pumped system) 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**

**10 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 (where soakaway disposal is proposed), 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

**11** The development hereby permitted shall not be occupied until the area between the nearside carriageway edge and a line drawn 2metres parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 1 meter above the nearside carriageway level. That area shall be maintained free of obstruction at all times thereafter.

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

**12** **INFORMATIVE:**

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

**INFORMATIVE:**

If the applicant finds that soakaways cannot be achieved with at least 1m clearance from its base to the agreed top level of ground water, taking into account seasonal variation and the applicant decides to discharge storm flows to a watercourse then a separate application (LDC) will need to be made to and gain the approval of the LLFA

**13** **INFORMATIVE TO APPLICANT:**

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



Public Participation

David Sharpe (Agent) spoke in support of the application  
Stephen Gledhill spoke on behalf of Coombe Bissett Parish Council

The Planning Officer, Joe Richardson introduced the report which detailed an application for the 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. The application was recommended for approval subject to conditions.

The site was in an AONB. At present the dwelling was a 6 bedroom dwelling. This further variation sought to join the detached garage to the dwelling to create a further room.

There had been four letters of objection on the grounds of over development, as detailed in the late correspondence circulated at the meeting.

There were no technical questions to the Officer.

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

The Parish Council representative noted that neighbours and the Parish Council (PC) had consistently objected to the development. It was felt that the scale of the development was wrong for the site, and did not fit with neighbouring housing.

It was noted that in July 2017, the Committee had unanimously refused the application. In October it then considered an amended application, which was still opposed by PC and neighbours. That application was approved by one vote.

In March this year a further application for a variation to add a sixth bedroom was put forward. Now there is a third variation to link the garage to the house creating another bedroom.

If approved the house would be larger than the original application which had been refused. The PC felt that this was exploiting the planning system.

The Division Member Cllr Clewer was not in attendance.

Cllr Hewitt then moved the motion of refusal, in line with Officers recommendation, this was seconded by Cllr Britton.

Cllr Hewitt then spoke noting that the developer had come back after first refusal to add variations to the prop to increase the room size.

The Committee then voted on the motion of refusal against Officers recommendation on the grounds of over development.

**Resolved**

**That application 18/03084/VAR be refused against Officers recommendation for the following reason:**

**The proposed works combined with the permitted works of the previous planning permissions would provide a substantially larger property in massing and scale, with the resultant proposal considered to be overdevelopment that would be unsympathetic to the modest traditional character of the settlement, and thus, sets an undesirable precedent for similar development within the surrounding Conservation Area and wider Area of Outstanding Natural Beauty.**

288 **18/00457/FUL - Court Farm, Lower Woodford, SP4 6NQ**

Public Participation

Joe Studholm spoke in Objection to the application  
John Kirkman CPRE spoke in Objection to the application  
Martin Giles spoke in Objection to the application  
Rob Foster spoke on behalf of Durnford PC  
Richard Soar spoke on behalf of Woodford PC

The Senior Planning Officer, Richard Nash introduced the report which detailed an application for an Energy Storage Capacity Mechanism Plant to Support the National Grid. The application was recommended for approval with conditions.

It was explained that a list of specific sites that the applicant had looked at had not been provided. The applicant had tried to use the contours and existing plantations of the land to try and screen the site as much as possible.

The site was supported by an Ecology report, a Noise report, a Heritage Impact Assessment and Landscaping appraisal.

The site was currently mainly grade 3 agricultural land.

In addition to the security fencing to the boundaries, the Ecologist had requested some additional screening along one side.

The system worked by responding to variations in grid frequency. It was said to be able to deliver power to the locality as well as further afield, however this was not verified.

Late correspondence was circulated at the meeting.

There had been a high level of local objection. There had been amendments to conditions 4,6,7 & 8.

Members then had the opportunity to ask technical questions of the Officer, where he noted that he was not aware whether Highways had physically attended site prior to submitting their response.

The proposed installation was believed to be capable of directing the stored energy to wherever it was needs on the national grid.

Central Government was supportive in principle of installations such as this, however the applicant was not obliged to provide a list of alternative sites and the reasons for discounting them.

This type of installation was new in the south of the county however, some other sites had been approved in northern areas of Wiltshire.

Any extension of the site would require further planning permission. Members of the Public then had the opportunity to present their views, as detailed above. Some of the main points included that many of the parishioners had written to oppose the scheme, not one had supported it.

The noise created by the equipment would be intrusive to all around, forever.

There had been no evidence of alternative local sites which had been considered. Such as brown sites or other pylon sites.

The proposed site was in a prominent rural location.

The gap between supply and demand with electricity continues to grow. Battery storage systems like this play a good role in bridging that gap.

The Division Member Cllr Hewitt then spoke in objection to the application, noting that the applicant has not stated whether they had looked at other brownfield sites. He felt that there was no more prominent position than this.

He highlighted issues associated with the large vehicular movements required during construction.

Cllr Westmoreland then moved the motion for a site visit. This was seconded by Cllr Hewitt. The Committee requested that a Highways Officer and a Landscape Officer also attend.

**Resolved**

**That application 18/00457/FUL be deferred pending a site visit with a representative from Highways and a Landscape Officer in attendance.**

289 **18/00842/FUL & 18/00652/LBC - 2 South Street, Wilton, Salisbury, Wiltshire, SP2 0JS**

Public Participation

Peter Grist (Agent) spoke in support of the application

Ian Pratt spoke in support of the application

The Senior Planning Officer, Lucy Minting introduced the report which detailed two applications.

18/00842/FUL for the 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.

And 18/00652/LBC for 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

The rear outside area would be divided to enable both the flat and the retail space to have access to an outside space.

No off-street parking was provided, however Highways had not raised an objection.

The required marketing was carried out for a period of 6 months and had been unsuccessful.

The applications were recommended for approval with conditions.

Members then had the opportunity to ask technical questions of the Officer, where it was noted that there were no policies regarding density for flats, it would be a judgement call. All would have an outside area and officers considered the proposals acceptable.

The retail element of the development was 34m<sup>2</sup>.

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

The Division Member Cllr Church had declared a conflict of interest and was represented by Cllr Wayman. Cllr Wayman then spoke in objection to the application, noting that with the housing development at the Berskin barracks and the additional houses at St Peters Place to be built, the catchment area was increasing, it was important that Wilton had a selection of amenities for residents.

Wilton Town Council had a policy of not recommending any application for commercial to non-commercial. The application did not completely do away with the retail space yet the size of the provision was too small.

Cllr Dean then moved the motion of approval, in line with Officers recommendation, this was seconded by Cllr Hewitt.

A debate then followed, where the key issues raised included the applicants attempt to market the space for the required period.

Although there were no parking spaces included in the proposals there would be parking available in the carpark further up the road.

It was noted that the nature of retail was changing, and small units did tend to find occupants.

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

**Resolved**

**That application 18/00842/FUL be approved in line with Officer's recommendation, 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:**

**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 relation to application 18/00652/LBC, Cllr Westmoreland then moved the motion of approval in line with Officer's recommendation, this was seconded by Cllr Hewitt.

The Committee then voted on the motion of approval.

**Resolved**

**That application 18/00652/LBC be approved in line with Officer's recommendation, subject to 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.**

290 **17/10715/FUL & 17/11125/LBC - 2 South Street, Wilton, Salisbury, Wiltshire, SP2 0JS**

**Public Participation**

Peter Grist (Agent) spoke in support of the application

Ian Pratt spoke in support of the application

The Senior Planning Officer, Lucy Minting introduced the report which detailed two applications.

17/10715/FUL for the 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).

And 17/11125/LBC for the 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.

The bedsit has a window over South Street, the window was required to be triple glazed.

Marketing evidence had been provided.

The applications were recommended for approval with conditions.

There were no technical questions to the Officer.

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

The Division Member Cllr Church was represented by Cllr Wayman. Cllr Wayman spoke in objection to the application, noting that the population increase in Wilton associated with the extra new homes would result in an increase of catchment by a further 50% next year, and had already increased by 20% over the last 2 years. Once premises were converted from commercial to residential they were changed forever. The lack of parking in the town meant that the proposal would put further strain on the area.

Cllr Dean noted that the last application appeared to be a compromise, with the retail element kept. This application would remove the retail element entirely. The applicant did not have the ability to test the previously approved retail provision. He felt this application was over development. There was pressure on on-street parking in that area. The proposals did not enhance the conservation area or the listed building.

Cllr Dean then moved the motion of refusal, against Officers recommendation, this was seconded by Cllr Hewitt.

A debate then followed, where they key issues raised included that the small retail unit should be marketed before the applicant attempted to change the use to residential.

The Committee then voted on the motion of refusal against Officer recommendation.

### **Resolved**

**That application 17/10715/FUL be refused for the following reasons:**

**(1) 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.

Core Policy 49 is the policy of the adopted Wiltshire Core Strategy that is considered to carry the most material weight in this case. Core policy 49 sets out several key tests against which applications for planning permission resulting in a change of use of a local facility must be assessed. The overall objective of this policy is the retention of existing facilities and services as they are very important to communities and thus, their retention is strongly encouraged.

The site is also centrally located within Wilton close to all other shops and range of facilities and is therefore especially desirable to retain as a community service or facility.

Core Policy 49 states *'Redevelopment for non-community service/ facility use will only be permitted as a last resort and where all other preferable options have been exhausted'*.

The policy requires demonstration via marketing that the building is no longer economically viable for an alternative community use before proposals involving the loss of a community service or facility will be supported. The policy states that preference will be given to retaining the existing use in the first instance, then for an alternative community use and where this is not possible, a mixed use, which still retains a substantial portion of the community facility/service will be supported.

Planning permission has been granted under 18/00842/FUL for conversion of part of the ground floor retail unit into a 2 bedroom flat, but retaining a smaller retail unit to the South Street frontage. Whilst No 2 South Street has been marketed in its entirety, the smaller retail unit as approved under 18/00842/FUL has not been marketed.

Insufficient evidence has therefore been submitted (in the form of comprehensive marketing) to demonstrate that the smaller retail unit granted under 18/00842/FUL is not economically viable for use as an A1 use or an alternative community service/facility use.

The loss of this use undermines the retail character and harms the viability and vitality of Wilton and is contrary to Core Policy 49 which aims to protect rural services and community facilities to ensure that settlements meet the needs of their residents.

It is also considered that the proposals for conversion of the ground floor into two residential units will result in a total of 3 residential units on a constrained site with limited outdoor amenity space also amounts to an overdevelopment of the site.

It follows that the proposal is contrary to Core Policies 1, 2, 4, 49 and 57 in that it would deliver development which does not accord with the

**Settlement and Delivery Strategies of the Core Strategy. The Strategies are designed to ensure new development fulfils the fundamental principles of sustainability and so it follows that where development such as this would not accord with the Strategies, it is unsustainable in this defining and overarching context.**

In relation to application 17/11125/LBC, Councillor Westmoreland then moved the motion of approval in line with Officer recommendation. Tis was seconded by Cllr Hewitt.

The Committee then voted on the motion of approval.

**Resolved**

**That application 17/11125/LBC be approved in line with Officer recommendation, with 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.**

291 **Urgent Items**

There were no urgent items

(Duration of meeting: 3.00 - 6.35 pm)

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

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

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**Wiltshire Council**  
**Southern Area Planning Committee**  
**28<sup>th</sup> June 2018**

Planning Appeals Received between 18/05/2018 and 15/06/2018

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Start Date	Overtturn at Cttee
17/07512/ADV	12-14 Fisherton Street Salisbury, Wiltshire SP2 7RG	SALISBURY CITY	Proposed new signage comprising of 2 fascia signs, 1 hanging sign, menu signs, graphics and lighting	DEL	House Holder Appeal	Refuse	29/05/2018	No
17/09790/FUL	Swakeleys, Mill Lane Donhead St Andrew SP7 9EF	DONHEAD ST ANDREW	Retrospective application for the erection of a single storey front kitchen extension, rear dining/garden room extension with internal alterations and cladding of the dwelling	DEL	House Holder Appeal	Refuse	29/05/2018	No
17/10675/ADV	55 Milford Street Salisbury, Wiltshire SP1 2BP	SALISBURY CITY	Non-illuminated hanging sign	DEL	House Holder Appeal	Refuse	29/05/2018	No
17/11183/PNCOU	The Old Dairy Church Road, Milston Durrington, Wiltshire SP4 8HT	MILSTON	Notification for prior approval under Class Q for a proposed change of use of agricultural building to single dwellinghouse and associated operational development	DEL	Written Representations	Refuse	12/06/2018	No

Planning Appeals Decided between 18/05/2018 and 15/06/2018

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Decision	Decision Date	Costs Awarded?
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	Dismissed	06/06/2018	No

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## REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No. 7a

<b>Date of Meeting</b>	28 June 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. The application was deferred by Committee on 31 May 2018, at which time it was resolved that a site visit be carried out prior to Committee determination of the application.

### 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 Parish Council 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: Application site lies in close proximity to non-statutory nature conservation sites that are a material consideration in the determination process, including Smithen Down County Wildlife Site and calcareous grassland priority habitat/habitat of principal importance, as well as the River Avon Special Area of Conservation and Site of Special Scientific Interest.

Proposed lighting is a potential issue in terms of ecology and will require mitigation measures to reduce potential for upward and sideways light spill and potential for effects on ecological receptors including nocturnal and crepuscular species. Wildlife sensitive lighting strategy will be required via a planning condition to ensure measures to reduce light spill onto adjacent woodland are implemented. Lighting strategy would need to be prepared with input from an ecological consultant to ensure it is appropriate.

Submitted stone curlew assessment has appropriately assessed whether there is potential pathway for effect between the proposed development site and associated proposed activities and the Salisbury Plain Special Protection Area and its qualifying species.

Given potential for some time to lapse between the granting of planning permission and the commencement of works on site, would welcome undertaking of update survey/check.

Would welcome inclusion of new planting along northern boundary of site, as well as other boundaries.

Recommended Conditions:

1) The development shall be undertaken in strict accordance with the measures stipulated in Section 5 of the Ecological Survey report (Clarkson and Woods Ecological Consultants, January 2018) and the Stone-curlew assessment (submitted via email by Clarkson and Woods Ecological Consultants, on 1st May 2018) which requires the restriction of construction activities to between October and March. The development shall be undertaken with liaison with, and supervision by (where applicable), a suitably qualified and competent ecological consultant.

REASON: To ensure appropriate protection and mitigation for habitats and wildlife including protected species, and to ensure compliance with wildlife legislation, the NPPF and Core Policy 50 of the Wiltshire Core Strategy (Adopted January 2015).

Pre-Commencement Conditions

2) No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the local planning authority. The strategy shall be prepared by a suitably qualified and competent ecological consultant and shall include and build upon the measures stipulated in Section 5 and Figure 5 of the Ecological Survey report (Clarkson and Woods Ecological Consultants, January 2018) and the Stone-curlew assessment (submitted via email by Clarkson and Woods Ecological Consultants, on 1st May 2018). The measures stipulated in the CEMP shall include, but not be limited to:

i) Details of any pre-commencement surveys required including for badger;

- ii) Precautionary working method statements including those required for vegetation clearance particularly in respect of nesting birds and reptiles;
- iii) Timings of the works and appropriate mitigation measures;
- iv) Ecological protection measures to be implemented, such as installation of fencing to safeguard features of ecological importance;
- v) Details of ecological enhancement measures to be implemented including the proposed meadow and hedgerow planting, and log pile.

Thereafter, all works shall be undertaken in strict accordance with the approved CEMP and with liaison with, and supervision by (where applicable) a suitably qualified and competent ecological consultant.

REASON: To ensure appropriate ecological mitigation and enhancement measures are implemented and to ensure compliance with wildlife legislation, the NPPF and Core Policy 50 of the Wiltshire Core Strategy (adopted January 2015).

3) No development shall commence until a comprehensive Landscape Plan and Planting Schedule setting out details of soft landscaping, including the proposed meadow and hedgerow planting as detailed in Section 5 and Figure 5 of the Ecological Survey report (Clarkson and Woods Ecological Consultants, January 2018) has been submitted to, and approved in writing by the local planning authority. The applicant should consider the inclusion of hedgerow planting along the northern perimeter of the plant as well as the eastern, southern and western boundaries. Thereafter, the works shall be undertaken in strict accordance with the approved Landscape Plan.

REASON: To ensure appropriate landscaping and enhancement; and to accord with the aims of NPPF and Core Policy 50 of the Wiltshire Core Strategy (adopted January 2015).

No new external lighting shall be installed until a Wildlife Sensitive Lighting Strategy has been submitted to the local planning authority for approval in writing. The lighting strategy shall specify the number, type and location of luminaires and lighting columns to be installed and will be accompanied by a lighting contour plan/lux plot. In addition, details of mitigation measures setting out how light spill onto retained and new habitats/areas of planting/ecological enhancement features will be minimised shall be included within the strategy. The strategy shall include and build upon the measures stipulated in Section 5 of the Ecological Survey report (Clarkson and Woods Ecological Consultants, January 2018) and shall be prepared with liaison with a suitably qualified and competent ecological consultant. Thereafter, the development shall be carried out in strict accordance with the approved strategy.

REASON: To ensure appropriate mitigation for protected species and reduction in light spill onto retained and new habitats.

Informative:

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works.

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

139 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 and Ecologist have no objections to the proposal subject to the conditions noted above.

### **RECOMMENDATION**

That the application be approved subject to the following conditions:

- 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. The proposed scheme should include the proposed meadow and hedgerow planting detailed in Section 5 and Figure 5 of the Ecological Survey report (Clarkson and Woods Ecological Consultants, January 2018) and the inclusion of hedgerow planting along the northern perimeter of the site as well as the eastern, southern and western boundaries.

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 and ecology 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 a strategy and plans showing the number, type and location of lighting sources, cameras or speakers and supporting columns to be installed and will be accompanied by a lighting contour plan/lux plot. In addition, details of mitigation measures setting out how light spill onto retained and new habitats/areas of planting/ecological enhancement features will be minimised shall be included within the strategy. The strategy shall include and build upon the measures stipulated in Section 5 of the Ecological Survey report (Clarkson and Woods Ecological Consultants, January 2018) and shall be prepared with liaison with a suitably qualified and competent ecological consultant. 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, to minimise unnecessary light spillage above and outside the development site and to ensure appropriate mitigation for protected species and reduction in light spill onto retained and new habitats.

- 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;
- Details of any pre-commencement ecological surveys required including for badger;
- Precautionary working method statements including those required for vegetation clearance particularly in respect of nesting birds and reptiles;
- Timings of the works and appropriate ecological mitigation measures;
- Ecological protection measures to be implemented, such as installation of fencing to safeguard features of ecological importance;
- Details of ecological enhancement measures to be implemented including the proposed meadow and hedgerow planting, and log pile.

The ecological elements of the CEMP shall be prepared by a suitably qualified and competent ecological consultant and shall include and build upon the measures stipulated in Section 5 and Figure 5 of the Ecological Survey report (Clarkson and Woods Ecological Consultants, January 2018) and the stone curlew assessment (submitted via email by Clarkson and Woods Ecological Consultants, on 1 May 2018). The approved CEMP shall thereafter be adhered to and the development shall not be carried out otherwise than in accordance with the approved CEMP 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 the entrance to the track leading west to WFOR14) and Footpath WFOR14, 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 the entrance to the track leading west to WFOR14) and Footpath WFOR14 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 undertaken in strict accordance with the measures stipulated in Section 5 of the Ecological Survey report (Clarkson and Woods Ecological Consultants, January 2018) and the Stone-curlew assessment (submitted via email by Clarkson and Woods Ecological Consultants, on 1st May 2018) which requires the restriction of construction activities to between October and March. The development shall be undertaken with liaison with, and supervision by (where applicable), a suitably qualified and competent ecological consultant.

REASON: To ensure appropriate protection and mitigation for habitats and wildlife including protected species.

- 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.

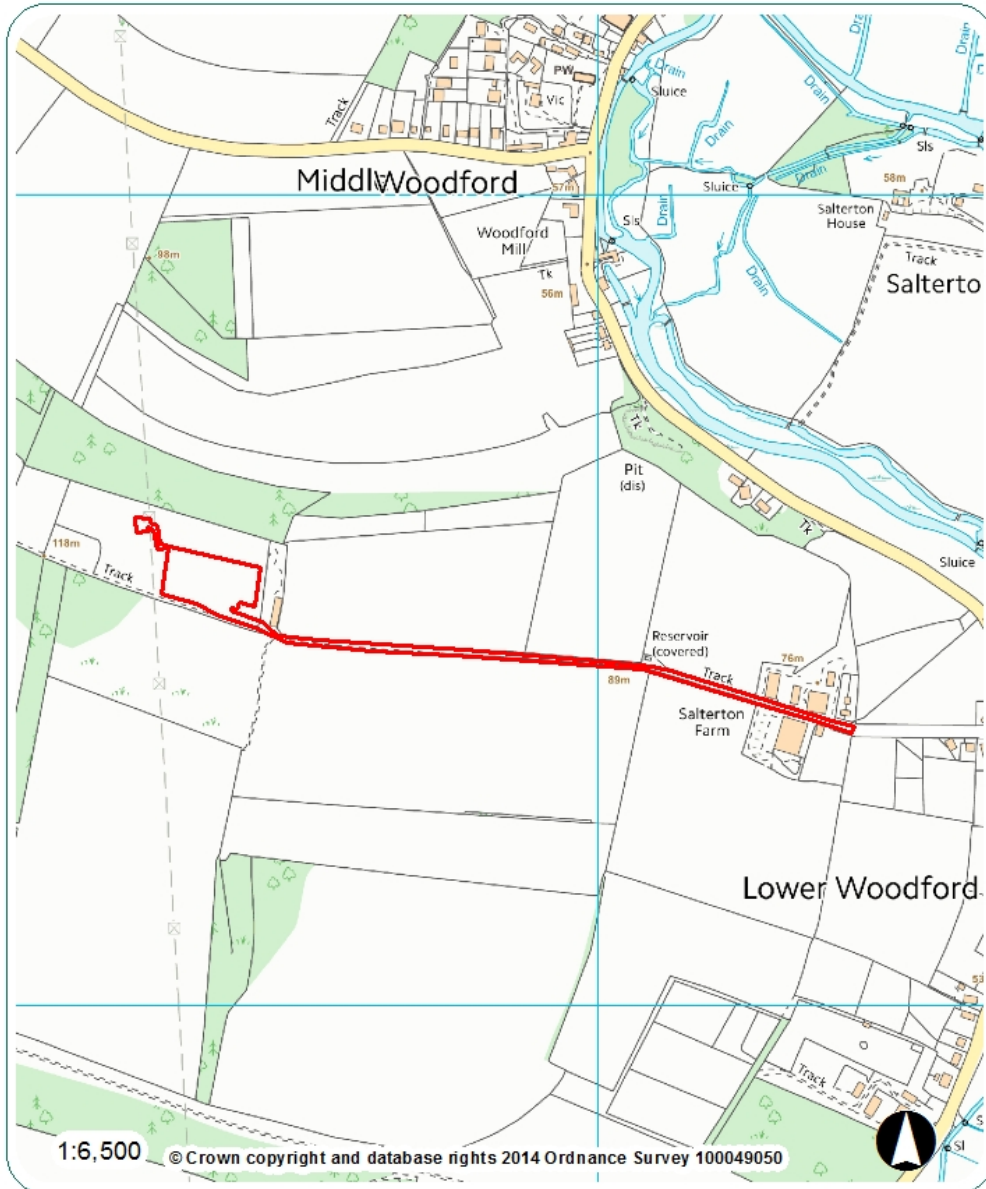
#### **ARCHAEOLOGY INFORMATIVE:**

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.

**ECOLOGY INFORMATIVE:**

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works.

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



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## REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No. 7b

<b>Date of Meeting</b>	28 <sup>th</sup> June 2018
<b>Application Number</b>	18/00405/FUL
<b>Site Address</b>	Lloyds Bank Plc, The Square, Mere, Wiltshire, BA12 6DP
<b>Proposal</b>	Conversion of existing bank to create 3 no. x 1 bed and 1 no. x 2 bed flat with parking.
<b>Applicant</b>	Mr Ashley Lewer
<b>Town/Parish Council</b>	MERE
<b>Electoral Division</b>	MERE – Cllr George Jeans
<b>Grid Ref</b>	381231 132396
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Matthew Legge

### Reason for the application being considered by Committee

Cllr George Jeans has called in this application due to concerns that this application will adversely affect the parking provision in central Mere and general highway safety.

#### 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

Following the closure of the bank the building has been subject to a marketing exercise in line with CP49 and that no other comparable use or community facility has resulted from such a marketing activity. The proposed conversion of the building is considered to result in no demonstrable harm to the character of the Conservation Area or any harm to any neighbouring amenity or any undue harm to highway safety and is therefore considered by officers to be an acceptable form of alternative use for the empty former bank building.

#### 3. Site Description

The application site is located in the centre of Mere town and has formally been used as a bank operated and run by Lloyds. The bank building is not listed but is located in a Conservation Area. There is an existing car parking area to the rear of the building, with access onto Manor Road.

#### 4. Planning History

There is a large amount of planning history associated with alterations to Lloyds Bank and its associated advertisements.

#### 5. The Proposal

This application relates to the conversion of existing bank building to allow for the creation of 3 x 1 bedroom apartments and a 1 x 2 bedroom apartment with associated parking. As part

of the proposal, a modern outbuilding at the rear of the building and adjacent the car park would be removed and replaced with a small wall, to improve visibility.

## **6. Local Planning Policy**

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

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP17 (Spatial Strategy for the Mere Community Area)

CP49 (Protection of rural services and community facilities)

CP57 (Ensuring high Quality Design and Place Shaping)

CP58 (Ensuring the Conservation of the Historic Environment)

Wiltshire Local Transport Plan 2011-2026:

Car Parking Strategy

Government Guidance:

National Planning Policy Framework (NPPF) March 2012

National Planning Policy Guidance (NPPG)

Supplementary Planning Guidance:

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

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

Mere Town Council - objected to this application due to overdevelopment and insufficient parking.

WC Conservation – No objections

WC Highways – No objections subject to conditions

Wessex Water – Standard drainage response

## **8. Publicity**

2 letters of concern which comment on the lack of parking provision and concern over the loss of a retail unit

## **9. Planning Considerations**

### **9.1 Principle of development**

The creation of windfall residential development within the settlement boundary is principally acceptable. However, this proposal represents the conversion of a building previously utilised for a community use. Consequently, Core Policy 49 applies, and this indicates that:

*“.....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..."*

This application proposes the creation of 4 residential units following the loss of a community facility in the form of a Bank. The marketing of the site is central to the assessment of this application concerning the loss of a community facility. Core Policy 49 of the Wiltshire Core Strategy is the principal policy related to the loss of a community facility and the policy requires that any application demonstrate that the site is no longer economically viable for a comparable use or an alternative community use. The residential use of the building is commented as being the last resort when all other options have been exhausted. To that end this application has submitted evidence of the required marketing of the site. The marketing information comments:

Lloyds Bank in The Square Mere closed for business on 24th September 2017.

National agency, CBRE, were asked to market the site for the bank to dispose of it, and the attached brochure was circulated to in excess of 1000 agents and clients (copy brochure attached) and also appeared online

This marketing process commenced on 25th September 2017

As per CBRE email provided they had an amount of interest but all from residential developers and none from commercial operators at all

Officers have not been informed of any interested local community groups relating to the alternative use of this former bank building. Officers have not received any other local comments to this application suggesting any practical proposition for the alternative use of the building. Without any other information to the contrary and having considered the

submitted marketing information, officers can only take a reasonable opinion that the residential use of this building is acceptable with no other alternative uses being practical propositions.

## **9.2 Impact on Conservation Area**

The building is not listed, but the site is located in a Conservation Area. The scheme would make limited adjustments to the current appearance of the site, mainly on the rear facing facades, and include the removal of a single storey projection adjacent to Manor Road to improve visibility, and the removal of the existing escape staircase. No significant changes are proposed to the attractive front façade save for the insertion of a new door in an existing blocked up doorway on the western side of the facade.

The Conservation Officer has not raised any objection to this scheme but has commented *“No objection but I note the intention to replace the door on the front elevation and to install a new door where the existing ATM is located (this would have historically been a door). In view of the quality of this building and its prominent location, I would like to see detailed drawings at a scale of 1:10 including sections for these two new doors (which should match). No objection to the demolition of the outbuilding to make way for visibility.”*

Officers consider that the requested detailed section drawings can be conditioned for later approval.

Thus the proposed development is not considered to result in any demonstrable harm to the character and setting of adjacent listed buildings or any harm to the character of the wider Conservation Area.

## **9.3 Highways**

This application has received a consistent theme of comment over the perception that the creation of additional residential units within the centre of Mere will result in harm to highway safety. The Town Council has commented *“...the amended plans make provision for 5 off-street parking spaces. However, the Town Council has doubts as to whether one of these parking spaces (No. 5 on the block plan) is viable as it is adjacent to an access doorway for the property to the north which, presumably, would need to be kept clear. This proposal does not, therefore, meet the minimum car parking standards. Given the case that individual dwellings generate their own separate, duplicate trips (deliveries, visitors, servicing etc.) added to the routine daily parking demand from residents, the Town Council feels that having 4 residential units on this site will undoubtedly have a significant impact on the already congested on-street parking in Mere town centre or in the Manor Road/North Street vicinities. (The parking congestion in North Street and Manor Road has already caused potential problems for emergency vehicle access).”*

Wiltshire Council Highways has fully considered the scheme (as amended) and has raised no objection to the proposal commenting

*“I have reviewed the revised plans for this application and I note that the proposals have changed, proposing one 2 bedroom dwelling and three 1 bedroom dwellings. A total of 5 car parking spaces are proposed for these units, which meets with Wiltshire Council’s Car*

*Parking Standards. I am also satisfied that adequate cycle parking is provided for these units.*

*As mentioned previously, it is essential that manoeuvrability and turning provision is provided for all parking spaces and due to the open forecourt, I am satisfied that a car can enter and leave the site in a forward gear regardless of which parking space is used. It is however paramount that no double parking occurs in the designated turning area, as this will prevent other vehicles from manoeuvring.*

*I also note the visibility splays shown at the access and whilst these are substandard, I do note that the demolition of the existing outbuilding will result in a slight improvement to visibility to the south.*

*As a result of the revised plans and taking in to consideration the previous use of the site, I do not believe that the proposals will have a detrimental impact upon the highway and as such, I recommend that no Highway objection is raised, subject to the following conditions being attached to any permission granted....”*

Officers note that whilst there is some local objection to the scheme with concerns over highway safety, the National Planning Policy Framework sets out further guidance for Local Planning Authorities when determining applications. The Framework comments that “development should only be prevented or refused on transport grounds where the residual cumulate impacts of development are severe.”

The impact to highway safety has been considered by Wiltshire Council Highways and a no objection comment (subject to condition) has been provided. By any reasoning, a comment of no objection from Wiltshire Council Highways could not be interpreted as severe harm and as such a refusal of this application on highway grounds may be difficult to be defend on appeal. A plan showing a small wall within the required visibility splay has now been submitted which will accord with the relevant highways condition.

#### **9.4 Neighbouring amenity**

The application site is located in the centre of Mere where there is a mixture of residential and commercial activities within close proximity of each other. The development is noted not to be a new build where there is the introduction of new windows and openings but the conversion of an existing building thus the existing bulk and massing and openings have all been accepted by neighbouring properties. The use of the building for residential will intensify the use of the building from that of a bank operated and run during working hours but such residential use is not considered to be uncommon in this central area or unduly detrimental to any surrounding neighbouring amenity.

#### **9.5 Drainage issues**

The application site is currently served by water and foul waste disposal and any approval of this application could be condition for a scheme to evidence the ability to connect to existing foul waste disposal for the 4 residential units.

### **10. Conclusion (The Planning Balance)**

This application relates to an empty building in the centre of Mere which last use was that of a bank. Following the closure of the bank the building has been subject to a marketing exercise in line with CP49 and that no other comparable use or community facility has resulted from such a marketing activity.

The proposed conversion of the building for the development of 4 apartments has generated local opposition due to local parking concerns but such concerns are not supported by Wiltshire Council Highways who consider the scheme to comply with the Council's parking standards. A refusal of permission on highways grounds would be difficult to justify at appeal.

The proposed conversion of the building is considered to result in no demonstrable harm to the character of the Conservation Area or any harm to any neighbouring amenity or any undue harm to highway safety and is therefore considered by officers to be an acceptable form of alternative use for the empty former bank building.

## **RECOMMENDATION**

Approve subject to conditions

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

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

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

DRG No. 8980/100 Rev C 30/05/2018  
DRG No. 8980/101 Rev C 30/05/2018

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

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

(i) Large scale (1:10) section details for the two new doors within the front south elevation

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

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

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

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

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

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

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

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

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

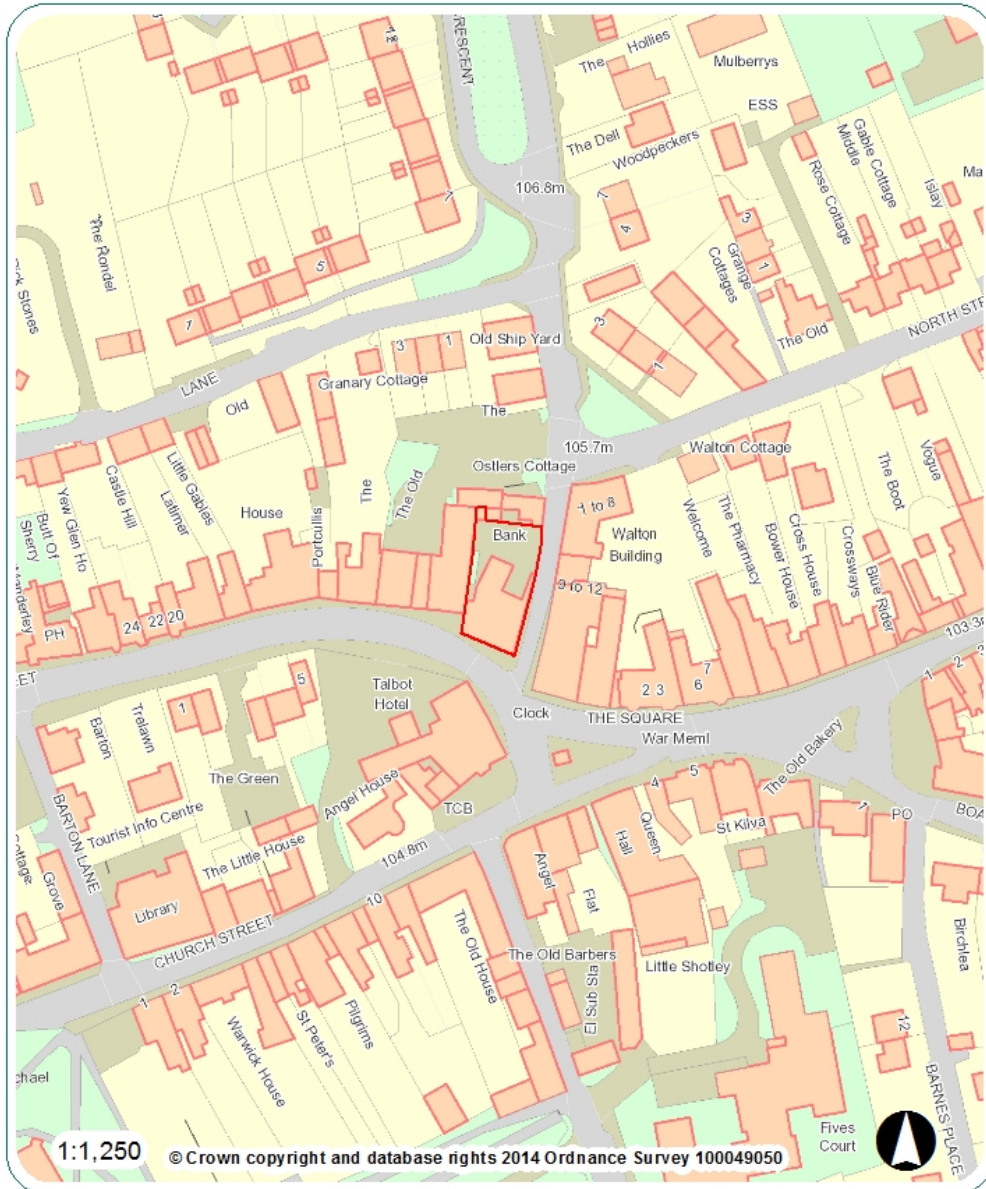
8. No part of the development shall be first occupied until the existing outbuilding has been removed and new walling provided, and visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

Reason: In the interests of highway safety

9. The development hereby permitted shall not be first occupied until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

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## REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No. 7c

<b>Date of Meeting</b>	28 <sup>th</sup> June 2018
<b>Application Number</b>	18/03512/FUL
<b>Site Address</b>	4 Hillside Close West Dean Salisbury Wiltshire SP5 1EX
<b>Proposal</b>	Two storey extension to rear of property and new front porch
<b>Applicant</b>	Mr & Mrs Harris
<b>Town/Parish Council</b>	WEST DEAN
<b>Electoral Division</b>	WINTERSLOW – Councillor Devine
<b>Grid Ref</b>	425721 126732
<b>Type of application</b>	Full 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 Devine for the following reasons –

- The scale of development
- The visual impact upon the surrounding area
- The relationship to adjoining properties; and
- Design – bulk, height, general appearance

#### 1. Purpose of Report

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

#### 2. Report Summary

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

- Principle of development
- Scale, siting and design
- Impact on amenity

### 3. Site Description

The application site is a semi-detached dwellinghouse located on Hillside Close situated within a residential area in the rural settlement of West Dean.

### 4. Planning History

None directly related to site, but other similar extensions in immediate area.

Relevant history – list of approvals of similar rear extensions to adjacent dwellings:

14/08256/FUL Two storey rear extension with hipped roof - 13 Hillside Close

13/00218/FUL Part single, part two storey rear extension – 14 Hillside Close

S/2007/1334 Rear extension to dwelling - 16 Hillside Close

### 5. The Proposal

Planning permission is sought for the erection of a two storey rear extension and a front porch.

### 6. Planning Policy

National Planning Policy Framework

Section 1 Achieving Sustainable Development

Section 7 Requiring good design

Wiltshire Core Strategy

Core Policy 1 Settlement Strategy

Core Policy 2 Delivery Strategy

Core Policy 57 Ensuring high quality design and place shaping

Saved Policy C24 Extensions to buildings

Saved policy H31 Extensions to dwellings in the countryside

### 7. Summary of consultation responses

Parish Council - comments received:

*'Whilst West Dean Parish Council (WDPC) does not have any specific concerns with regard to the proposed development in isolation, it is noted that the proposed building works represent a significant increase in the footprint of the property and that several other properties in the vicinity have already had similar works carried out. WDPC wishes to ensure that, over time and subsequent planning applications from nearby properties, the overall visual impact of these dwellings on the surrounding open agricultural landscape will not be made worse.*

*WDPC therefore requests that Wiltshire Council Planning Department give consideration to limitations on further development of this nature within the Hillside Close cluster of houses.*

*WDPC further notes the strong concerns raised by the owners of an adjacent property in relation to the scale of the proposed development requested by this planning application.*

*WDPC therefore requests that Wiltshire Council Planning Department experts give due*

*consideration as to the impact on the visual amenity of neighbouring properties and, in particular, whether the increased shadow arising from this two storey extension results in an unacceptable deterioration in light quality.'*

## **8. Publicity**

3 Neighbour/third party letters have been received citing the following material planning considerations:

2 Letters of support (local precedent):

*'It is very similar to other approved planning applications in the close.'*

*'Other houses in Hillside Close have had extensions and set the precedence. 3 identical houses have had 2 storey extensions without any complaints before or after the build. '*

1 Letter of objection (scale, bulk, loss of light)

*'My partner and I have now had time to look carefully at the plans and consider their impact. It is with a heavy heart that we object to the application as we know that our objection will disappoint our neighbours, the applicants. However, we were shocked when we realised the bulk and scale of the proposed extension and its inevitable effect on this house.*

*The problem comes in part from the topography of the area. The clue is in the name: Hillside Close. Number 4 is uphill from number 3; it is directly south; and it is not parallel, it is offset. All of which combine to mean that this proposed extension, which would be 2 storey, full width, with pitched roof, would cast an enormous shadow over our house, number 3, as well as over number 2 Hillside Close which is the other half of this semi-detached property. In fact, from the end of September till the beginning of May no sunlight would fall on the rear of our houses at all. I have attached a photograph which gives an idea of the problem. The white building in the photo is the existing conservatory at number 4. It is approx. 5 metres deep and currently allows us some borrowed light. The proposed extension would be this depth but wider. To keep floor levels consistent through the house these proposed plans require raised foundations which, together with the pitched roof, considerably increase the final height of the extension.*

*Having studied the plans carefully, our conclusion is that proposed extension to number 4 is overbearing and out of scale. It creates a large bulk which will deprive neighbouring properties of daylight.*

*We fully understand why the applicants would like more space: we have a single storey extension as our kitchen and main living area. We hope that, by objecting to this particular application, a creative solution may be found by the applicants together with their architect which will give them additional space without having such a devastating impact on the neighbouring properties.'*

## **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.

## **9.1 Principle of development**

Saved policy H31 permits extensions to dwellings in the countryside provided that the extension is subservient in size to the existing dwelling and does not substantially alter the character of the dwelling; the design of the extension is in keeping with that of the existing dwelling and uses complementary materials; and the extension would not create, or be capable of creating, a separate dwelling.

Saved policy C24 states that extensions and additions to buildings in the countryside will only be permitted if they are sympathetic in scale and character with the existing building and surroundings, and fall within the existing curtilage.

Core Policy 57 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.

Core Policy 57 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.'

The proposed development is considered acceptable in principle, provided the development is appropriate in terms of its scale, siting and design to its context, and provided other interests including residential amenity are addressed.

## **9.2 Scale, siting and design**

It is proposed to remove the existing conservatory and outbuilding and erect a two storey rear extension. The proposed rear extension would span the width of the dwelling and would project 5m from the rear elevation. The height to the eaves and to the ridge height would match the main dwelling. The extension would maintain a gap of 30cm to the boundary to no5 and the first floor element of the rear extension would be set away by 2m from the boundary to no5. The rear extension would maintain the existing gap to the boundary to no3.

Exterior materials are proposed to match the main dwelling. In addition a front porch with a hipped roof is proposed in front of the existing front door opening.

Whilst the scale, siting and design are considered to be acceptable, in view of the neighbour's objection, officers had tried to negotiate with the applicant a reduction in the depth and roof height of the rear extension however a slightly reduced scheme has not been forthcoming. Notwithstanding the above, officers note that similar rear extensions have been approved on Hillside Close, therefore a refusal on design grounds would be difficult to sustain.

## **9.3 Impact on amenity**

The letter of objection from the neighbour which cites concerns regarding scale, bulk and loss of light has been noted and carefully considered.

All the properties have long rear gardens. The rear facades of the dwellings and rear gardens are north west facing, but given the generally open character of the plots, it appears

that the garden amenity areas and rear facades benefit from a significant amount of sunlight during most of the day.

Having visited the site the relationship between the two properties and the difference in ground levels are noted. It is also noted that the adjacent property 3 Hillside Close has an existing single storey rear extension, with patio area leading onto the garden area.

In officers view whilst there would be some reduction in daylight, due to the juxtaposition of the dwelling and the neighbour, any additional shading caused by the extension would mostly affect the roof of the neighbours single storey rear extension. The neighbour would maintain a west-southwest aspect meaning that they would enjoy afternoon/evening daylight. Therefore in officers view the reduction in daylight would not be significant to warrant refusal.

## **10 Conclusion (The Planning Balance)**

The parish council's comments have been noted and the neighbour objection has been taken into full consideration. Having visited the site and after careful assessment, taking into account of the similar nearby extensions, officers consider the scale, siting and design of the proposed extension and porch to be acceptable and the development proposal would not unduly impact on neighbour amenity.

The development proposal conforms to the objectives of saved policy C24 and H31 and core policy 57 of the Wiltshire Core Strategy and the aims of the NPPF. Therefore, having regard to the material considerations and all matters raised, the Local Planning Authority considers that on balance, planning permission should be granted.

**RECOMMENDATION:** APPROVE, subject to the following conditions:

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

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

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

Location Plan Date rec. 12/04/18

Drg. no. ADS2018/871/1/A Proposed Elevations and Floor Plans Date rec. 12/04/18

Drg. no. ADS2018/871/4 Site Plan/ Block Plan (revised) Date rec. 11/06/18

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

3) The materials to be used in the approved works shall match those used in the existing dwelling.

REASON: In the interests of amenity



18/03512/FUL  
4 Hillside Close  
West Dean  
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Wiltshire  
SP5 1EX



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