

# AGENDA

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**Meeting:** Southern Area Planning Committee

**Place:** [Access the online meeting here](#)

**Date:** Thursday 25 June 2020

**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. This Agenda and all the documents referred to within it are available on the Council's website at [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

**During the Covid-19 emergency situation the Committee is operating under revised procedures including in relation to public participation, as attached to this agenda.**

**The meeting will be available to view live via a Teams Broadcast Link as shown above. A public guide on how to access the meeting is included below.**

[Public guidance for accessing meetings online is available here.](#)

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## **Membership:**

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

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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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## Part I

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

1 **Apologies**

To receive any apologies or substitutions for the meeting.

2 **Minutes of the Previous Meeting** (*Pages 5 - 24*)

To approve and sign as a correct record the minutes of the meeting held on 14 November 2019.

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**

During the ongoing Covid-19 situation the Council is operating revised procedures to permit remote attendance of meetings. The procedure for the Strategic Planning Committee including public participation is attached.

[Access the online meeting here](#)

[Public guidance for accessing meetings online is available here](#)

### Statements

Members of the public who wish to submit a statement in support of or in objection to an application on this agenda should submit it to the officer named on this agenda **no later than 5pm on 22 June 2020**.

Those statements in accordance with the Constitution will be included in an agenda supplement. Those statements must:

- State whom the statement is from (including if representing another person or organisation)
- State clearly whether the statement is in objection to or support of the application
- If read aloud, be readable in approximately 3 minutes

### 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 17 June 2020 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 19 June 2020. 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 25 - 30)**

To receive details of completed and pending appeals and other updates as appropriate for the period of 01/11/2019 to 12/06/2020.

**7 Planning Applications**

To consider and determine planning applications in the attached schedule.

**7a 19/06605/FUL - Land adjacent The Bowman Centre, Shears Drive, Amesbury, Wiltshire, SP4 7XT (Pages 31 - 58)**

Erect new church with day nursery

**7b 20/01543/FUL - Glenesk Rolleston Road Shrewton SP3 4HG (Pages 59 - 68)**

To build a granny annex at the rear of the site address

**7c 19/11453/FUL - Farmer Giles Farmstead Teffont Salisbury Wiltshire SP3 5QY (Pages 69 - 96)**

Removal of the now redundant Farm attraction buildings. Restoration and replanting of landing. Farmhouse in the currently derelict pond site

**7d 19/09523/FUL - Florence House, Romsey Road, Whiteparish, SP5 2SD (Pages 97 - 106)**

Proposed development to build a single bay garage at the front of the property

**8 Urgent Items**

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

**Part II**

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

## SOUTHERN AREA PLANNING COMMITTEE

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**MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 14 NOVEMBER 2019 AT ALAMEIN SUITE, CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.**

**Present:**

Cllr Fred Westmoreland (Chairman), Cllr Richard Britton (Vice-Chairman), Cllr Brian Dalton, Cllr Christopher Devine, Cllr Jose Green, Cllr Mike Hewitt, Cllr Leo Randall, Cllr Sven Hocking and Cllr John Smale

**Also Present:**

Cllr Mary Douglas, Cllr Robert Yuill

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44 **Apologies**

Apologies had been received from:

- Cllr Ian McLennan
- Cllr George Jeans

45 **Minutes of the Previous Meeting**

The minutes of the meeting held on 19<sup>th</sup> September 2019 were presented.

**Resolved:**

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

46 **Declarations of Interest**

There were none.

47 **Chairman's Announcements**

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

48 **Public Participation**

The committee noted the rules on public participation.

49 **Planning Appeals and Updates**

The committee received details of the appeal decisions for the period of 06/09/2019 to 01/11/2019, as detailed in the agenda.

**Resolved:**

**To note the Appeals Report for the period of 06/09/2019 to 01/11/2019.**

50 **Planning Applications**

51 **19/04863/FUL - Land at Ringwood Avenue, Amesbury, SP4 7PZ**

Public Participation

Russ Champ spoke in objection to the application

Adam Pitt spoke in objection to the application

Nikki Cook spoke in objection to the application

Adam Bennett (Agent) spoke in support of the application

The Senior Planning Officer Georgina Wright presented the application for the erection of 19 affordable dwellings, creation of access, landscaping, parking and associated works on land at Ringwood Avenue, Amesbury. The application was recommended for approval subject to conditions, as set out in the report.

The Officer advised that Amesbury Town Council now supported the application.

The scheme proposals included mixed units on the site, with the main vehicular access via Ringwood Road.

Previous planning history was also detailed on page 31 of the report, however the last decision pre-dated the Core Strategy and Planning Policy Framework guidance. Page 32 provided the previous reasons for refusal. Members have to assess whether previous reason for refusal has been addressed.

Officers recommend that it has. The proposed number of units had reduced from 20 to 19. Large areas of hard standing had been reduced, and parking spaces now generally in between the properties they serve. Bungalows proposed in the western part of the site. 10 metre back gardens are identified

S106 funds would be secured from this development. There was a mixture of semi and detached properties, in brick and render.

The Committee was then able to ask technical questions of the Officer, where it was clarified that there was no density threshold set out in policy but 20 dwellings (38 dwellings per hectare) had previously been accepted by the last inspector on this site. The garages at the entrance to the site were part owned by the applicant and part were in private ownership. The applicant had

confirmed that they could secure a pedestrian link through the garage blocks, despite not having control over all of them.

The housing estate was former MoD land which had been sold off. Policy required 6 units to be affordable housing, the proposals were for all 19 units to be affordable housing.

If the application was approved and the applicant later came back to request a reduction in affordable housing units on the site, the application would be assessed on its own merits at that time. But the current scheme is for 100% affordable units and this would be secured by the subsequent S106.

The width of the vehicular access was marginally narrower than had originally been requested by Highways, however the proposal had been accepted by Highways (requested 7m width and accepted 6.5m width). It is also the same as was accepted by the inspector previously.

Each of the properties surrounding the perimeter of the site, had a back gate into the field. But the field is privately owned. Village green status had been applied for in the past, this had not been successful. The site was not Council owned, and not in the Open Space Strategy, therefore must be considered as a private site.

The residents had been using the land, however there was no obligation to maintain that use.

Members of the Public were then given the opportunity to present their views as indicated above.

Some main points raised included that one of the garage owners stated he had deeds from 1990 showing that access via the garages was restricted to garage owners and the utility provider only.

It was reported that the centre of the field regularly turned into a bog, which it was suggested was due to a failing sewage system underground.

The Ecological survey was questioned as being out of date, as it did not reflect the vast amount of wildlife said to be living in the vicinity.

If the development went ahead, the rear access to the existing surrounding properties would be restricted.

Access to the site would not accommodate two vehicles passing without one mounting the pavement, thus impacting on pedestrian safety.

The Agent confirmed that the Town Council was now supportive of the proposal. There had been no other objections from statutory consultees.

The scheme had been subject to a number of changes since the previous application, with many of the concerns previously raised, now resolved by the applicant.

There was no lawful use or right for local residents to use the land as a public amenity space.

The Division Member Cllr Robert Yuill then spoke in objection to the application, noting that the proposed development of the land into housing had been going on for quite some time.

Cllr Yuill supported the local residents who did not feel the land should be developed, noting that each of the houses around the boundary to the site had been designed with a gate to access the open space.

The proposed design consisted of a several brick dwellings, rather than render, whereas all of the existing houses in the surrounding area were of render, which he felt was a unique design.

He noted that the garage blocks were not all owned by local residents. Moving the access point, as previously requested by the Police had resulted in a significantly narrower entrance, of 4.5m which would cause conflict. The footpath was 1.8m wide and had the potential to be overrun by vehicles.

There would also be conflict with people coming in and out of the garages as there was a tight bend with limited visibility. The proposed access was not suitable.

Deeds of a garage owner showed that access was only permissible by the garage owners and for the electricity provider to access the substation at the end, yet it was stated that the owner had access rights, so this was a conflict.

The long grass on the site was hiding wildlife and ecology, not detailed in the report.

Cllr Westmoreland then moved the motion of refusal against Officer recommendation, citing CP57, on the grounds of design, layout and local amenity, and in addition the appearance of the actual buildings. This was seconded by Cllr Hewitt.

Cllr Westmoreland noted that development of the site had been fought over since 2001 and that there had been a previous application for 20 dwellings. He felt that affordable houses should be built to a standard of any housing on the open market and members should consider it as they would market housing. Only one building had been removed from the original number. The plot was not suited to the proposed number of dwellings.

A debate followed where the key points raised included that it was likely the land would be built on at some point, however access and number of dwellings



would need to be considered, with consideration of the correct provision of a path for wheelchair users.

There was a lack of rental properties and this scheme was inside an existing housing estate, so the design was irrelevant as contained, and not visible outside of the development.

The level of affordable housing was good, however the number of dwellings on this site was still high. There were aspects of this site which were sub-standard.

Would Highways have objected if this had been a market development rather than an affordable housing scheme?

The elderly accessible units had been put at the bottom of the hill, to the back of the development. The access and sightlines presented issues with restrictions on visibility.

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

**Resolved:**

**That application 19/04863/FUL be refused for the reasons;**

- 1. The development by reason of its design, layout, appearance and density is considered to be a cramped form of development that is out of keeping with surrounding properties and results in an overdevelopment of the site thereby detracting from the visual amenities of properties in Lyndhurst Road. The proposals are therefore considered to be contrary to the National Planning Policy Framework and Wiltshire Core Strategy CP57 (Ensuring High Quality Design and Place Shaping)**
- 2. The proposed development fails to make provision for contributions towards off site public open space provision; primary and secondary school improvements; and waste management across the site, or to secure all of the proposed dwellings as affordable rented tenure. It is therefore considered that the proposals are contrary to Wiltshire Core Strategy policies CP3 (Infrastructure Requirements), CP43 (Providing Affordable Housing) and CP45 (Meeting Wiltshire's Housing Needs); Saved Salisbury District Local Plan policy R2 (Recreational Open Space); and the Council's Waste Storage and Collection: Guidance for Developers Supplementary Planning Document**

52 **19/00211/FUL - 124 Wilton Road, Salisbury, SP2 7JZ**

Public Participation

Benji Goehl spoke in objection to the application

The Senior Planning Officer Lucy Minting presented the application for the demolition of an existing unused building and the erection of 5 residential dwellings with associated access, parking and amenity, at 124 Wilton Road Salisbury.

The building was owned by Wiltshire Council, and was previously in use as a youth centre. The surrounding area included a mix of uses and dwellings.

The scheme included four 3 bed and two 2 bed semis with a total of 8 parking spaces. Each with front garden and garden to rear.

The proposals also included a landscaping strip along the Wilton Road side, to protect a mining bee habitat in the bank. There had also be a revision to the boundary acoustic fencing, it was now in keeping with the character of the area.

The application was recommended for approval subject to conditions, as set out in the report.

The Officer drew attention to late correspondence circulated at the meeting which detailed questions from a third party.

The Committee was then able to ask technical questions of the Officer, where it was clarified that there would be a condition to protect the bank with the mining bees.

The fence along Wilton Road was proposed to be 2.5m from the ground.

Members of the Public were then given the opportunity to present their views as indicated above. The main points were on the impacts of Climate Change and whether this scheme should be setting an example to others by including things such as electrical charging points and solar panels, as it was a Wiltshire council application and in an Air Quality monitoring zone.

The Division Member Cllr John Walsh was not in attendance.

Cllr Devine then moved the motion of approval in line with Officer recommendation. This was seconded by Cllr Westmoreland.

Cllr Devine felt the scheme was not over cramped, and although there was no visitor parking space, there were options for parking along the road. The mining bees were important and would be protected during construction. He felt this was a good use of the land and fits in well.

A debate followed where the key points raised included that the Council's declaration of a climate emergency, should see its applications taking the lead, however it was noted that the Core Strategy would be including aspects to support climate change initiatives. The Committee requested an informative on the inclusion of solar panels.

It was felt that the duty of the Committee was to consider applications as they were presented, it could not say what it would like to see instead. Decisions need to be made on planning terms.

The height level of the fence would be quite intense, above the bank.

The Committee then voted on the motion of approval in line with Officer recommendations.

**Resolved:**

**That application 19/00211/FUL be approved with conditions:**

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

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

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

**Plan Reference: 5832-P091 Rev A Site Location Plan dated 22/01/2019, received by this office 07/02/2019**

**Plan Reference: 5832-P-11 Demolition Plan dated 19/10/2019, received by this office 07/02/2019**

**Plan Reference: 5832-P-30 Rev C Proposed Site Section dated 22/01/2019, received by this office 07/02/2019**

**Plan Reference: 5832-P-20 Rev C Proposed Floor Plans Plots 1, 2 & 3 dated 30/05/2019, received by this office 11/09/2019**

**Plan Reference: 5832-P-21 Rev C Proposed Floor Plans 4 & 5 dated 30/05/2019, received by this office 11/09/2019**

**Plan Reference: 5832-P-83 Rev D Street Scene B-B C-C dated 30/09/2019, received by this office 30/09/2019**

**Plan Reference: 5832-P-70 Rev C Proposed Elevations Plots 1, 2, & 3 dated 30/05/2019, received by this office 17/06/2019**

**Plan Reference: 5382-P-12 Rev G Proposed Site Layout dated 22/08/2019, received by this office 17/06/2019**

**Plan Reference: 5382-P-71 Rev C Proposed Elevations Plots 4 & 5 dated 30/05/2019, received by this office 17/06/2019**

**Plan Reference: 5382-P-82 Rev F Indicative Street Scene A-A dated 12/06/2019, received by this office 17/06/2019**

**Environmental Noise Impact Assessment (Reference IMP4922-4), received by this office 18/04/2019**

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

**(3) No development shall commence on site above ground floor slab level until the exact details and samples of the materials and finishes to be**

**used for the external walls (including boundary walls) and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

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

**(4) No development shall commence on site until large scale details of all window frames (1:5 scale elevations and 1:2 scale sections) including vertical and horizontal cross-sections through openings to show the positions of window frames within openings (the depth of reveal) 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.**

**(5) No development shall commence on site until large scale details (1:5 scale elevations and 1:2 scale sections) of proposed boundary treatments (to include details of railings and brickwork cappings to piers, oversailing coping to plinth walls and a timber top rail to the vertical close boarded fence) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first occupation of the dwellings hereby permitted and shall be maintained in perpetuity.**

**REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area and to ensure the creation and retention of an environment free from intrusive levels of traffic noise; commercial premises and activity, in the interests of the amenities of future occupiers.**

**(6) There shall be no occupation of the dwellings hereby approved until the development has been completed in accordance with the agreed scheme of works for noise attenuation to include:**

- Noise attenuation measures, including the installation of glazing and a Mechanical Ventilation with Heat Recovery (MVHR) Ventilation System as detailed in Section 9 of the Impact Acoustic Environmental Noise Impact Assessment (ref IMP4922-4) received by this office 18/04/2019
  - Noise attenuation measures for external amenity space as detailed in Section 10.2 of Impact Acoustic Environmental Noise Impact Assessment (ref IMP4922-4) received by this office 18/04/2019
- The approved attenuation works shall be maintained in accordance with the approved details at all times thereafter.

**REASON:** To ensure internal noise levels are acceptable to British Standard 8233:2014 and in order to ensure the creation and retention of an environment free from intrusive levels of traffic noise; commercial premises and activity, in the interests of the amenities of future occupiers.

**(7)** 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 the demolition and/or construction phase of the development. It shall include details of the following:

- i. The movement of construction vehicles;
  - ii. The cutting or other processing of building materials on site;
  - iii. Wheel washing and vehicle wash down facilities;
  - iv. The transportation and storage of waste and building materials;
  - v. The recycling of waste materials (if any)
  - vi. The loading and unloading of equipment and materials
  - vii. The location and use of generators and temporary site accommodation
  - viii. 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.

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

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

**Step (ii)** If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in

accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

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

- full details of the extent of the Mining Bee bank to Wilton Road to be retained undisturbed, together with measures for its protection in the course of development (to include works of demolition);
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities; and
- all hard and soft surfacing materials;

**REASON:** The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and in the interests of retaining the bank to Wilton Road undisturbed for continued use by Mining bees and other invertebrates.

(10) The development including works of demolition shall be completed in accordance with the agreed details for the protection of the Mining Bee bank to Wilton Road to be submitted pursuant to condition no 9.

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

**Following completion of the development hereby approved and soft landscaping in accordance with the details agreed under condition 9, there shall be no works of development to the Mining Bee bank to Wilton Road (the extent of which having been agreed under condition 9) which shall remain undisturbed other than for maintenance, unless otherwise agreed in writing upon submission of a planning application.**

**REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features and in the interests of retaining the bank to Wilton Road undisturbed for continued use by Mining bees and other invertebrates.**

**(11) No development shall commence on site until details of secured covered cycle parking on the site have been submitted to and approved in writing by the local planning authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first occupation of the dwellings hereby permitted and shall be retained for use 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.**

**(12) The development hereby permitted shall not be occupied until the area between the nearside carriageway edge and a line drawn 2.0 metres parallel thereto over the entire New Zealand Road site frontage has been cleared of any obstruction to visibility at and above a height of 600mm above the nearside carriageway level (other than the details of the boundary walls agreed under condition 5). That area shall be maintained free of obstruction at all times thereafter.**

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

**(13) No dwelling hereby permitted shall be occupied until the parking spaces together with the access thereto, have been provided 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 and the amenity of future occupants.**

**(14) The dwellings shall not be occupied until the Building Regulations Optional requirement of a maximum water use of 110 litres per day has been complied with.**

**REASON: To avoid any adverse effects upon the integrity of the River Avon Special Area of Conservation (SAC).**

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

**REASON: To protect the amenity of nearby residents.**

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

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

**(17) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, or other forms of openings shall be inserted above first floor level in the roofslopes or elevations of all plots; or above ground floor level to the gable elevations of plots 1, 3 and 4 of the development hereby permitted.**

**REASON: In the interests of residential amenity and privacy and visual amenity to maintain the character and appearance of the development.**

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

*INFORMATIVE: 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: Material Samples**

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

*To be acceptable to the local planning authority it is considered that 'slate roof tiles' will need to be of slate and not incongruous concrete roof tiles and Oatmeal coloured render not a stark white render in this setting.*

**INFORMATIVE TO APPLICANT: Wessex Water**

*The applicant has indicated that foul sewerage will be disposed of via the main sewer.*

*Rainwater running off new driveways and roofs will require consideration so as not to increase the risk of flooding. The applicant has indicated in the current application that rainwater (also referred to as "surface water") will be disposed of via the main sewer.*

**Applying for new drainage and water supply connections**

*If your proposals require new connections to the public foul sewer and public water mains, notes and application forms can be found here.*

**Are existing public sewers or water mains affected by the proposals?**

*According to our records there are no recorded public sewers or water mains within the red line boundary of the development site. Please refer to the notes on the attached map for advice on what to do if an uncharted pipe is located.*

**Is the surface water strategy acceptable to Wessex Water?**

*One of our main priorities in considering a surface water strategy is to ensure that surface water flows, generated by new impermeable areas, are not connected to the foul water network which will increase the risk of sewer flooding and pollution.*

*You have indicated that surface water will be disposed of via the main sewer.*

*The strategy is currently acceptable to Wessex Water. We will support measures, such as permeable paving and rain butts, which reduce surface water run off into the existing surface water sewer, to improve water quality and reduce flood risk. Detailed application must prove a minimum 30% reduction in total flow from site to account for climate change.*

*INFORMATIVE TO APPLICANT: Bats*

*There is a very small risk that bats may occur at the development site. The council considers it would be unreasonable to require the applicant to submit a bat survey because this could be considered disproportionate to the scale of development. Furthermore, given the particular proposals for the site, the council considers that if bats were found, mitigation would probably not require further planning permission and a Natural England Licence would be forthcoming. Nevertheless, anyone undertaking this development should be aware that bats and their roosting places are protected at all times by the Conservation of Habitats and Species Regulations 2010. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. Consideration should be given to engage a professional ecologist to provide a watching brief during the demolition works. If bats or evidence of bats is found at any stage of development, the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.*

*INFORMATIVE TO APPLICANT: Swifts*

*The applicant's attention is drawn to the letter from Salisbury and Wilton Swifts (SAWS) dated 24/02/2019 regarding at least two pairs of swifts nesting within 200m of the site and urging the developer to install swift bricks into the fabric of the new building during the construction phase of the development in the interests of biodiversity enhancement.*

*INFORMATIVE TO APPLICANT: Air Quality*

*The development is below the threshold for which an Air Quality Assessment or Screening Assessment is required, however the Council is keen to promote contributions towards reducing vehicle emissions across Wiltshire in keeping with our current Air Quality Strategy and Core Policy 55. In this regard we are keen to see the uptake of Ultra Low Energy Vehicle (ULEV) Infrastructure and to this end would ask that the applicant consider what ULEV infrastructure could be incorporated at this development e.g. Electric Vehicle Charging. This is being done at other developments currently and should serve to enhance their environmental image and marketability.*

*INFORMATIVE TO APPLICANT: Sustainable Construction*

*The applicant is encouraged to consider the incorporation of sustainable construction details into the scheme in order to achieve high energy performance standards (including the consideration of the use of solar technology, Passivhaus standards and insulation measures)*

*INFORMATIVE TO APPLICANT: Environmental Protection Act 1990*

*The applicant should be aware that Councils must investigate complaints about issues that could be a 'statutory nuisance' (a nuisance covered by the Environmental Protection Act 1990). If a complaint of statutory nuisance is justified an Abatement Notice can be served upon the person responsible, occupier or owner of the premises requiring that the nuisance be abated. In light of this legislation, the Public Protection team recommend the following:*

- *No burning of waste or other materials shall take place on the development site during the demolition/construction phase of the development.*
- *Measures should be taken to reduce and manage the emission of dust during the demolition and/or construction phase of the development.*

53 **19/06176/FUL - 34 Park Lane Salisbury**

Public Participation

Mr Weaver spoke in objection to the application

Darryl Howell spoke in support of the application

Rodney Job spoke in support of the application

The Planning Team Leader Richard Hughes presented the application to demolish the existing bungalow and erection of 3 townhouses with a detached triple garage, associated parking and vehicular access (resubmission of 18/06402/FUL), at 34 Park Lane, Salisbury, as detailed in the report.

The Officer clarified that a response from Highways had been received, they had agreed the amended layout of parking, and requested a condition be applied.

The application was recommended for approval subject to conditions, as set out in the report.

It was noted that part of Park Lane had already been developed to the south.

The site had previously been given planning permission for the development of 2 bungalows with a garage. The application for consideration only related to the front of the site.

Issues raised with neighbouring amenity, relating to concerns over reduced daylight as a result of the development. The plan showed the proposed scheme would be positioned forward from the neighbouring property, with an element of single story at the rear.

There was already a block of flats adjacent to the site.

An outline plan had previously been approved on the site. This scheme included a total of 9 parking spaces.

The Committee was then able to ask technical questions of the Officer, where it was clarified that the approximate height of the proposed development was relatively the same as what had been approved in the outline application.

There was not a full list of proposed materials on the application, if desired by the Committee this could be included on the conditions.

The existing flats position sat slightly in front of the proposed development, with the neighbouring house sat slightly further back in a stepped style along the row.

Members of the Public were then given the opportunity to present their views as indicated above. The main points raised included that the development would impact on the levels of light received by neighbouring house and would there would be an element of overlooking.

The previously approved Outline consent had not indicated the height of the previous scheme. The new scheme was considered to be overdevelopment for the size of this site, as the footprint was 20% larger.

The development would provide three family homes which would be highly sustainable and have access to local amenity. The Outline permission was for a block of 4 flats. The style of the new scheme had a Georgian influence and would complement other properties in Park Lane.

The scheme had the support of the Tree Officer.

The overlooking from the townhouses would be minimised by the use of oblique glass in the windows.

This scheme was superior in design than the previous outline application.

The Division Member Cllr Mary Douglas then spoke on the application noting that she had called the application in to enable a full debate at Committee.

The number of beds in the outline application was much lower than the new scheme. When I tried to compare the footprint it was difficult to make a clear judgement on what the differences were, due to the quality of the plans.

Yes we need more housing and yes this is sustainable, but if you look at Park Lane, when you go from Stratford Road there was a higher density of housing at one end. Did we want to increase the density of housing in this area also?

It was hard to see how this development would not change the character of this part of Park Lane.

Cllr Douglas did not ask the Committee to vote in one way or the other, but asked for it to be debated.

The Committee agreed that the poor quality of the plans provided were difficult to decipher. The Chairman asked the Planning Officer to clarify some of the details from the plans shown on the slides at the meeting.

Cllr Westmoreland then moved the motion of approval in line with Officer recommendation. This was seconded by Cllr Hewitt.

A debate followed where the key points raised included that Outline planning permission had already been granted for a block of four flats. The new scheme was more favourable.

The scheme was of a classic Victorian design so in-keeping with the properties in the area. The trees were also protected.

The Committee then voted on the motion of approval in line with Officer recommendations.

**Resolved:**

**That application 19/06176/FUL be approved with conditions:**

**Conditions:**

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

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

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

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

- 3 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 / brought into use.**

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

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

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

means of enclosure;  
car park layouts;

**REASON:** The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

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

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

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

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

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

**REASON:** In the interests of visual amenity

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

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

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

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

- 8** Before the development hereby permitted is first occupied/brought into use the roof window(s) in the east elevation(s) of the accommodation hereby permitted shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the windows shall be maintained with obscure glazing in perpetuity. No other windows, other than those hereby approved, shall be inserted in the east facing elevation of the accommodation hereby permitted.

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

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

Site works layout - drawing SW3 REV A  
Street scene drawing SS1 REV A  
Revised garage detail drawing GD3  
Revised elevations drawing SK6

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

- 10** The demolition and construction works hereby permitted shall only take place between the hours of 0800 hrs and 1800hrs from Mondays to Fridays and between 0800hrs and 1300 hrs on Saturdays. There shall be no construction works at any time on Sundays and Bank or Public Holidays, except for the internal fitting out works.

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

**11 No development shall commence on site with respect to this planning permission (including any works of demolition), until a Construction Method Statement, which shall include the following:**

- a) the parking of vehicles of site operatives and visitors;**
- b) loading and unloading of plant and materials;**
- c) storage of plant and materials used in constructing the development;**
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- e) wheel washing facilities;**
- f) measures to control the emission of dust and dirt during construction;**
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and**
- h) measures for the protection of the natural environment.**
- i) hours of construction, including deliveries;**

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

**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**

**54 Urgent Items**

There were no urgent items

(Duration of meeting: 3.00 - 5.21 pm)

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

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



**Wiltshire Council**  
**Southern Area Planning Committee**  
**25<sup>th</sup> June 2020**

Planning Appeals Received between 01/11/2019 and 12/06/2020

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Start Date	Overturn at Cttee
17/00271/ENF	Land at Rambling Rose, off Southampton Road, Clarendon, SG5 3DG	CLARENDON PARK	Alleged unauthorised residential occupation of storage building	DEL	Hearing	-	19/05/2020	No
19/01148/FUL	191 Devizes Road Salisbury, Wiltshire SP2 7LS	SALISBURY CITY	Demolition of existing disused house and demolition of existing covered reservoir and construction of five houses, and the conversion of the existing pumphouse to a pair of dwellings.	DEL	Hearing	Refuse	05/03/2020	No
19/01270/LBC	191 Devizes Road Salisbury, Wiltshire SP2 7LS	SALISBURY CITY	Demolition of existing disused house and demolition of existing covered reservoir and construction of five houses, and the conversion of the existing pumphouse to a pair of dwellings.	DEL	Hearing	Refuse	05/03/2020	No
19/01440/106	1-12 and 14-15 Old School Mews High Street, Shrewton Wiltshire, SP3 4FA	SHREWTON	Variation of S106 agreement to remove age restricted occupancy (relating to 13/02101/FUL)	DEL	Written Representations	Refuse	02/12/2019	No
19/01406/PIP	Land at Lower Road Homington, Wiltshire SP5 4NG	COOMBE BISSETT	Residential development of one dwelling	DEL	Written Representations	Refuse	11/11/2019	No
19/02434/OUT	Land at end of Bishops Drive, East Harnham Salisbury, SP2 8NZ	SALISBURY CITY	Outline Planning Application with all Matters Reserved for Development comprising 13 Intermediate Affordable Dwellings with access from Bishops Drive.	DEL	Written Representations	Refuse	12/02/2020	No
19/03682/PIP	Land Adjacent Mill Cottages Winterbourne Gunner Salisbury, Wiltshire SP4 6JQ	WINTERBOURNE	Two dwellings	DEL	Written Representations	Refuse	13/11/2019	No
19/03930/OUT	Land Adjacent 1 Witt Road, Winterslow Salisbury, Wiltshire SP5 1PL	WINTERSLOW	Erection of 3 detached dwellings, garages, parking and access following demolition of 3 existing buildings (Outline application relating to access and layout - resubmission of 18/02580/OUT)	DEL	Written Representations	Refuse	19/02/2020	No
19/04863/FUL	Land at Ringwood Avenue, Amesbury SP4 7PZ	AMESBURY	Erection of 19 affordable dwellings, creation of access, landscaping, parking and associated works.	SAPC	Written Representations	Approve with Conditions	19/02/2020	No
19/05592/OUT	Land to the rear of 107 Bouverie Avenue South Salisbury, SP2 8EA	SALISBURY CITY	Erection of x1 dwelling to the rear of 107 Bouverie Avenue South, with associated driveway and parking.	DEL	Written Representations	Refuse	11/11/2019	No

19/06290/FUL	The Coach House Nunton Village Salisbury, Wiltshire SP5 4HN	ODSTOCK	Form new vehicle entrance from the road to Stable Cottage, separate from the existing vehicle entrance which is currently shared with the adjoining cottage, The Coach House. Works include creating a new opening in the boundary wall, forming a new driveway, and separating the two adjoining properties with a dividing fence and hedge.	DEL	Written Representations	Refuse	26/03/2020	No
19/06480/LBC	The Coach House Nunton Village Salisbury, Wiltshire SP5 4HN	ODSTOCK	Form new vehicle entrance from the road to Stable Cottage, separate from the existing vehicle entrance which is currently shared with the adjoining cottage, The Coach House. Works include creating a new opening in the boundary wall, forming a new driveway, and separating the two adjoining properties with a dividing fence and hedge.	DEL	Written Representations	Refuse	26/03/2020	No
19/07931/FUL	100 London Road Salisbury, Wiltshire SP1 3HA	SALISBURY CITY	Dropped kerb	DEL	Written Representations	Refuse	14/01/2020	No
19/08190/FUL	46 Shaftesbury Road Wilton, Salisbury Wiltshire, SP2 0DR	WILTON	Second Floor Extension to Create Home Office.	DEL	House Holder Appeal	Refuse	17/03/2020	No
19/08875/OUT	Haven Court Marshmead Close Clarendon, SP5 3DD	CLARENDON PARK	Outline planning permission to demolish the existing 11-bedroom HMO, and to erect 5 dwellings with associated parking and access. Access is the only matter for which approval is sought at this stage, with all other matters reserved.	DEL	Written Representations	Refuse	19/02/2020	No
19/09159/FUL	Furzelease Farm, Tisbury Row, Tisbury Wiltshire SP3 6RZ	TISBURY	Proposed extension	DEL	House Holder Appeal	Refuse	03/04/2020	No
19/09738/FUL	Teffont Woodland Dinton Road Teffont Magna Salisbury, SP3 5RR	TEFFONT	Conversion of Forestry building to tourism accommodation (holiday let)	DEL	Written Representations	Refuse	04/05/2020	No
19/09902/FUL	Oak Tree Farm Crawlboys Lane Ludgershall SP11 9PL	LUDGERSHALL	Demolition of poultry shed and agricultural store and erection of 5 no. dwellings with access and parking. Erection of new agricultural store (resubmission of 18/09957/FUL)	DEL	Written Representations	Refuse	19/03/2020	No
19/10361/FUL	63-65 Castle Street Salisbury, SP1 3SP	SALISBURY CITY	Conversion of ground floor from Class A1 (vacant) to extend an existing dwelling Class C3	DEL	Written Representations	Refuse	06/03/2020	No

19/10455/FUL	Fleming Barn Homanton, Shrewton Salisbury, SP3 4ER	SHREWTON WINTERBOURNE STOKE	Demolition of existing buildings and the erection of one detached dwelling (use class C3), attached car port, landscaping and associated works.	DEL	Written Representations	Refuse	03/06/2020	No
19/10735/LBC	63-65 Castle Street Salisbury, SP1 3SP	SALISBURY CITY	External Alterations to ground floor shop front, insert 2 sash windows to match existing windows and matching brickwork.	DEL	Written Representations	Refuse	06/03/2020	No
20/00269/FUL	Longhedge Farm House Longhedge, Salisbury Wiltshire, SP4 6BW	DURNFORD	Erection of two dwellings with associated landscaping, car parking, bin store and improvements to existing access.	DEL	Written Representations	Refuse	03/06/2020	No
20/01314/FUL	Land rear of 43 & 45 Estcourt Road Salisbury, SP1 3AS	SALISBURY CITY	Erection of new 1.5 storey building to create 2 x 1 bed apartments	DEL	Written Representations	Refuse	03/06/2020	No
19/01170/FUL	Land opposite Viste Orcheston Wiltshire, SP3 4RJ	ORCHESTON	Creation of an access gateway and track to agricultural land	DEL	Written Representations	Refuse	12/06/2020	No
20/01798/FUL	Barn to the south of Stock Lane Landford Wood Farm Landford Wood SP5 2ER	LANDFORD	Demolition of the existing agricultural barn and the erection of a detached replacement dwelling, hard and soft landscaping and associated works	DEL	Written Representations	Refuse	12/06/2020	No

Planning Appeals Decided between 01/11/2019 and 12/06/2020

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Decision	Decision Date	Costs Awarded?
16/00383/ENF	Nightwood Farm Lucewood Lane West Grimstead Salisbury, Wiltshire SP5 3RN	GRIMSTEAD	Unauthorised development	DEL	Written Reps	-	Enforcement Notice Varied	12/11/2019	Appellant applied for Costs - <b>REFUSED</b>
18/03678/FUL	4A & 4B The Crescent Hill View Road, Salisbury SP1 1HY	SALISBURY CITY	Reversion of 4A and 4B The Crescent to a single dwelling including side/rear extension with parking.	SAPC	Written Reps	Approve with Conditions	Allowed with Conditions	20/11/2019	Appellant applied for Costs - <b>REFUSED</b>
18/03830/FUL	Shrewton House Elston Lane, Shrewton SP3 4HJ	SHREWTON	Formation of access in curtilage wall of former Orchard to Elston Lane	DEL	Written Reps	Refuse	Dismissed	29/11/2019	None
18/04184/LBC	Shrewton House Elston Lane, Shrewton SP3 4HJ	SHREWTON	Formation of access in curtilage wall of former Orchard to Elston Lane	DEL	Written Reps	Refuse	Dismissed	29/11/2019	None
18/08974/CLE	Whitebridge Farm Holidays Whitebridge Farm Sedgehill, Shaftesbury Dorset, SP7 9JT	SEDEGHILL & SEMLEY	Certificate of Lawfulness for Existing Use - Use of Swallow Cottage as a residential dwelling house	DEL	Written Reps	Refuse	Allowed with Conditions	11/11/2019	None
18/08967/CLE	Whitebridge Farm Sedgehill, Shaftesbury Dorset, SP7 9JT	SEDEGHILL & SEMLEY	Certificate of Lawfulness for Existing Use - Use of Linney Cottage as a residential dwelling house	DEL	Written Reps	Refuse	Allowed with Conditions	11/11/2019	None
19/00220/FUL	Travellers Rest Carmelite Way, Salisbury SP1 2HL	SALISBURY CITY	Demolition of the existing building and construction of five houses with associated parking and access	DEL	Written Reps	Refuse	Dismissed	11/11/2019	None
19/01440/106	1-12 and 14-15 Old School Mews High Street, Shrewton Wiltshire, SP3 4FA	SHREWTON	Variation of S106 agreement to remove age restricted occupancy (relating to 13/02101/FUL)	DEL	Written Reps	Refuse	Allowed with Conditions	19/02/2020	None
19/01571/TPO	Hollybank Petersfinger Road Petersfinger, Salisbury Wiltshire, SP5 3BY	CLARENDON PARK	Beech Tree - Fell	DEL	House Holder Appeal	Refuse	Allowed with Conditions	14/02/2020	None
19/01739/FUL	36 Pains Way, Amesbury SP4 7RG	AMESBURY	Second storey extension over garage.	DEL	House Holder Appeal	Refuse	Dismissed	20/11/2019	None
19/02406/PIP	Land at Lower Road Homington, Wiltshire SP5 4NG	COOMBE BISSETT	Residential development of one dwelling	DEL	Written Reps	Refuse	Dismissed	11/02/2020	None
19/03682/PIP	Land Adjacent Mill Cottages Winterbourne Gunner Salisbury, Wiltshire	WINTERBOURNE	Two dwellings	DEL	Written Reps	Refuse	Dismissed	13/02/2020	None

	SP4 6JQ								
19/03798/VAR	High Trees Winterbourne Earls Wiltshire, SP4 6HD	WINTERBOURNE	Variation of conditions 2 & 3 of planning permission 18/10127/VAR to allow for replacement of external building material from brick to stone	DEL	Written Reps	Refuse	Allowed with Conditions	17/12/2019	None
19/05238/PNC OU	The Barn, Cow Lane Laverstock, Salisbury SP1 2SR	LAVERSTOCK	Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwellinghouse (Class C3), and for Associated Operational Development	DEL	Written Reps	Refuse	Dismissed	08/01/2020	None
19/05592/OUT	Land to the rear of 107 Bouverie Avenue South, Salisbury SP2 8EA	SALISBURY CITY	Erection of x1 dwelling to the rear of 107 Bouverie Avenue South, with associated driveway and parking.	DEL	Written Reps	Refuse	Dismissed	04/02/2020	Appellant applied for Costs - <b>REFUSED</b>

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## REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No.

<b>Date of Meeting</b>	25 June 2020
<b>Application Number</b>	19/06605/FUL
<b>Site Address</b>	Land adjacent The Bowman Centre, Shears Drive, Amesbury, Salisbury, Wiltshire, SP4 7XT
<b>Proposal</b>	Erect new church with day nursery
<b>Applicant</b>	Ms Nataliee Stoner
<b>Town/Parish Council</b>	AMESBURY
<b>Electoral Division</b>	Amesbury East - Cllr Yuill
<b>Grid Ref</b>	416556 140496
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Georgina Wright

### Reason for the application being considered by Committee

This application is brought to committee at the request of Councillor Yuill, for the following reasons:

- Visual impact on surrounding area;
- Relationship to adjoining properties;
- Environmental or highway impact; and
- Car Parking

#### 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
- Character & Design
- Neighbouring Amenities
- Highway Safety
- Waste Management
- Archaeology

The application has generated an Objection from Amesbury Town Council; and 65 letters of objection from third parties.

### 3. Site Description

The site is one parcel within the local centre at the Kings Gate development, which was secured in line with the strategic allocation of the wider site as an urban extension to the Market Town of Amesbury; and defined by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy), CP4 (Amesbury Community Area) and Appendix A – Development Templates for Strategic Allocations. The final phases of the housing development are currently being built out under various outline and reserved matter permissions. The local centre was however granted outline permission as part of one of the earlier phases of the wider housing estate (under ref: S/2002/1075). This in detail secured 550 residential dwellings and its associated parking/affordable housing/landscaping/junctions and roads; a local centre comprising retail facilities, local services and a community building; a primary school; a cemetery; playing fields; tennis courts; and a sports pavilion across the whole site. A Section 106 Legal Agreement was also secured as part of this permission which secured various community infrastructure improvements as well as detailing the requirements and services that the local centre was to provide.

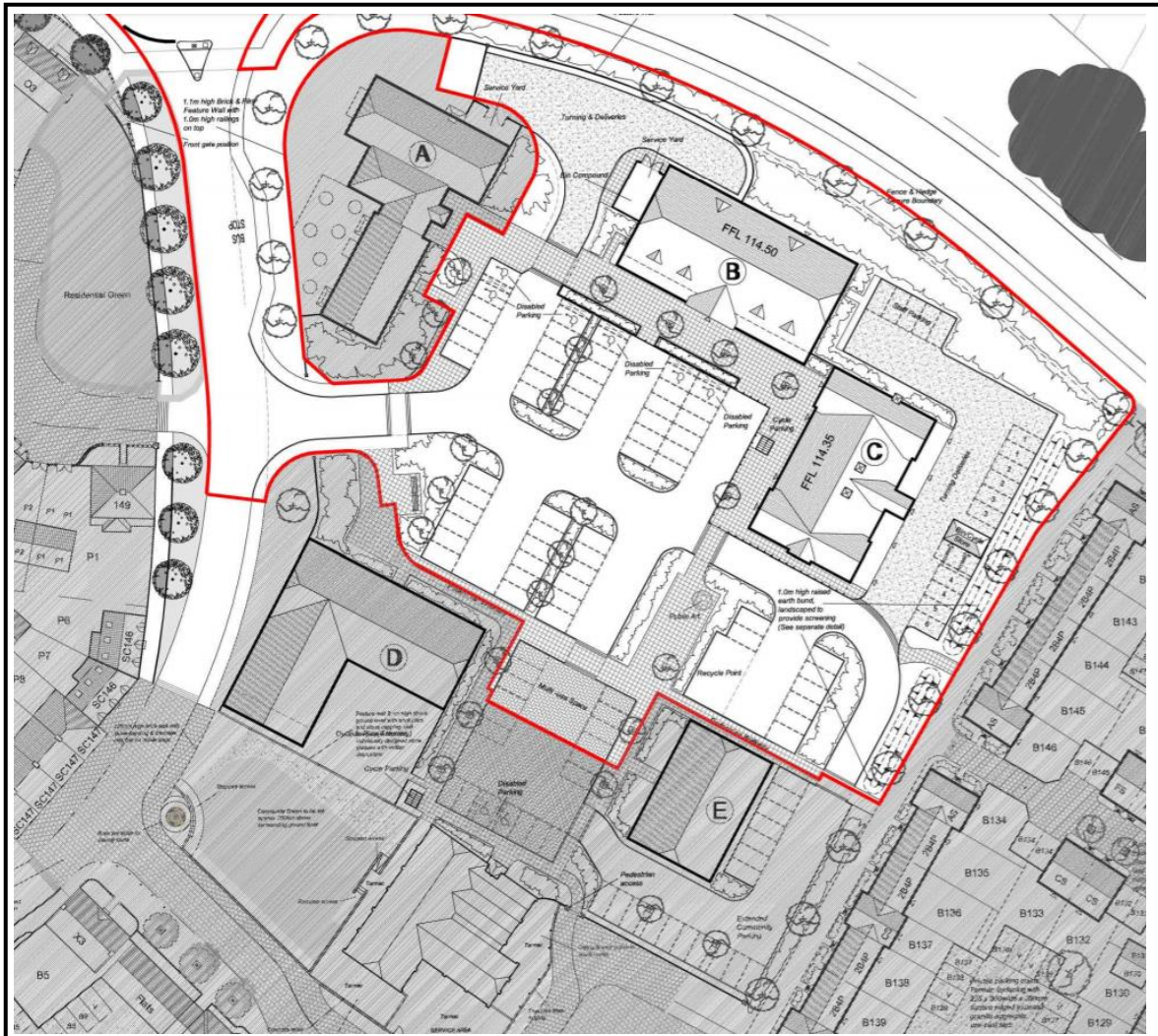
The local centre was subsequently subdivided into a number of parcels and applications have been approved and, in most cases, built out for various uses on these parcels. These are outlined below and shown on PLAN A as follows:

- A: A parcel adjacent to one of the main roundabouts off the Stockport Road link road into the wider housing estate. It is also adjacent to the main entrance into the local centre off Archer's Way. It gained permission in 2011 (under ref: S/2010/1821) for its redevelopment as a public house/restaurant (use class: A3) and has since been built out. It is currently in use as a pub and pizza restaurant.
- B: A large plot immediately adjacent to parcel A. It gained planning permission in 2010 (under ref: S/2010/1043) to be redeveloped for a large retail convenience store (use class: A1) and is currently in use as The Co-operative store.
- C: A smaller plot that was granted permission in 2010 (also under ref: S/2010/1043) for its redevelopment with 4 smaller retail units and residential flats above. This has subsequently been built and provides a charity shop (use class: A1); 2 take away uses (use class: A5); and a beauty salon (use class: sui generis)
- D: This parcel consists of 0.14 hectares and recently received planning permission for its redevelopment with a church, community hall and 25 space children's nursery (use class: D1) (under ref: 16/02899/FUL), all within a building of 209 square metres in size. This permission has not been implemented and this parcel therefore currently remains vacant. It currently provides an area of grassland at the main entrance to the local centre from Archer's Way and is adjacent to the local community centre (The Bowman Centre) and its community garden.
- E: This parcel is situated in the south eastern corner of the local centre and was originally used as overspill car parking for The Bowman Centre. Planning permission was granted in 2016 (under ref: 16/04684/FUL) for this parcel's redevelopment with a new building to be used as a children's nursery (use class: D1). This has since been built out and provides 326 square metres of ground floor space for this purpose.

Between parcels D and E, the reserved matter details for the Bowman Centre were agreed (under refs: S/2006/1690 & S/2007/0823). This gave permission for a community building and community green to its immediate west. This has since been



built out and is used by the Town Council as their office/base. It is accessed through the local centre to the north as well as sharing a boundary with Shears Drive to the south. It has a small, dedicated parking area to its north.



**PLAN A: A plan submitted for application S/2010/1043 showing the different parcels within the Local Centre as outlined above, including The Bowman Centre site, and this application site (Parcel D), both shaded in grey**

This particular application concerns parcel D within the local centre.

#### 4. Planning History

S/2002/1075	O/L: Up to 550 residential dwellings inc affordable housing, the southern section of the Amesbury Link Road and 4 associated junctions between underwood drive and Stock Bottom. A local centre comprising retail facilities, local services, a community building and associated car parking facilities, a primary school, a cemetery, 2 infiltration basins and ancillary surface water drainage facilities. Formal open space comprising playing fields, tennis courts and ancillary pavilion, informal open space, associated landscape planting (ES submitted). (Archers Gate, Phase 2)	Permission – 01.03.2005
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S/2006/1690	Construction of community building and community green (Reserved Matters approval sought for siting, design, external appearance and means of access)	Permission – 04.10.2006
S/2007/0823	Reserved Matters application for hard and soft landscaping for community building and green (pursuant to outline S/2002/1075)	Permission – 14.06.2007
S/2009/0789	Development of part of the local centre to include the provision of a convenience store, 4 no retail units with 6 no residential units above and associated service yards, parking, landscaping and refuse/recycling provision	Permission – 22.10.2009
S/2009/1577	O/L: Construction of 170 residential dwellings, informal open space, parking provision, equipped play area, ancillary road infrastructure, landscape planting and temporary infiltration basin and temporary foul pump station (All matters reserved). (Archers Gate, Phase 2)	Permission – 10.12.2010
S/2010/1043	Development of part of proposed local centre to include the provision of a convenience store (Use Class A1), 4 no retail units with 6 no residential units above and associated service yards, parking provision, landscaping and refuse/recycling provision (revised scheme to planning permission S/2009/0789)	Permission – 15.10.2010
S/2010/1821	Proposed public house/restaurant and associated works.	Permission – 03.03.2011
S/2012/0497	O/L: Demolition of former agricultural barns and removal of up to 26 protected trees and construction of 460 dwellings (including a 60 bed extra care facility) and associated community infrastructure including the first phase of a country park, children's play areas, landscape planting, an infiltration basin and three temporary water pumping stations (amended description). (Kings Gate Phase 1, Phase 3)	Permission – 20.05.2013
13/06181/OUT	O/L: Removal of the existing temporary infiltration basin and construction of 143 dwellings with associated infrastructure including landscape planting, an electricity substation, a temporary sewage pumping station and a new temporary infiltration basin. (Kings Gate Phase 2, Phase 4)	Permission – 26.10.2015
15/02530/OUT	O/L: Removal of up to 26 protected trees and construction of 515 dwellings and associated community infrastructure, including access roads, the second phase of a country park, a primary school with playing fields, children's play area, natural play areas, landscape planting and an infiltration basin. (Kings Gate Phase 3, Phase 5).	Permission – 14.02.2017

16/02899/FUL	Erection of community hall to be used for a day nursery and church meeting place	Permission – 09.08.2016
16/04684/FUL	Proposed construction of children's nursery, with associated works.	Permission – 13.07.2016
19/00416/FUL	Erect new church with day nursery.	Withdrawn
19/04220/VAR	Variation of condition 4 of 15/02530/OUT to allow revision to the overall market housing mix.	Permission – 04.10.2019

The development of the local centre, including parcel D, with A, B1 or D uses, was granted in outline as part of the 2002 permission (Ref: S/2002/1075). This permission remains a valid consideration for this application. The principle of the subdivision of the local centre into parcels was also established by the first few developments in the local centre in 2009 and 2010 (under refs: S/2009/0789 and S/2010/1043), which as per the plan provided in PLAN A above, identified parcel D with an indicative L shaped building on it, although that permission did not give any permissions for the redevelopment of parcel D.

This application is a revised scheme to one that was approved in 2016 (ref: 16/02899/FUL). That permission has now expired and was not implemented but remains a material consideration for this application. That application also involved the development of parcel D with a new community hall and day nursery, but in a much smaller footprint. The building was of a very different design and massing to the current proposals. The approved plans are provided below in PLAN B.



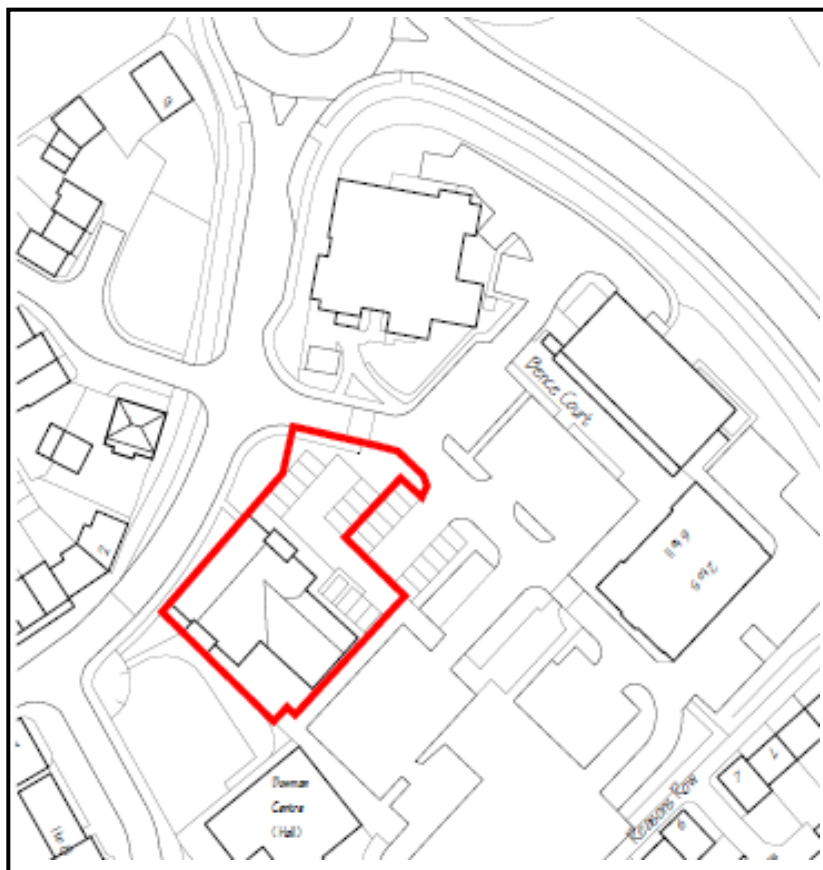
**PLAN B: Approved Plans for 16/02899/FUL on Parcel D**

## 5. The Proposal

This is a full application proposing the redevelopment of the last vacant parcel in the local centre, parcel D, with a new church and further day nursery (use class: D1). This is effectively a revised scheme to one which was allowed in 2016 (under ref: 16/02899/FUL and as shown in PLAN B above) but also follows a withdrawn scheme that was heading for refusal because of the size and design of the proposed building (considered under ref: 19/00416/FUL). The supporting documentation confirms that the church is to cater for a congregation of up to 150 people, which is to relocate from Bulford. The children's nursery is to provide 25 nursery spaces.

The scheme involves a building providing 538 square metres of D1 floor space over two floors, 440 square metres of which is to be at ground floor. At ground floor, this will consist of the main entrance; the main church hall; church office; kitchen and toilet facilities within a principal rectangular part of the building. A smaller rectangular extension is then to extend from the south eastern elevation of this principal part of the building. The extension is to provide the proposed children's nursery use. This element is to have a separate entrance to the church.

Only the principal part of the overall building is to benefit from first floor accommodation. In the main, this first floor space will form a seated gallery overlooking the double height main hall below. At first floor, further office and storage space is also identified.



**PLAN C: Proposed Site Layout**

Access to the site is to be gained through the adjacent local centre from Archers Way to the north west of the site. A total of 13 onsite parking spaces are identified, which are to be provided to the front of the building (adjacent its northern elevation). It is

however envisaged that the visitors to the site will also make use of the public car park that currently serves the remainder of the local centre. Cycle parking is also identified.

The building is to be a mix of brick and render with two stone towers on its northern and southern ends. The church element will essentially be a linear building with a gable roof culminating in the stone towers on either end. The nursery element will extend out from the principle church building at a right angle. It is to have two mono pitched roofs with a celestial window detail at their disjointed apex. The overall effect is fairly modern but is also functional and civic in its design. The supporting documentation confirms that since withdrawing the previous application, the design has evolved and *'The overall footprint has been altered...The overall mass and bulk of the building has been much reduced, with the eaves line resembling the similarly low slung public buildings within the vicinity'*. The layout and materials have also been chosen in order to create *'...a focal point building for the greater community as well as the worshipping community'* and the *'...overall form provides coherence to the design. At either end of the main church wing a stone faced contemporary tower defines the extent of the building, as well as acoustically attenuated passive ventilation system. The larger south facing areas of roof slope best benefit from p.v. provision, while the generous eaves of the building provide character as well as reduce over-heating from solar gain'*. The detailed designs are provided in PLANS C and D below.



**PLAN D: Proposed NE, SW and SE Elevations**



**PLAN E: Proposed NW Elevations**

The application is accompanied by a Design & Planning Statement; and a Mission Statement. During the course of the application, a Technical Transport Note; and A Noise Assessment have been submitted. The former has also been updated. Marketing evidence for this parcel has also been submitted.

**6. Local Planning Policy**

*National Planning Policy Framework (NPPF)*  
*National Planning Practice Guidance (NPPG)*

*Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy):*  
 PS6 – Playgroups/Nurseries

*Wiltshire Core Strategy:*

- CP1 (Settlement Strategy)
- CP2 (Delivery Strategy)
- CP3 (Infrastructure Requirements)
- CP4 (Amesbury Community Area)
- CP43 (Providing Affordable Housing)
- CP45 (Meeting Wiltshire’s Housing Needs)
- CP50 (Biodiversity and Geodiversity)
- CP57 (Ensuring High Quality Design & Space Shaping)
- CP58 (Ensuring the Conservation of the Historic Environment)
- CP60 (Sustainable Transport)
- CP61 (Transport & Development)
- CP62 (Development Impacts on the Transport Network)
- CP64 (Demand Management)

*Supplementary Planning Documents:*

- Creating Places Design Guide SPG (April 2006)
- Achieving Sustainable Development SPG (April 2005)
- Wiltshire Local Transport Plan – Car Parking Strategy
- Wiltshire Planning Obligations Supplementary Planning Document (SPD)
- Approved Development Brief, Land South of Boscombe Road (February 2001)
- Approved Design Code – Urban Design Strategy

**7. Summary of consultation responses**

**Amesbury Town Council – Objection**

- The drawings provided are not the clearest, especially in its relationship to housing and the Bowman Centre which are affected by the build
- There are two towers one of which provides a lift and staircase also provide ventilation and heating to the building. The nursery building appears to be a semi

lean too style (one half being higher) Overall it appears the building is both larger and higher than those surrounding it and higher than the Bowman Centre

- The children's outdoor play area is butting up to Bowman Centre garden wall and it is possible that noise from the play area could disturb users of the Bowman Centre facility
- There is no indication as to the height of the fence but it may cause an overshadowing of the Bowman Centre Garden
- The height and design of the building is not in keeping with the area and it contrasts not only with buildings in the local centre but with residential properties close by
- This is 157% larger than the previous application
- It is clear the bulk and mass of this building will be out of character with the surrounding area.
- The Town Council accepts the Hayes McKenzie report para 3.1 that reverberation could be mitigated by the use of an acoustically absorptive ceiling and soft carpets. This must therefore be conditioned
- It is noted that both windows to the South West and South East in the main hall, these are a potential source of noise unless triple glazed and cannot be opened
- There appears to be an assumption that all the car parking spaces are for general use. Of the total of the 76 spaces, 20 spaces belong to Amesbury Town Council and are designated for use by users of A further 56 are owned by the Management Company responsible for other businesses at this location, these spaces are primarily for customers of the retail outlets and the public house the Bowman Centre and staff working in the Centre
- The figure quoted by "awp" in their technical notes 3.2, of 73 spaces appears to be a miscalculation, as they have not taken in to account those spaces owned by an used by Amesbury Town Council or its customers
- since the previous application was considered, additional houses have been built thus exacerbating the parking situation (including 19/07304 for a further 299 houses to be built in the estate)
- according to the Planning Portal, the church which will accommodate 186 seats should provide a minimum of 62 car parking spaces (for the church alone)
- the proposed nursery use will require all of the 13 spaces proposed so there is a shortfall of 62 spaces
- with the additional dwellings that have been built on the estate the use of the local centre has materially altered both in terms of retail and of parking needs.
- All 62 spaces should therefore be provided as a minimum otherwise, the current recognised parking problems in the area will greatly increase.
- Overdevelopment of the site by size of the proposed building.
- The design and height of the building will not harmonise with other buildings and residential houses in the area.

#### **Highways – No Objection subject to conditions**

- I have considered the additional information, along with the raft of information that has been provided with regards to the highway impacts, most notably car parking
- The proposal seeks to construct a new church, with a worshiping floor area of 400m<sup>2</sup> and capable of accommodating up to 150 worshipers at one time.
- The proposals also include the provision of a day nurse for up to 25 infants aged up to 4 years old.
- The site is adjacent to the existing Archers Gate Local Centre and would be served by the same means of access, which is considered adequate in form and capacity to accommodate the development of this plot.

- I am also aware that an extant planning permission exists (16/02899/FUL) for a church and associated nursery on this site, albeit, with a worshipping floor area of only 209m<sup>2</sup>.
- This previous permission therefore establishes the principle of such a development on this plot.
- Whilst the principle is established, these latest proposals do represent a significant increase in the intensification of the site within the same use class.
- Therefore, it is important that all the potential highway implications of this proposed development are robustly assessed to ensure no highway safety issue will be created as a result.
- The means of access to the site is established and is acceptable
- I am also content that the traffic generated by the proposed development is unlikely to create any severe capacity issues at nearby junctions within the surrounding highway network.
- The primary highway consideration is the availability of car parking.
- The submission includes 13 on site car parking spaces, 2 of which will be allocated as disabled spaces.
- The submission openly admits that any parking demand over and above this number will be reliant upon the existing car parking areas within the local centre.
- In principle, this is accepted, as I understand that the local centre was designed with the future development of this plot in mind.
- However, no specific use class was determined for this plot that I am aware of and as such, every proposal must therefore be assessed on its own merits and must demonstrate that adequate car parking will exist to accommodate the use.
- Wiltshire's Maximum Car Parking Standards suggests that places of worship should provide parking provision based upon 1 space per 5m<sup>2</sup> of floor area.
- This equates to a total of 80 car parking spaces
- However, it must be noted that these standards are maximum standards and I would consider that providing 80 spaces for this development to be excessive and unnecessary.
- In terms of parking provision for a church in this location a precedent does exist in the form of the extant permission, which provided a total of 15 car parking spaces for 209m<sup>2</sup> of worship space.
- Using the same ratio for this proposal would require 39 car parking spaces to be provided
- To determine the level of car parking provision required for any development, it is important to understand the likely trip generation of the proposed development and the submission has included a TRICS analysis, as well as details of the existing temporary church in Bulford to understand how the congregation currently travel.
- The TRICS data has been adjusted from the original submission and it is this latter data that is more representative in my view.
- It should be noted that the TRICS database is an industry standard tool used for this exact purpose and is generally considered robust and reliable due to the data being based upon actual survey data from representative sites.
- To ensure the site and categories selected are representative, I have analysed the sites that the TRICS database has used to produce the data and I am content the methodology used is robust.
- The Sunday peak period suggests that 16 two-way trips would be generated in the first hour and 14 in the second hour, a total of 30 two-way trips across this period.
- This however is not likely to require parking provision for 30 vehicles all at once, as some of these vehicles are counted on arrival and departure.



- The weekday evening period suggests that a total of 12 two-way vehicle trips will be generated across the two hour peak period.
- The TRICS analysis therefore suggests that at peak times, significantly less than 30 car parking spaces would be required to accommodate users of the church.
- To help understand the patterns and habits of the existing congregation who are to move to this proposed church, transport details of recent services held at the existing temporary church in Bulford have been provided.
- This shows that of 96 attendees, a total of 23 vehicles were used, which averages at 4.2 people per vehicle. This can easily be scaled up to the proposed church, which is intended to accommodate a maximum of 150 worshippers and equating to a maximum total of 36 vehicles.
- When taking in to consideration that Amesbury is a larger settlement and thus has greater opportunities for attracting more locally based users, as well as better opportunities for all users to travel by alternative means to the private car, the TRICS analysis and the existing Bulford church data are generally supportive of each other, which does provide assurance.
- A parking survey has been undertaken in the local centre car park, which contains a total of 76 car parking spaces and I am generally content with the methodology of data collection.
- I am also satisfied that the factual data presented is likely to be representative of the use of this existing car park on an average week.
- The church peak operating times are stated as 11:30-13:30 on a Sunday and three evenings per week 19:00-21:00 and these are thus the critical periods that should be used in conjunction with the car parking capacity study.
- My expectation is that the church will be likely to attract a greater number of attendees during the Sunday service than the weekday evening periods (as supported by the TRICS data) and thus a greater level of parking demand.
- The survey data suggests that on average, 21 car parking spaces would be available in the local centre car park, in addition to the 13 provided on site.
- The Bowman Centre car park is included in the car park capacity study, despite it being privately owned by the Town Council. Despite this, it is not possible with the information available to determine what number of spaces were vacant/occupied in the Bowman Centre car park during the survey period and so it is difficult to discount the stated availability on this basis.
- Whilst the Town Council would be within their rights to restrict parking to users of the Bowman Centre only, I am not aware of any formal restrictions existing of this nature.
- The parking survey data therefore suggests that, along with the proposed on-site parking, up to a maximum of 34 parking spaces would potentially be available for church goers.
- Even if a representative discount could be applied as a result of the inclusion of the Bowman Centre car park (not full 20 space discount), this would appear to be an adequate level of parking provision when compared to the TRICS data for the Sunday peak period if the church was at full capacity, which as mentioned, is considered to be the most critical period.
- However, the scaled up parking demand from the existing Bulford church congregation would suggest that the available car parking may not quite meet demand and may, as a result, cause parking on the public highway when the church is at full capacity.
- The submission has committed to developing a Travel Plan for the church and the church being located in Amesbury, closer to a much larger population and with a better range of sustainable travel alternatives, would help to bring the parking demand down further.

- I also note that the church does offer a mini bus service currently and although this is of significant benefit, it is difficult to rely upon in the context of planning.
- It must be noted that the above and submitted assessment and data is based upon the church being at full capacity, with 150 worshipers in attendance and therefore presents the worst case scenario.
- Despite this, the assessment suggests that the majority of the time, adequate car parking would be available within the site/local centre car park
- Natural variation and busy church periods such as at Christmas and Easter, will cause discrepancies and at these busy periods this may result in demand exceeding provision, although these are likely to be few and in small numbers.
- The result of this could lead to a small number of vehicles parking on the public highway, most likely on Archers Way.
- Bearing this in mind, the NPPF states at para 109 that “*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*”.
- There is no evidence to suggest there would be a severe capacity issue, so my judgement is based upon whether a small amount of occasional on street car parking would result in unacceptable highway safety issues.
- The Sunday service period is the most critical period and there may, on busy church occasions, be an overspill of a small amount of car parking on to the adjacent highway.
- This however is also possible with the extant permission at busy times and there is a finite amount of on-street provision.
- Therefore, having assessed all the data, considered the extant consent, local representations and the potential implications in detail, I am content that these proposals will not represent an unacceptable impact on highway safety
- In summary, I think it is unlikely that there will be much on street parking the majority of the time, as the church is probably going to be rarely full to capacity.
- Some users may choose to park on street for convenience and to save looking around the car park for a space, but this would be the same with the existing permission.
- Because of the infrequency of this potential and it not being significantly different to the approved decision I cannot sustain an objection because the potential impact would not be significant.
- Wiltshire’s Non-Residential Car Parking Standards are Maximum standards and a lower provision is considered acceptable subject to sufficient justification, which I believe we have in this case.
- No Highway objection is raised, subject to conditions

**Public Protection – No Objection subject to conditions**

- The proposed centre is surrounded by residential properties; therefore, we would recommend that conditions are attached to any planning permission granted to minimise disturbance to these residents during construction.
- The acoustic report submitted doesn't indicate any adverse impact on the amenity from the potential choral music emanating from the proposed construction.
- Noise from the nursery has also been considered within the acoustic report
- I have no public protection objections regarding the operating times of the nursery being weekdays 8am-6pm, with no opening at weekends
- Please condition the hours and children numbers

### **Archaeology – No Objection**

- This site has previously been subject to archaeological excavation.

### **Waste Management – No Comment**

### **MOD DIO Safeguarding – No Objection**

- I can confirm the MOD has no safeguarding objections to this proposal.

## **8. Publicity**

This application was advertised through the use of site notices; an advert in the local press; and letters of consultation. The application has also been subject to amended plans which have also been renotified.

**Letters** – 65 letters of objection received from the residents of 2, 10, 12, 14, 34, 36, 70 & 102 Archer's Way; 12 Goldie Drive; 17 & 23 Matthews Road; 40, 48 & 72 Haragon Drive; 5, 12, 14, 15, 20 & 84 Shears Drive; Margarets Close; 4 & 25 Beyer Road; 9 Leonard Cheshire Close; 2, 4, 25 & 48 Holloway Close; 3 & 11 Pouncette Close; 34 & 38 Great Amber Way; 1, 4 & 49 Rushworth Row; 4, 21 & 19 Lancelot Way; 2 Loveridge Lane; 18 Millennium Drive; 1 Raleigh Crescent; 2, 16 & 39 Conyger Road; 1 & 11 Princess Way; 42 Denton Drive; 50 & 64 Kilford Close; 25 Muggleton Road; 21 Banting Close; 43 Barnard Field; 27 Westland Close; 44 Durnford Close; 1 Eleanor Drive; 3 & 21 Evergreen Court; 18 Sarsen Street; 4 & 92 Redworth Drive; 1 BDE & 4Bn REME, Tidworth; and Pickton Barracks. The following comments made:

- A nursery has just been built on parcel E, is this at capacity?
- There is no need for another one directly opposite
- There are 5 churches in the area. Do we really need more?
- The existing churches in the area are already mostly empty
- The people most affected by the development are going to benefit least it
- The congregation are not part of the Archers Gate community
- the church should commission a pharmacy or surgery as part of their plans
- We need doctors and dentists more!
- The congregation are from Bulford, Larkhill and Tidworth, build it there
- A site for this should have been found as part of the army rebasing programme
- we don't need a church, we need more open space
- The Archers Gate area has developed considerably over the past few years but services in the area have not matched that growth
- This will be in direct competition with The Bowman Centre. We don't need another community centre
- as a non-believer I don't want such a focal point inflicted on me
- We have already lost open space in this centre to the newly developed nursery
- This is the last piece of green space at the local centre
- The amount of green space on Archer's Gate is already limited and this proposal will lead to the loss of more precious play areas and an increased feeling of enclosure from buildings
- On an already too crowded estate this green space should be preserved
- this site is not designed or big enough for such a purpose
- such a use in such close proximity to houses is unreasonable
- the entrance to the estate is enhanced by the green space. This development would detract from it
- The building will block natural light and cause over shadowing
- we will also be affected by noise on a daily basis
- During the week there will be noise during the day from the Nursery and in the evenings there will be noise from the church with singing and music

- The sound assessment is flawed as it does not take into account a 150 strong congregation singing and clapping
- Question the quality of the noise report as it appears to be based on unsound assumptions
- the car parks used for the pub and retail units are already busy in the evenings and weekends
- 13 car park spaces for 150/160 worshippers is not enough.
- cars will be parked all down the sides of pavements and roads leading into the estate down Archers Way and round to Shears Drive which will be unsafe
- the parking survey is flawed as it assumes that all of the existing parking spaces are freely available to all and was conducted in summer months when people use their car less
- the estate roads are already full of parking
- a lot of residents already park in the street in front of their houses
- The curvature of the road means that just a few extra parked cars will result in chaos with passing cars being unable to see
- This will impact the safety of pedestrians and cyclists
- Concerned about the impact for emergency access into the estate
- The church should find an alternative place for parking and provide a shuttle bus facility to bring worshippers to church
- The parking and traffic around archer's gate is already atrocious. We do not need 150 potential more vehicles blocking up the roads
- this area cannot take another public building especially one that has prioritised floor area over sufficient parking spaces.
- The local centre is a hot spot for accidents and near misses due to heavy parking around the junction on both sides of the road
- This will impact directly on the route to and from the existing and new infant schools putting young children in real danger
- The mission statement says that 'As a church the building should not be restricted to limits in its hours of operation as it needs to be open to all at all times of the day and evening whilst clearly normal services would take place during social hours in the normal way'. This is at odds with the traffic survey argument which centres on existing peak usage being out of phase with planned sessions.
- The application's parking survey is evidence that unconstrained session times should not be approved.
- The proposed minibus should not be considered as mitigation as it may be removed at any time.
- No consideration has been given to traffic surges in prior to and following usage of the facility
- The Parking Technical Note calculations assume that the 150 people in the church will only require 11 cumulative car parking spaces, a figure that is not justified and calls into question the entire Parking survey and its conclusions
- The parking calculations make no accommodation for the impact of the use of the church as a community space i.e., if this facility is hired out at other times
- 13 spaces 9 for staff leaves 4 for 150 people to use
- The building will be a landmark building in full view as an 'entrance' to the estate. Its architectural expression is not good enough or appropriate as such
- Aesthetically, the proposed design will dominate this residential/retail area
- This will be an eyesore
- It should be reduced to single storey.
- This looks like a crematorium, but not a church

- The previous permission is 3 years old and has not been implemented. It is not therefore applicable
- Another nursery has already opened since the last permission was granted
- this has already been rejected twice. Listen to the local residents and business owners
- The photographs and aerial photos contained in the application are misleading
- This should be built elsewhere, perhaps next to the cemetery

## 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

As is identified above, the site is situated within an existing housing estate that has been developed as an urban extension to Amesbury in accordance with WCS policies CP1 (Settlement Strategy), CP2 (Delivery Strategy), CP4 (Amesbury Community Area) and Appendix A – Development Templates for Strategic Allocations. The local centre was granted outline permission in 2002 (under ref: S/2002/1075) as part of a wider application dealing with one of the first housing phases at the estate. It identified the whole site for local centre purposes and none of the land contained within it was earmarked for public open space provision. The fact that the existing parcel is therefore vacant, grassed and is used by surrounding residents to play on, is not secured in planning terms. The 2002 permission was implemented and thus remains a valid material consideration for this site.

In addition, in 2010 planning permission was granted for the development of parcels B and C with a mixed retail and residential development (under ref: S/2010/1043). As per PLAN A, this particular application site was illustrated as parcel D and was indicatively drawn with a large L shaped building on it. That approved scheme also secured parking for the whole local centre, both for the development on parcels B and C but also for the future developments on parcels A, D and E.

Subsequent to this and more recently, planning permission was granted for a new community hall and children's nursery on this site (under ref: 16/02899/FUL). Whilst this permission has now expired and the scheme has not been implemented, there are no material changes in the policy context for this site and thus this also remains a material consideration for the current proposals.

In addition to this material planning history, Amesbury is designated as a Market Town and has a defined settlement boundary within which WCS policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP4 (Amesbury Community Area) support sustainable new development. The site is situated within this boundary.

In addition, saved SDLP policy PS6 allows for the provision of new childcare facilities provided that

- (i) *access and services are satisfactory;*
- (ii) *the proposal will not create a highway danger to other road users;*
- (iii) *where the use of all or part of a residential dwelling is proposed, the house must be of a sufficient size for the proposal not to cause disturbance to neighbours:*  
*and*
- (iv) *there is adequate space available for outdoor play.*

### Legal Agreement:

In addition to the above planning history and policy context; the original outline permission (ref: S/2002/1075) for this local centre was subject to a S106 agreement, part VI of which set out the constraints for the local centre. This firstly set a trigger and ensured that at least part of the centre would be developed before that particular phase of housing was completed. It also restricted the uses and secured certain infrastructure at the local centre as summarised below:

1. Not less than 300 square meters had to be built for A1 Retail purposes;
2. A total of 2,100 square metres of floor space could be built in the local centre;
3. The uses within the local centre were restricted to A, B1 and D uses only;
4. No more than 33% of the ground floor floorspace could be used for non A1 retail uses;
5. No ground floor floorspace could be used for C residential uses;
6. No one retail unit could exceed 700 square metres in footprint;
7. no more than one retail unit could be used for A3: Public House/Restaurant purposes;
8. The A3 uses at the site would not contribute or be included in the calculations set out in caveats 1, 2, 3 or 6 above;
9. CCTV at the local centre was secured;
10. Marketing instructions for the site were set out;
11. It ensured that the parking at the local centre would be available for public use in perpetuity without partitioning/fencing; and
12. It secured its long term maintenance and management of the local centre.

Caveats 1, 7, 8, 9, 10 and 12 have been satisfied by other permissions and development at this centre as set out in the planning history section above. The Bowman Centre was not included in this centre and was permitted separately under a different part of the permission and S106 agreement. The most pertinent caveats that are relevant for the development of parcel D (this site) are caveats 2, 3, 4 and 11 which are therefore assessed below.

To date the following units/developments/uses have been built at the local centre:

- A public house (use class: A3) on parcel A
- Unit 1 which is currently used as the Cooperative store (use class: A1) measuring 342.13 square metres in size and positioned on parcel B
- Unit 2 which is currently used as a beauty salon (use class: sui generis) measuring 105.33 square metres in size and positioned on parcel C
- Unit 3 which is currently used as a fish and chip shop (use class: A5) measuring 91.20 square metres in size and positioned on parcel C
- Unit 4 which is currently used as a Chinese takeaway (use class: A5) measuring 90.40 square metres in size and positioned on parcel C
- Unit 5 which is currently used as a charity shop (use class: A1) measuring 107.22 square metres in size and positioned on parcel C
- A nursery has been built on Parcel E (use class: D1) measuring 326 square metres in size.

To date therefore a total of 1062.28 square metres of floor space has been built at the local centre. However, only 449.35 square metres of this floor space has been provided as A1 uses, meaning that 57.7% of the ground floor floorspace at the centre is currently in non A1 use. Therefore, whilst the overall floorspace that has been built to date is well within the amount of floor space allowed by caveat 2, the percentage of non A1 uses currently exceeds the 33% allowance set out in caveat 4.

The previous 2016 permission on parcel D would have further exacerbated this situation. It allowed a further 209 square metres of floor space at the centre (150.7 of which was at ground floor), which was to be used as a community hall/church and children's nursery (use class: D1). Whilst this permission again did not exceed the 2,100 square metre allowance for overall development at the local centre, it would therefore have taken the percentage of non A1 uses up to 63%.

The current scheme proposes a larger church/nursery on parcel D than the 2016 permission. Overall it proposed 538 square metres of additional floorspace on this parcel, which will take the overall floor space provision at the local centre to 1600.28 square metres (well within the S106 allowance). However, a total of 440 square metres of this is to be provided at ground floor for D1 purposes. If allowed this permission would therefore take the non A1 uses at ground floor up to 70.1%.

It is clear that the S106 caveat summarised in point 4 above has never been satisfied as even without the development of parcel E with a children's nursery, the percentage of non A1 uses at the centre was already at 39%. It is also clear that the previous permission on parcel D would have taken the percentage of non A1 uses well above the 33% threshold to a total of 63%. However, the current scheme will also serve to exacerbate this issue and is technically therefore in contravention of the associated S106 for the site.

In response to this the applicants have submitted marketing evidence for this parcel. This confirms that parcel D was first advertised by Wolley Wallsi Agents in 2012. It was actively and robustly marketed at a reasonable price for 12 months. The only offer that was received in that time was from Wind in the Willows Nursery which has since moved into the new nursery building on parcel E. Due to lack of market interest, active marketing of the parcel ceased but it was still on the market and available for purchase. The applicant purchased the site for Living Grace Church in 2015 and have been pursuing planning applications for a new church on this site ever since.

This evidence demonstrates that there is limited demand for A1 retail uses at this site. In addition, since 2002 the retail market has changed considerably with internet shopping becoming more popular and traditional high street retail uses struggling. Given this and the fact that the non A1 caveat has never been complied with, it is considered that the continued trend towards non A1 uses in this local centre should be allowed. This recommendation is therefore made on the basis of a deed of variation to the original S106 being completed which alters this particular caveat of Part VI of the S106. Although it is considered that the existing A1 uses at this centre should be protected and therefore a new ratio of A1 to non A1 uses will be secured.

On this matter, much local concern has been made about whether there is a need for additional churches, community halls and children's nurseries on this site, or in Amesbury at all, especially given that parcel D is adjacent to the Bowman Centre and Parcel E has recently been developed and opened as a children's nursery. However, whilst restrictions can be imposed on uses within a local centre, as per the S106 in this case, it is not for the planning system to control the market. Market forces will decide whether the proposed used will be a viable proposition. In this instance, the application includes a defined end user that has purchased the site making a significant financial investment into the site in that regard. This is not therefore a speculative application. The existing church goes currently congregate in a church in Bulford but their existing site does not have the capacity to meet the growing demand hence the alleged need to relocate to a bigger site

within their catchment. There is nothing to suggest that the proposals will not be for this purpose and/or that it will not therefore be a successful enterprise. The assessment of this planning application therefore needs to focus on the merits of the scheme before us, rather than whether alternative uses would be more successful on this site. However local representation has suggested that a doctor's surgery would be better received. On this point, it should be noted that this permission would be for a D1 use only and planning permission would not be required to change the use of the building (or part of the building) at a later date to alternative D1 uses, which include doctors' surgeries and health centres.

Overall it is considered that the planning history and marketing evidence summarised above establishes the principle acceptability for the proposals. This principle acceptability is however subject to the detail in terms of its implications for the character of the area; highway safety; and neighbouring amenities. These matters will therefore be addressed in more detail below.

## **9.2 Character of the Area & Design:**

The NPPF sets out Central Government's planning policies. It states the purpose of the planning system is to contribute to the achievement of sustainable development. It defines core planning principles which include that planning should be genuinely planned, and should always seek to secure high quality design.

WCS policy CP57 (Ensuring High Quality Design & Place Shaping) further requires a high standard of design in all new developments through, in particular, enhancing local distinctiveness, retaining and enhancing existing important features, being sympathetic to and conserving historic buildings and landscapes, making efficient use of land, and ensuring compatibility of uses. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality and applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire. Development is expected to meet a number of related place shaping and design criteria in the policy and new development should enhance/bring a sense of character to the area as a whole.

Following the approval of the outline planning permission in 2002, a detailed design code and master plan was adopted that established an overall design concept and set a clear framework and benchmark of quality for subsequent applications within this phase of King's Gate to be appraised against. This document is intended to provide a guide to the development with regards to the scale and form of design, the creation of particular character areas and key buildings/groupings, the use of detailed building components that reflect the local context, and the design approach to hard and soft landscaping and the design of the public realm to deliver a scheme of high quality and one that is locally relevant to the context of Amesbury. The approved design code subdivides the overall development area into three distinct neighbourhood character areas including a high density urban core centred around the local centre.

In relation to the design of the local centre, the approved design code sets out general design criteria concerning the form of development and architectural detail. The design code stipulates that as a central community space the local centre should reflect a 'civic scale' to set it apart from the surrounding development which can be achieved through the use of 2 ½ and 3 storey built form and with regard to architectural detail, the code acknowledged that the local centre is a location within the overall development where the design approach can be a modern interpretation of the local vernacular.



The existing community building (The Bowman Centre) is a dominant feature building and has been designed with influence of a tithe barn built mainly of brick under a dominant slate roof (which is considered to be the main feature of the building with its long overhanging eaves). The single storey convenience retail unit in the local centre is also considered to be reflective of this general former farm building character of buildings within the local centre and being designed with a raised eaves height, the visual scale and massing of the building is increased.

Much local concern has been raised about the height and massing of the proposed church building on this site, in relation to surrounding buildings as it is feared that the overall size will be overwhelming and overbearing for the character of the area and street scene. However, the current proposals involve a 1.5 storey building of contemporary design. Whilst the building is significantly larger than the church/community building that was proposed on the site in 2016, and will have a sense of civic scale in its size; the height, bulk and massing of that permission was significantly larger than the building now before us. That building involved a full two storey massing in a barn like, top heavy building more akin to the agrarian character and barn like aesthetic that has been interpreted with The Bowman Centre next door.

The current proposals however have tried to create more articulation in the design and bulk of the roof by creating varied roof heights and forms. The tower features not only create a sense of height and function befitting its ecclesiastical use but will also serve to effectively heat and ventilate the building for its users. The main ridge height of the building will actually be kept relatively low and will culminate in sweeping eaves matching those of adjacent buildings allowing for the installation of PV panels for solar gain. This reduction in bulk/height has however been achieved at the expense of footprint which has instead comparatively sprawled to fill the plot. Overall it is considered that the design, finish and appearance of the building will be far more pleasing and better from an aesthetic point of view than the previous scheme. It will also create a striking focal point and landmark of interest at this prominent point within the estate and when seen from one of the main external entrances into the residential estate. It is therefore considered that this current scheme represents an improvement to the previous permission on this site but continues to accord with the design ideology for this local centre that was set out in the agreed design code.

#### **9.4 Neighbouring Amenities:**

WCS policy CP57 (Ensuring High Quality Design & Place Shaping) also requires new development to have *'regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration and pollution'*. The NPPF also confirms 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.

Much local concern has also been raised about the potential noise; shadow; and dominance that the proposals will cause for neighbouring amenities. However, the building has been designed with the main entrances on the northern and north eastern elevations of the building, fronting onto the local centre/car park and on the opposite side of Archer's Way to the residential dwellings to the west. Openings have also been kept to a minimum to the south.

In addition, the application has been accompanied by a noise assessment which has set out design measures such as glazing and carpets that can be internally fitted to reduce reverberation and noise spill. Hours of operation for the children's nursery can be conditioned to limit its impact for neighbouring amenities during unsociable hours;

and generally, it is considered that the potential for harm, in terms of noise or disturbance, will be little different to that which was accepted in 2016 as part of the previous permission. The Council's Public Protection Team has therefore raised no objection accordingly.

The Town Council has raised concern about the proposed nursery garden and its proximity to the Bowman Centre. However, the site is situated within a busy local centre on a busy junction/main road into the residential estate and is already in the vicinity of an existing children's nursery and primary school. It is not considered that any noise potential is going to be significantly greater or different to the existing ambient noise of this centre. The nursery element, as set out above is also to be restricted in terms of its hours of operation which should reduce any potential conflict in this regard.

### 9.5 Highway Safety:

Parcel D is accessed through the local centre off Archer's Way. The scheme also identifies 13 on site car parking spaces on this parcel with the congregation also having access to the existing parking provision within the local centre, as was envisaged both by the S106 for the outline permission for the local centre in 2002; but also by the application proposing the development of the first parcels and the car parking areas in this centre in 2010. The application is also accompanied by a Transport Statement and TRICS data which establishes the existing needs and travel patterns of the congregation.

As is summarised above in the consultation section, the Highway Authority has weighed up the evidence; third party comments; and proposals and has on balance raised no objection to the proposals. They have confirmed that the means of access to the site is established and is acceptable. They are also content that the traffic generated by the proposed development is unlikely to create any severe capacity issues at nearby junctions within the surrounding highway network

The primary highway consideration with regards to the acceptability of this proposed development is in respect of the available car parking to serve the development. The Highway Authority acknowledges that the latest proposals do represent a significant increase in the intensification of the site and it is noted that only 13 on site spaces are identified to provide for a church with potentially a 150 strong congregation as well as a 25 space children's nursery and associated staff. It is also noted that for the floor area proposed, the Council's adopted **maximum** standards would require 80 parking spaces to be provided for this proposal. However, it is considered that this provision would be excessive and unnecessary in this context and the previous scheme in 2016 did not secure such a ratio. It should also be noted that these standards are maximum standards, not minimum standards.

Considering all of the evidence submitted, the Highway Authority has confirmed that on occasions the use of the proposed building will result in overspill parking on the adjacent highway (Archer's Way etc). However, it is considered that with the trip evidence; existing characteristics and travel patterns of the existing congregation; the timings of all uses proposed; likely popularity of each service; and the location of the proposed church in a far more sustainable and accessible location than the existing church, the occurrences of this overspill parking will be infrequent. Bearing this in mind, the NPPF states that "*Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*". The Highway Authority is satisfied that there would not be a severe capacity issue caused by the

proposals, so their judgement is based upon whether a small amount of occasional on street car parking would result in an unacceptable highway safety issue.

On balance, the Highway Authority has confirmed that the Sunday service period is the most critical period and there may, on busy church occasions such as Christmas and Easter, be an overspill of a small amount of car parking on to the adjacent highway. This however is also possible with the extant permission at busy times and there is a finite amount of on-street provision. Overall it is not therefore considered that the proposals would represent a significant or thus unacceptable impact for highway safety in this local vicinity. The local concerns on this matter cannot therefore be sustained in this instance.

#### **9.6 Waste:**

The Council does not seek S106 financial contributions from non-residential developments, as occupiers of non-residential premises pay to have their waste collected to cover the cost of service delivery. The Council's Waste Management Team has made no comments accordingly.

#### **9.7 Archaeology:**

The Council's Archaeologist has advised that the site has been the subject of archaeological mitigation in the earlier stages of development and considers that the site has been fully mitigated with regard to archaeological remains. No further archaeological works are therefore unnecessary and no objection has been raised in this regard.

#### **10. Conclusion**

It is considered that comparative to the previously approved scheme on this site, the proposals represent an improved design and will result in an attractive focal landmark in this prominent local centre setting. Whilst significantly larger than the previous scheme, it is considered that the proposals better reflect the surrounding area and vernacular; will not result in any significant implications for neighbouring amenities; archaeology; or waste management. It is also considered that on balance, the implications for highway safety would not be significant or severe to warrant a defensible reason for refusal of the scheme. Subject to a variation to the S106 being secured to better reflect the ratio of A1 to non A1 uses in the local centre, the proposals are recommended for permission accordingly.

#### **RECOMMENDATION**

APPROVE subject to a S106 Legal Agreement being completed to secure a change to the ratio of A1 to non A1 uses in the local centre; and then subject to the following conditions and notes

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:

Ref: D220 – Proposed Site Plan. Received – 10.07.2019

Ref: D221 – Proposed Ground Floor Plan. Received – 10.07.2019

Ref: D222 – Proposed First Floor Plan. Received – 10.07.2019

Ref: D223 – Proposed NE & SE Elevations. Received – 10.07.2019

Ref: D224 - Proposed NW & SW Elevations. Received – 10.07.2019

Ref: D225 - Proposed Sketch Views. Received – 10.07.2019

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

3. **WB1** No development shall commence above slab level until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission 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 hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:
  - a detailed planting specification showing all plant species, supply and planting sizes and planting densities
  - finished levels and contours;
  - means of enclosure & boundary treatments;
  - car park layouts;
  - other vehicle and pedestrian access and circulation areas;
  - all hard and soft surfacing materials;

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

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

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

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 brought into use.

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

7. 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 the demolition and/or construction phase of the development. It shall include details of the following:
  - i. The movement of construction vehicles;
  - ii. The cutting or other processing of building materials on site;
  - iii. Wheel washing and vehicle wash down facilities;
  - iv. The transportation and storage of waste and building materials;
  - v. The recycling of waste materials (if any)
  - vi. The loading and unloading of equipment and materials
  - vii. The location and use of generators and temporary site accommodationThe construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times.

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

8. **WD12** No part of the development hereby permitted shall be first brought into use until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

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

9. **WD25** The development hereby permitted shall not be first brought into use 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.

10. **WD26** No development shall commence on site until a Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

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 road safety and reducing vehicular traffic to the development.

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

REASON: In the interests of neighbouring amenities

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

REASON: In the interests of neighbouring amenities

13. The use of the Church/Worship part of the building hereby permitted shall only take place between the hours of 08:00 and 21:30 Monday to Friday and between the hours of 10:30 and 14:00 on Sundays.

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

14. The use of the children's nursery part of the building hereby permitted shall only take place between the hours of 08:00 and 18:00 Mondays to Friday and not at all on Saturday and Sundays.

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

15. Except for access and egress doors and windows to the main hall shall remain closed when live or recorded music is taking place.

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

16. No external lighting shall be installed on site until a scheme of external lighting, including the measures to be taken to minimise sky glow, glare and light trespass, has been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall be designed so as to meet the criteria for Environmental Zone E3 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012. The approved scheme shall be implemented in full before the development is first brought into use and shall be maintained in effective working order at all times thereafter.

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

## **INFORMATIVES**

- 1) The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full

payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website: [www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy).

- 2) **WP8** This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated \*\*\*.

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## REPORT OUTLINE FOR AREA PLANNING COMMITTEES

<b>Date of Meeting</b>	25 <sup>th</sup> June 2020
<b>Application Number</b>	20/01543/FUL
<b>Site Address</b>	Glen Esk, Rollestone Road, Shrewton, SP3 4HG
<b>Proposal</b>	Detached annexe ancillary to the main dwelling
<b>Applicant</b>	Mr Searson
<b>Town/Parish Council</b>	Shrewton
<b>Ward</b>	Till & Wylve Valley
<b>Grid Ref</b>	407,051 - 143,234
<b>Type of application</b>	Householder
<b>Case Officer</b>	James Repper

### Reason for the application being considered by Committee

Councillor Kevin Daley has called the application to committee for the following reasons:

- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design – bulk, height, general appearance
- Overshadowing

### 1. Purpose of Report

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

### 2. Report Summary

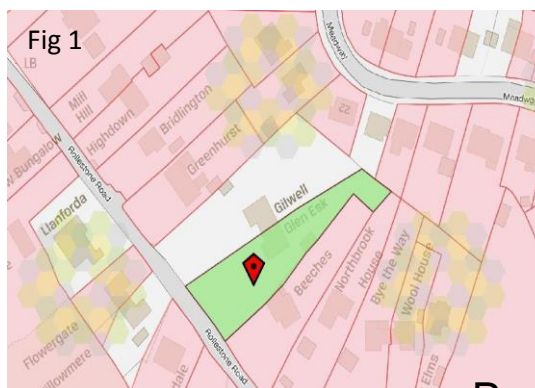
The main issues which are considered to be material in the determination of this application are listed below:

- Principle of development
- Scale, design, impact to character and appearance of the area
- Residential amenity/living conditions

The application has generated Objection from Shrewton Parish Council and 6 letters of representation.

### 3. Site Description

The application site is a semi-detached thatched residential dwelling, built circa 1930, accessed via a private unmade road serving a residential area within the settlement boundary of the large village of Shrewton, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Boundary), 2 (Delivery Strategy) and 4 (Spatial Strategy for the Amesbury Community Area). The site is surrounded by other residential properties and their amenity/parking provision, some of which have been subject to alterations and or extensions over time. There are no designated heritage assets/listed buildings in the immediate vicinity. The application site has a slightly unusual residential curtilage which is not of a uniform shape.



#### **4. The Proposal**

This is a householder application proposing the installation of a purpose-built outbuilding to serve as an ancillary annexe to the main house. The annexe is to provide accommodation for the applicant's mother who acts as a childminder to the applicant's children but also has some medical issues to wit living in close proximity to her family would be advantageous.

#### **5. Local Planning Policy**

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019

##### **Wiltshire Core Strategy:**

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP4 (Spatial Strategy for the Amesbury Community Area)

CP57 (Ensuring High Quality Design & Space Shaping)

##### **Supplementary Planning Documents:**

Creating Places Design Guide SPG (April 2006)

#### **6. Summary of consultation responses**

##### **Parish Council: Object**

- This application has been described as a Granny Annexe, these are normally within or built onto a house so a resident can live independently but have support nearby. This building is located at the end of the garden and screened from the main house by hedges.
- The location of the proposed annexe will directly overlook the rear gardens of 2 properties in Meadway and have a significant detrimental impact on them in terms of light, privacy and be an imposing new structure in direct view. (for example, the double doors at the front look directly into the garden of 'Beeches').
- Concerns in the longer term the use of the building will as overnight letting accommodation (e.g. Airbnb, holiday let) which may cause even greater loss of privacy and noise issues for the neighbouring properties.
- Concerns regarding limited access to and from the annexe to the road.

#### **7. Publicity**

This application was advertised through the use of a site notice, press notice and letters of consultation.

Six letters of representation were received from the residents of 26, 24 and 22 Medway, Beeches Rolleston Road and Pentlands and Chanters of The Hollow all within Shrewton. The following comments were made:

- Overlooking and light pollution from the detailed rear window over numbers 22,24 & 26 Medway
- The proposed location of the annexe at the rear of the properties curtilage is contrary to the definition of an annexe
- There is limited road access to the Annexe
- There is sufficient road access to raise concerns of the annexe being separated from the host dwellings title
- The residential use of the annexe would lead to both noise and odour pollution
- The proximity of the Annexe to the boundaries presents a fire risk
- Unacceptable visual impact on surrounding properties

- The living area's glazed doors have the potential, due to location, to overlook the rear amenity space of Beeches
- The size of the proposed annexe is too large for the area into which it is to be placed
- The plans state "Scale not for construction" therefore, these plans are not acceptable and accurate scale plans should be submitted
- The overshadowing created by the proposals would be contrary to the Prescription Act (1832) and, therefore, due to the occupant of 26 Medway's prescribed rights, having lived in the property for "over 30 years and having enjoyed natural daylight to my conservatory for at least 20 uninterrupted years" the development can be forbidden as it would prevent this natural light.

## **8. Planning Considerations**

### **8.1 Principle:**

The site is located upon a residential road of mixed form housing within the settlement boundary of the large village of Shrewton, part of the Amesbury Community Area. WCS policies 1 and 4 set out a settlement and spatial strategy stating that the principle of development in large villages is considered acceptable but is limited to that needed to help meet the housing needs of the settlement. This principle acceptability is however subject to the detail, such as its implications for the character of the area; and neighbouring amenities. These will, therefore, be addressed in more detail below.

### **8.2 Character & Design**

Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions such as this are acceptable in principle subject to there being no adverse impacts.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

In this instance, it is considered that the proposed works are relatively minor in scale and will be a single storey construction under a sloped roof varying in height from 2.8m at its lowest, by the rearmost boundary, rising to 3.1m over the full depth of the roof of approximately 5m (including the overhang). The main external finishes to the proposals are timber cladding and an EPDM membrane roof. The proposals are located to the rear of the application sites curtilage within an area ringed on 3 sides with beech trees. These trees, and the reasonable distance involved, obscure the site from the street scene. The rear boundary, however, is not screened by foliage and merely has a wall and fence combination which measures 2.13m in height. Including the overhang, the proposal will be no closer than 1m from these boundaries, therefore, if looking over the fence at 2.13m a total of 67cm will be visible above the fence. Given the separation from the boundary and the limited height of the proposals it is considered that this cannot be considered unduly overbearing or dominating. Were this proposal to only have a 2.5m maximum height it would qualify as permitted development under the general permitted development order (GPDO). The area is made up of a huge variety of mixed form development with a similar variety of outbuildings and additions made to nearby

properties. Overall it is therefore considered that the proposal for an outbuilding is of an acceptable design for the character of the host dwelling, would have no effect on the street scene and is not out of character for the surrounding area.

Fig 3



### 8.3 Neighbouring Amenity

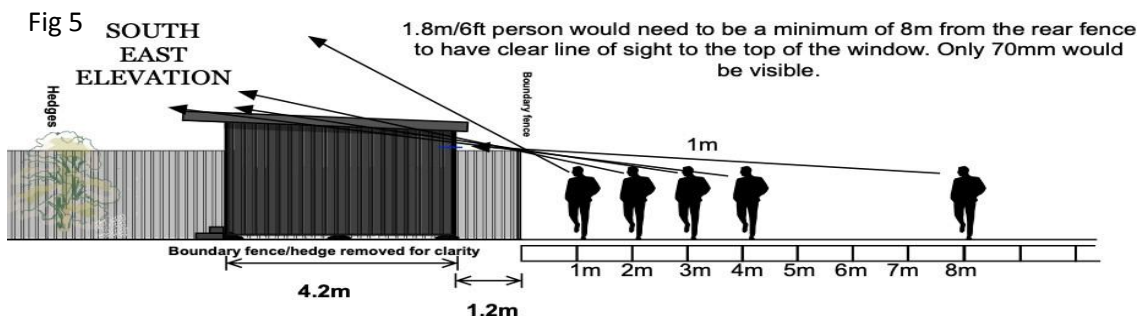
WCS policy CP57 requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

The proposal does have, in the rear elevation, a single-window facing neighbouring property, it is, however, considered that this proposed window will serve the annexe's shower room and as such will be obscure glazed and fixed shut other than a ventilation section limited with a stay. In the below Fig 4 the window can be seen just above the revised plans which include the scaled fence. If we take into account the very limited amount of window above the fence line and combine that with the facts it will be obscurely glazed, limited in its opening and serves a shower room it is not considered that any real sense of overlooking or loss of privacy could be inflicted upon the occupiers of neighbouring amenity land.

Fig 4

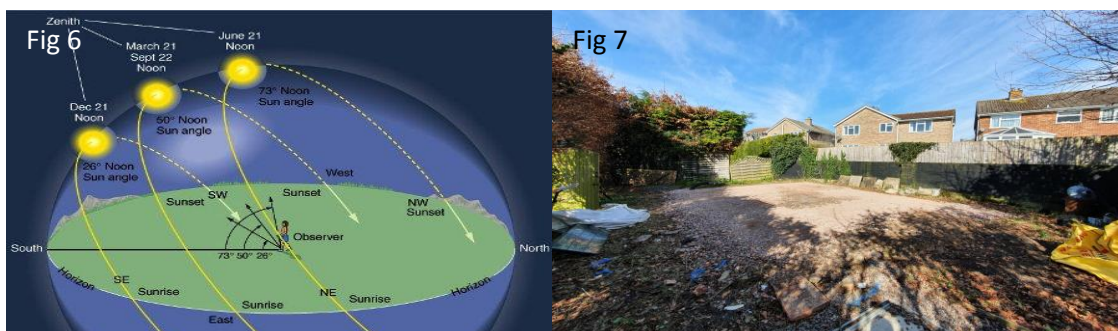


Fig 5

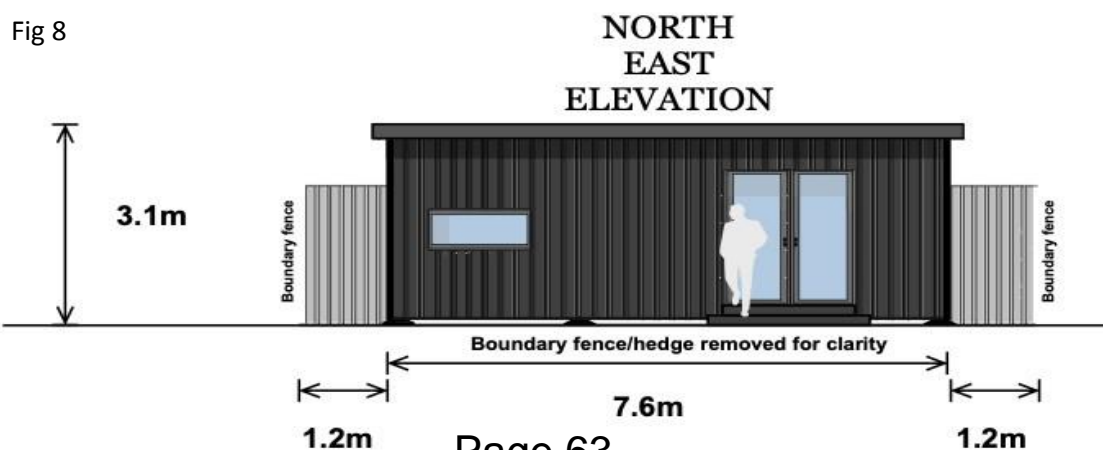


Concerns have been raised by respondents to the overshadowing of amenity space. Measuring the angle between the fence to the rear and the rearmost point of the roof on the plans gives us an answer fractionally over  $39^\circ$  which corresponds with the sun's zenith after the 21<sup>st</sup> December ( $26^\circ$ ) but before the 21<sup>st</sup> March and 22<sup>nd</sup> September ( $50^\circ$ ) in the northern hemisphere (see Fig 6) so whilst in winter the proposal would cause a level of shadow fall onto neighbouring amenity it is considered that this overshadowing would be minimal. The existing Beech hedge is approximately 4m tall (see Fig 7) and it is considered that in the depths of winter this Beech hedge would, in all likelihood, overshadow the proposed annexe eliminating any shadowing from the annexe. Therefore, it must be concluded that the level of overshadowing would not constitute sufficient harm to warrant refusal.

The occupant of 26 Medway has cited the Prescription Act of 1832 which does state "When the access and use of light to and for any dwelling house, workshop, or other building shall have been actually enjoyed therewith for the full period of twenty years without interruption, the right thereto shall be deemed absolute and indefeasible, any local usage or custom to the contrary notwithstanding, unless it shall appear that the same was enjoyed by some consent or agreement expressly made or given for that purpose by deed or writing." In particular relation to the conservatory in situ "for at least 20 uninterrupted years" Whilst the Prescription Act does grant an absolute and indefeasible right in this instance it is considered to not apply as the shadow produced would not interrupt light to the conservatory to a sufficient degree. The right to light is not a planning concern but a separate legal matter, once the right to act was established then occupier of 26 Medway is entitled to "sufficient light according to the ordinary notions of mankind" whilst this is a term open to legal wrangle in this instance it is considered that the prescription act would not be a reason to stop this proposal from proceeding.



Concerns have also been raised regarding the double glazed doors into the proposed annexe as they would potentially allow views into the rear amenity space of Beeches however it is considered that as these double doors are at ground level they would not offer far-reaching views into the Beeches garden and could easily be blocked by foliage or a standard fence panel and would, therefore, be insufficient grounds to warrant refusal.



#### 8.4 Other Matters Raised

Concerns have been raised by several parties which state that the proposals do not constitute an annexe as an annexe should be attached or near to the host dwelling. Whilst this was the policy in Planning Policy Statement 7 Sustainable development in rural areas (PPS7), PPS7 was policy last amended in 2004 and has since been superseded by other policies notably the National Planning Policy Framework and multiple revisions of the GPDO these revised policies have removed the guidance that an annexe should be attached or close to the host dwelling. Regarding the separating of the annexe from the title of Glen Esk or for the annexe being used commercially, any planning permission granted in this application is for residential purposes ancillary to Glen Esk, a condition will be included preventing the annexe from being removed from Glen Esk's title and any such land sale would remove the Annexe's permission to exit. Any attempt to use the annexe commercially would require a further change of use application as this application has not sought commercial status. Several respondents have mentioned the risk of a fire and that of noise and odour, these issues are subject to separate legislation other than planning, relating to it being a fire hazard so close to the boundary, building control stipulates a distance of 1 metre from boundaries in applications such as these. As shown in the plans the walls of the proposed annexe will be 1.2m away from the closest boundaries and are, therefore, not in breach of those regulations. One of the respondents wrote of backland development needing to be 20m from another property, I have been unable to find any legislation which would suggest this is the case and, furthermore, if this was the case most modern developments would be in breach of this policy. Light pollution was raised as a concern from several respondents, specifically relating to the rear shower room window. It is not considered that this small window would create an undue level of light pollution especially when it is a non-principle room with obscure glazing. Finally, a respondent commented on the plans not being to scale as they should not be used for construction. This is as plans to satisfy building regulations need to be of greater detail than those of planning, the plans supplied were to a sufficient scale to satisfy the requirements of Wiltshire Councils validation checklist.

#### 9. Conclusion:

Throughout the application process, the concerns raised by the immediate neighbours and by those from other parts of the village, have been considered and it is concluded that the proposals would be of an acceptable overall scale and design for the character of the application site and surrounding area. Similarly, due to the limited height, mass and scale, it is considered that the proposals would be unlikely to have a significantly detrimental effect on the amenities enjoyed by the occupiers of adjacent dwellings.

#### 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:

Application Form & Certificate	Received 25 <sup>th</sup> February 2020
Revised Proposed Elevations DWG 38/EL	Received 20 <sup>th</sup> April 2020
Block Plan	Received 25 <sup>th</sup> February 2020
Floor Plans DWG 38/FP	Received 25 <sup>th</sup> February 2020

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



3. OBSCURE GLAZING

Before the development hereby permitted is first brought into use the window in the Rear elevation (serving the shower room) shall be glazed with obscure glass and be top opening only. The window shall be maintained as such in perpetuity.

REASON: In the interests of residential amenity and privacy.

4. The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Glen Esk and it shall remain within the same planning unit as the main dwelling.

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

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## REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No.

<b>Date of Meeting</b>	25 <sup>TH</sup> June 2020
<b>Application Number</b>	19/11453/FUL
<b>Site Address</b>	Farmer Giles Farmstead Teffont Magna Corner North C277 To Cow Drove Teffont SP3 5QY
<b>Proposal</b>	Removal of the now redundant Farm attraction buildings. Restoration and replanting of landing. Farmhouse in the currently derelict pond site
<b>Applicant</b>	Mr Tony Deane and Mrs Mary Corrie
<b>Town/Parish Council</b>	TEFFONT
<b>Electoral Division</b>	-
<b>Grid Ref</b>	398481 132831
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Adam Madge

### Reason for the application being considered by Committee

#### The application has been submitted by a councillor

#### 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

This is a full planning application to erect a new dwelling, along with removal of many of the now redundant buildings and reinstatement of landscape features at the former Farmer Giles visitor attraction in Teffont close to Salisbury.

Teffont parish council support the application subject to a condition requiring the landscaping to be implemented prior to occupation of the farmhouse.

The planning application has been publicised by local newspaper advertisement, site notice and letters to neighbours. This has generated 6 letters of support for the application and 2 letters of concern/objection.

The application is recommended for approval, subject to conditions

### **3. Site Description**

The application site comprises of 15.05ha of land and lies within open countryside and is situated to the north-west of Teffont Magna. The site falls outside the Teffont Conservation area and is not within proximity to any listed Buildings, the site does fall within the Cranbourne Chase Area of Outstanding Natural Beauty. Neighbouring the site to the south-east is a large farmyard that falls under separate ownerships, on all sides of the site is open countryside.

The site gently rises from east to west (away from the public highway and site access). It also rises from approximately its centre line to the north and to the south. The existing buildings 'sit' in the central hollow created by these changing levels.

The site itself mainly supports the Farmer Giles Farmstead visitor attraction. However it should be noted that this is diversifying from the previous style of use to solely concentrating on rare breed animals and the dressage business. The tourist attraction of "Farmer Giles Farmstead" is no longer operational.

This site comprises a number of contemporary agricultural buildings (formerly used to display agricultural artefacts and to provide a cafe, souvenir shop and other facilities), incidental paraphernalia including a play area, a large visitors' car park, and small paddocks/enclosures for farm animals and rare breeds. In addition there are three holiday log cabins, stabling for the applicant's horses and dressage business and the associated horse exercise arena.

The Farmer Giles Farmstead visitor attraction is presently closed but the use as such has not been 'abandoned' for planning purposes. The site has three timber holiday lodges on site which are popular as low cost family holidays and provide a further income for the Farmstead. There is an extant permission for a fourth lodge on the site. On the northern boundary of the site there are five caravan pitches which are certified by the Camping and Caravan Club. The southern side of the site is currently used in association with the owners breeding of dressage horses.

### **4. Planning History**

There is a long history of planning applications associated with this tourist site. Most recently and of most relevance are the following –

18/06330/FUL Removal of the now redundant Farm attraction buildings. Restoration and replanting of land. Erection of farmhouse in the currently derelict pond site.  
Withdrawn – February 2019

16/06888/OUT Erection of 1 No. dwelling and associated works following demolition of redundant outbuildings, (Outline application for access and layout only)  
Refused – November 2016

15/01047/OUT Demolition of some existing buildings and cessation of business.  
Erection of a dwelling all matters reserved save for access, scale and siting  
Refused – June 2015

14/06726/OUT Demolition of some existing buildings and cessation of business.  
Erection of a dwelling all matters reserved save for access, scale and siting.  
Refused – October 2014

S/2003/0727 Erect 3 holiday cottages Approved – October 2003

S/1999/1927 Change of use to horse training area with erection of loose boxes  
Approved - February 2000

S/1989/0821 Extend area of team room approved under planning permission  
S/1988/1497 Approved - August 1989

S/1989/0820 Make alterations to and change use of building approved under planning  
permission S/88/0134/TP for the display of agricultural machinery in connection with  
Farmer Giles  
Approved - August 1989

S/1989/0819 Change of use of part of building used in connection with Farmer Giles  
Farmstead for sale of tickets and as a shop  
Approved - August 1989

S/1988/1497 Use of land as picnic/recreation area, provision of team room, construction  
of toilet block, extension of building to form entrance lobby  
Approved – October 1988

S/1987/0586 Erect agricultural building partly to incorporate viewing area for public to  
see working farm, to form car parking and improve vehicular access  
Approved – July 1987

The most recent application determined by the local planning authority (planning  
application no 16/0688/out) was refused at committee for the following reasons –

- 1) *The application site lies in open countryside and an Area of Outstanding Natural Beauty. Within the countryside there is effectively a presumption against new residential development except in limited circumstances not relevant in this case. This presumption is in the interests of sustainability and amenity. It follows that as a matter of principle the proposal comprises unacceptable development. In terms of harm, the proposal would introduce a house and its curtilage with inevitable domestic paraphernalia, and these would be visually intrusive and alien in such an isolated rural location, distant from other residential properties or any settlement. By reason of their visibility and alien appearance, the house and its curtilage would detract from the wider appearance of the landscape, neither conserving nor enhancing its status as an Area of Outstanding Natural Beauty. There are no exceptional circumstances which outweigh the harm to the countryside. The proposal is, therefore, contrary to Core Policies 1 and 2 (the settlement and delivery strategies) of the Wiltshire Core Strategy, Core Policy 51 (Landscape) of the Wiltshire Core Strategy, and guidance in the National Planning Policy Framework - paragraphs 109 and 115.*
- 2) *The application site supports three holiday lodges. These lodges were given planning permission subject to conditions requiring their removal in the event of Farmer Giles Farmstead Ltd ceasing to trade or operate from the land and/or ceasing to be open to the public. The description of development set out on the application forms is "Demolition of some existing buildings and cessation of business and erection of a dwelling all matters reserved save for access, scale and siting". The supporting Design and Access Statement further states that "the 'tourist' use cabins [the lodges] would remain on site". Having regard to the conditions on the earlier permissions relating to the lodges it is considered to be unclear from the current application how the lodges can remain. Notwithstanding the additional statement received during the application from the applicant.*

5.

## 6. The Proposal

This application is to erect a single dwelling on the site including works for an internal access and associated landscaping works at outline stage. The development would involve the demolition of a number of redundant farm buildings which are outdated and no longer required given the diversification of the Farmer Giles Farmstead business.

The proposal for the house forms part of a wider planting and landscaping plan for the Farmer Giles Farmstead, which would continue to operate as the over-arching business for the site but diverting away from the tourist attraction use. More focus would be given to the existing timber holiday lodges.

The proposal is to remove the majority of buildings, car parking areas, and erect a single two-storey house. The application is in full with all details provided.

Buildings to be removed comprise the Tractor shed, Main Barn, The Blue Room (Reception/café), Lean-to on northern side of the main barn and the lean-to on the southern side of the main barn. The existing man-made pond will also be filled in and will become the location for the new dwelling. The demolished areas can be seen in the plan below in blue.



The proposed dwelling would be sited on land presently occupied by a large pond to the west of the existing stable building and directly south of the timber lodges (where the pond is currently shown).



The new dwelling would be accessed via the existing driveway through the site. The existing stable block is retained for the use of the owners dressage horses.

## **7. Planning Policy**

National Planning Policy Framework (NPPF)  
Wiltshire Core Strategy:

CP1 – Settlement strategy

CP2 – Delivery Strategy

CP3 – Infrastructure requirements

CP48 – Supporting rural life

CP51 – Landscape

CP57 – Ensuring high quality design and place shaping

Other considerations:

Teffont Village Design Statement

Cranbourne Chase AONB Management Plan

## **8. Summary of consultation responses**

### **Teffont parish council**

Support subject to conditions - A condition of the planning permission granted, should require full landscaping of the site to be completed before the Farmhouse is occupied by the owners.

### **WC Highways**

I note the proposal seeks to remove some of the existing farm attraction buildings, which suggests that the business will cease operating, along with the provision of a new large four bedroom dwelling on site. I also note that the recent planning history on this site is extensive, however, subject to the proposals equating to a net reduction in vehicle movements, this highway Authority has not previously raised an objection.

Therefore, on the basis that the traffic relating from the proposed new dwelling would be likely to be significantly less than that generated by the current use of the site, I would not

wish to raise a highway safety objection to the development. I have no highway objections to the use of the existing site access as proposed.

On the basis that the Farmer Giles Farmstead would cease, the current car park and certain buildings would be removed from the site and the new dwelling would not create a precedent for further dwellings, I would not wish to raise a highway objection to the proposed development on transport sustainability grounds.

Note: I note that Farmer Giles Farmstead is advertised by brown and white tourism signs. In the event of this attraction ceasing, the cost of removing these will be sought from the owner.

## **WC Landscape**

No objections

AONB Office

The Cranborne Chase and West Wiltshire Downs AONB has been established under the 1949 National Parks and Access to the Countryside Act to conserve and enhance the outstanding natural beauty of this area which straddles two County, two county scale Unitary, and three District councils. It is clear from the Act, subsequent government sponsored reports, and the Countryside and Rights of Way Act 2000 that natural beauty includes wildlife, scientific, and cultural heritage.

1.

It is also recognised that in relation to their landscape characteristics and quality, National Parks and Areas of Outstanding Natural Beauty are equally important aspects of the nation's heritage assets and environmental capital.

3. This AONB's Management Plan is a statutory document that is approved by the Secretary of State and is adopted by the constituent councils. It sets out the Local Authorities' policies for the management of this nationally important area and the carrying out of their functions in relation to it, as required by section 89 (2) of the CRoW Act. The national Planning Practice Guidance [Natural Environment paragraph 004] confirms that the AONB and its Management Plan are material considerations in planning.

4. The National Planning Policy Framework (2019) states (paragraph 170) that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, which include AONBs, commensurate with their statutory status. Furthermore it should be recognised that the 'presumption in favour of sustainable development' does not automatically apply within AONBs, as confirmed by paragraph 11 and footnote 6, due to other policies relating to AONBs elsewhere within the Framework.

5. For decision making the application of NPPF policies that protect an AONB 'provides a clear reason for refusing development proposals' (paragraph 11[d]). Furthermore paragraph 11(b) explains that for plan making being in an AONB provides 'a strong reason for restricting the overall scale, type or distribution of development in the plan area'.

6. It also states (paragraph 172) that great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty. The conservation and enhancement of wildlife and cultural heritage are important considerations in these areas. This paragraph is also clear that the scale and extent of development within AONBs and National Parks should be limited, and planning permission should be refused for major development.

7. The Planning Practice Guidance, updated 21.07.2019, helpfully includes landscapes, environmental gain, Areas of Outstanding Natural Beauty, and their settings in the Natural Environment section. In particular, paragraph 042 highlights the importance of settings, their contributions to natural beauty, and the harm that can be done by poorly located or designed development especially where long views from or to the AONB are identified. Paragraph 041 is clear that policies for protecting AONBs may mean that it is not possible to meet objectively assessed needs for development, and any development in an AONB will need to be located and designed in a way that reflects its status as a landscape of the highest quality.

8. Local government (including planning authorities), Ministers of the Crown, individual councillors, any public body, statutory undertakers and holders of public office also have a statutory duty in section 85 of the CRoW Act to have regard to the purposes of AONB designation, namely conserving and enhancing natural beauty, in exercising or performing any functions relating to, or so as to affect, land in an AONB.

9. More detailed information in connection with AONB matters can be found on the AONB web site where there is not only the adopted AONB Management Plan but also Position Statements and Good Practice Notes (Planning Related Publications). In particular when considering construction within the AONB I would draw attention to our Good Practice Note on Colour in the Countryside.

10 This AONB is, as I expect you know, in one of the darkest parts of Southern England and hence the visibility of stars and, in particular, the Milky Way, is a key attribute of this AONB. On the 18th October 2019 this AONB was designated the 14th International Dark Sky Reserve in the world. Development that could contribute to light pollution, and hence impact adversely on those dark night skies, has to be modified so that such impacts are eliminated.

11. The AONB is, therefore, concerned about light pollution. Any external lighting should be explicitly approved by the Local Planning Authority and comply with the AONB's Position Statement on Light Pollution and the more recent Good Practice Note on Good External Lighting and Paper by Bob Mizon on Light Fittings.

12. The location is in the West Wiltshire Downs landscape character area of the Open Chalk Downland landscape character type. Greater details of the landscape, buildings and settlement characteristics can be found in the Landscape Character Assessment 2003. That document should be available in your office, and it can be viewed in FULL on our web site.

13. This application is fundamentally for a single, quite substantial, dwelling in the countryside. Some other proposals are aimed at tidying / decluttering parts of the site.

14. The AONB has produced a Position Statement on Housing in the AONB since earlier applications and my site visits. Rather than reiterate matters here I attach that Position Statement in full for your consideration in relation to this proposal. Nevertheless, the Design and Access Statement does not appear to be making a case for the dwelling being needed for an essential rural worker under NPPF 79a. The D&AS is clear that the dwelling is not a 'statement' building so that appears to exclude it from consideration under NPPF 79e.

15. At meetings with the applicants and their consultants the possibilities of reusing the buildings now identified for demolition for starter business units were discussed. In that context the possible need for a dwelling on site for security was debated. However, if those buildings are planned to be removed that seems to remove that argument in favour of a dwelling on site.

16. There are, furthermore, quite a few inconsistencies within the application and the submitted documentation. In addition there are questions whether some of the proposals are sufficiently feasible / achievable to be counted as realistic planning benefits.

17. The application form also appears to have some shortcomings. Clearly the response in part 10 that there are no trees on the site is wrong. The Landscape and Visual Analysis refers to them, but does not include a detailed tree survey. Part 24 for the application form is only answered in part; the second part should, in the interests of transparency and probity, be answered.

18. The Design and Access Statement seeks to set out and explain the rationale for the proposals. You are better placed than I to judge whether the initial assertion that the site is 'brownfield' is correct. There are continual references to the farm, paddocks, and the keeping of sheep. The Farmer Giles business seems to be or have been [there seems to be some doubt about the continuation of it] fundamentally agricultural but with visitors and a barn set aside for undercover experiences of agriculture and farm machinery. The holiday lodges are the subject of separate planning approvals and located in a pastoral situation and, apart from being within the blue line area, appear to be outside the consideration of this application.

19. The photographs supplied in support of the D&AS seems to show largely boundary features and the interface with Fitz Farm. However, as there is not a plan showing the locations of the photographs they are of limited value, and could portray a subjective view of the site.

20. However, the Landscape and Visual Analysis – which seems to be a substantial part of the submission – regards the whole holding as 'the site' identified by a red line [Fig 2]. Furthermore, the application red line area on the Tim Reeve plans omits the buildings for demolition, the current entrance parking area, the areas that are proposed for vehicle and machinery parking, and the areas indicated as needed to screen those proposed developments. It would seem that the red line area understates the application area significantly and it could, therefore, be considered as a major development.

21. The LVA is quite clear that the Farmer Giles enterprise has 'ceased' [para 4.3.1]

but the D&AS indicates it is still running. The decluttering of areas of the site by the removal of paddock fences [LVA] is not going to happen if paddocks are maintained to keep animals for the continuation of the Farmer Giles farm visits enterprise. As the current application appears to have some inherent changes of use, or clarifications, resolving exactly what the future uses will be seems fairly crucial.

22. I am also concerned that a number of issues do not appear to be sufficiently thought through, or joined up, for a full planning application. For example, I have commented at site meetings and in connection with previous applications on the difficulties, practicalities, and high cost of converting a large and long established parking area into pasture or a meadow. Similarly the difficulties of achieving the scale, density, and extent of tree and shrub planting on areas previously covered by buildings are considerable and sufficiently expensive to raise questions whether they are likely to be achieved. I also notice that whilst the D&AS indicates the caravan / camp site would continue to operate, along with the holiday lodges, the access route to them is separated from the proposed new road to the proposed dwelling by a sizeable area of new pasture/ meadow.

23. It was indicated to me at the May 2018 site visit that the level of the pond would need to be raised by about 2 metres to enable a dwelling to be constructed. That seems to indicate the dwelling would stand higher in the local scene than envisaged. There are no calculations on the volume of the pond and consequently the amount of material needed to create the necessary platform on which to build a house of the dimensions proposed. The importation of fill, the compaction of it, and the quantities and time scales of these operations seem to be relevant matters.

24. The access to the proposed house within the site is on rising ground beside the manege and that seems to involve cutting into the higher ground around the existing pond.

25. The LVA does not consider alternative locations so it cannot be considered as a site selection document. It is clear, para 5.1.1, that the LVA is '...in support of an Outline Planning Application'. Judgements within it on landscape impacts and acceptability have to be, therefore, considered in that context.

26. Furthermore, para 1.1.2 also emphasises that the LVA is prepared in connection with 'an Outline Planning Application'. It is, therefore, only fair to assume that the consultants were not considering significant matters, such as the details of tree planting and planting specifications, in sufficient detail to satisfy a full planning application. It is also noticeable that there are no landscape plans, detailed specifications, or landscape management plan submitted with the application. That seems to be a serious shortcoming for a full application which relies heavily on a range of landscape treatments to achieve acceptability.

27. The D&AS is rather short on references to policies that relate to the AONB, and the importance of conserving and enhancing natural beauty. The LVA has a much more extensive consideration of policies but, again, the key elements of NPPF [set out above] and NPPG are overlooked. The comment in the 'Nontechnical summary' attached to the D&AS to 'North Wessex and West Wiltshire Downs AONB' does not give confidence that attention is being given to relevant matters in this application.

28. Whilst the photographs in the LVA are helpful, one should remember that [para 2.4.3] they have been reduced in size. That does, of course, have the effect of making features and elements in the scenes smaller and hence less obvious or intrusive. Similarly the panorama photographs comprise a number of pictures joined together and that process also makes features appear smaller, further away, and hence less obvious.

29. Whilst the D&AS mentions 'green credentials' I do not see any identified on the drawings. At a time when the Council, along with others, has declared a climate emergency it seems strange that new buildings should be contemplated that are not capturing and utilising renewable energy. In this case the AONB Management Plan is clear that new build developments should include such technology.

30. If, when you have received sufficient detailed information, you are minded to consider an approval the AONB makes the following recommendations:

- A. Any lights on the whole property should comply with dark skies criteria [information is available on the AONB's web sites] and be explicitly approved by the LPA. Permitted Development Rights should be removed so that any further lights are approved by the LPA.
- B. There should be no roof lights in the building as they contribute to light pollution. If there is no alternative then they should be fitted with blinds or louvres that can be closed at night to prevent light pollution.
- C. Detailed specifications and planting methods are needed alongside detailed landscape plans.
- D. A landscape management plan should be provided setting out the management and maintenance of the planting for at least 15 years to help ensure the landscape screening and local character envisaged is achieved.
- E. Existing planting that is identified as providing important screening and sense of place should be protected by Tree Preservation Orders to ensure that screening and sense of place are maintained. The new planting that is identified as important screening should also be similarly protected.
- F. The demolition, site clearance, and screen planting should be completed before the construction of the house starts to ensure that the aspects that are identified as either benefits flowing from the development or important to screen it are achieved before the rest of the development is implemented in order to conserve and enhance this AONB.

## **9. Publicity**

### **Support**

- A) There is a need for someone to be on site to attend to the horses particularly when they are pregnant and due to foal. This will often occur at night. All horses should be closely monitored but the competition horses at Farmer Giles would benefit from closer levels of monitoring than it is currently possible to achieve, owing to not living on site. write in support of the planning application, as it would facilitate close attendance and care of the horsestock residing at Farmer Giles Farmstead, which is essential for the wellbeing of the horses on-site.
- B) Having lived with the evolution of the site for over 30 years I cannot see any significant relevant reasons to object to this Plan as amongst other things there are

no immediate neighbours. I would emphasise that I believe this Plan would be a huge enhancement to the village for now and future generations.

- C) We have noticed that this application, which includes a reference to the view from our cottage (Sarum Cottage, Old Dinton road) being affected, has received unanimous support from Teffont Parish Council. We support this application on the grounds that the planning gain - particularly the improvement to the Farmer Giles entrance - will be considerable.
- D) Country Land Owners Association - The National Planning Policy Framework (NPPF) 2019 (revised) recognises the importance of Supporting a Prosperous Rural Economy' (Part 83) in England and projects such as these provide much sustainable growth and expansion of all types of business in rural areas as well as ensuring the viability and prosperity of rural communities. This is highlighted in Part 83: and cites that decisions should enable 'the development and diversification of agricultural and other landbased rural business;' Furthermore, it encourages 'the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and well-designed new buildings'.

At the time of writing this letter, Wiltshire Council had an adopted Local Plan and whilst also reviewing for 2018-2036. Amongst other policies, the adopted local plan highlights the importance of supporting the 'rural way of life through the promotion of modern agricultural practices, appropriate diversification of the rural economy...'. This is shown in Core Policy 34. The development is also seeking to return some of the already developed land to pasture, further aiding to the battle with Climate Change which is a 'central issue to be address by the Wiltshire Core Strategy'.

- E) this application for a site clearance in preparation for a single dwelling on the site has no demonstrable harm in terms of environmental impact in the AONB, or traffic or amenities or services. To allow the site to be returned to a smallholding with equestrian use and modest holidaying use is appropriate for the area and a planning gain in terms of sharing the AONB and the countryside around with visitors through the caravan and chalet development already on site. A modest house would be in keeping with the needs for security and animal welfare, and rural employment policies.
- F) The actual clearance of buildings and other developments associated with the former visitor attraction, and the proposed siting for a dwelling is a planning gain in many ways, and with appropriate provisos on size, materials, access and further development rights, and tied to the land, it will blend in as an unobtrusive building.
- G) Feel that this submission addresses the key points of:
- Respecting the Dark Skies in Wiltshire;
  - Cleaning up the entry to Teffont with the carpark returning to a paddock and replacing the entrance metal gates with countryside post and rail and wooden gates. This is really important and will make the entrance to the village much more attractive and in keeping with the village character.

- Planting scheme – and I would support the restriction that the planting should be completed within the first planting season after completion of house (seems unnecessarily risky to young trees to plant outside the correct planting season and also whilst the machinery necessary to build the house and remove the building are still on site).

## Concerns/objections

- A) The application is for permission to build a very large house (in excess of 4300 square feet plus outbuildings) within an Area of Outstanding Natural Beauty. The local authority is committed to the AONB's management plan and has a statutory duty to have regard to the AONB designation in considering this application.

I would like to see a way forward for the use of this land and buildings. The decision will have to be made as to whether a house of this size can be built either as a dwelling for essential workers or under another exception to National Planning Policy. There is also a question as to whether the proposed house is located on a brownfield site. I welcome the landscaping proposals. Particularly welcome is the plan to clear away the car park at the entrance of the site and restore the area to meadow.

- B) A concern that I know is shared by other villagers is that the planning permission may be given in some way and that the house or, perhaps subsequently, houses are built and the landscaping never properly completed. Could I ask that, if planning permission is granted, consideration be given to applying a condition that construction is not commenced until
- a) the redundant buildings have been demolished and
  - b) that the proposed landscaping, especially the restoration of the car park to meadowland, is completed
- C) Compared to the earlier applications it is good to see that a primary objective is to enhance the visual appearance of the site by landscaping and by the removal of redundant and unsightly buildings visible from the road on the approach to Teffont. In the light of this I believe that, were the application to be approved, it should be conditional on these works being completed before the construction of any new building.
- D) The proposed development is outside the village of Teffont and within the AONB where the presumption is against such development unless to support a viable business. The application states that Farmer Giles Ltd is "a viable country business" and refers to audited accounts. As a micro business, this company is required to submit only unaudited accounts but, to validate this claim, the application should be supported by the separate provision of such audited accounts.
- E) The application assumes continuing letting of the holiday lodges. Planning permission was granted for these (S/2003/0727) with a condition that they be removed should the Farmer Giles farm attraction business cease to trade or to be open to the public. Since the application states that "it is proposed to remove the entrance buildings, the toilet block and the main Farm Attraction building with



associated Restaurant” it would appear that the Farm Attraction will effectively be closed. Thus the continued operation of the holiday lodges, an integral part of the ongoing plan for this site, presumably requires a specific planning application for consideration before 19/11453/FUL.

## 10. Planning Considerations

### a. Principle of development

Planning law requires local planning authorities to determine applications in accordance with the development plan, unless material considerations indicate otherwise. If the development plan contains material policies and there are no other material considerations then planning applications are required to be determined in accordance with the development plan. Where there are other material considerations, the development plan will be the starting point, and other material considerations should be taken into account in reaching the decision. Such considerations will include whether the plan policies are relevant and up to date.

Core Policy 1 of the Wiltshire Core Strategy sets out the ‘Settlement Strategy’ for the county, and identifies four tiers of settlement – Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Within the Settlement Strategy Teffont is identified as being a Small Village. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development, and there is a general presumption against development outside of these. That said, some very modest development may be appropriate at Small Villages to respond to local needs and to contribute to the vitality of rural communities.

Core Policy 2 of the Wiltshire Core Strategy sets out the ‘Delivery Strategy’. It identifies the scale of growth appropriate within each settlement tier. The policy states that at the Small Villages such as Teffont development will be limited to infill within the existing built area where this seeks to meet housing needs of the settlement or provide employment, services and facilities and provided that the development:

1. respects the existing character and form of the settlement;
2. does not elongate the village or impose development in sensitive landscape areas; and
3. does not consolidate an existing sporadic loose knit areas of development related to the settlement.

Core Policy 48 (‘Supporting Rural Life’) of the Wiltshire Core Strategy more specifically relates to rural areas. It states that outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages, proposals for residential development will be supported where these meet accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside, subject to appropriate evidence.

In this case the site lies within the countryside, outside of Teffont. The proposal is to erect a house on the site which is neither essential to support a rural enterprise nor to provide

affordable housing under the limited circumstances allowed by Policy CP48. It follows that the proposal is not in accordance with the settlement and delivery strategies of the Core Strategy, and does not comply with CP48, this given conflicts with the Core Strategy.

It has previously been considered that there may have been 'material considerations' which do, exceptionally, 'tip the balance' away from the usual presumption against otherwise unacceptable development in the countryside. These material considerations are the visible improvements to the site and surrounding AONB resulting from the removal of the redundant buildings from the site; and the benefits to certain principles of sustainable development following the cessation of the use of the land that was previously proposed.

In this case the application site lies within the countryside, outside of Teffont. As acknowledged by the applicant, the proposal to erect a house on the site which is neither essential to support a rural enterprise neither will it provide affordable housing under the limited circumstances allowed by Policy CP48. This given, the proposal is not in accordance with the settlement and delivery strategies of the Core Strategy, and does not comply with any of the 'rural life' exceptions set out in CP48, and such conflicts with the Core Strategy.

This being said, it is considered by officers, as with previous applications for similar proposals on the site that in this case there are 'material considerations' which do, exceptionally, 'tip the balance' away from the usual presumption against otherwise unacceptable development in the countryside. These material considerations are the visible improvements to the site and surrounding AONB resulting from the cessation in main of the tourist attraction element of the Farmer Giles Farmstead use and with this the removal of the related demolition of the large proportion of the buildings on the site. There are further benefits gained by way of the general tranquillity of Teffont, again, arising from the cessation of the tourist attraction and the removal of its associated traffic. It is considered that the weight to be attached to these as material considerations is sufficiently high to override the policy position as with previous applications.

#### b. General design

In order to address the first reason for refusal on the previous application which was in part that the house and it's curtilage would be of an alien appearance and would detract from the appearance of the AONB the applicants have submitted this detailed application (the previous application was in outline). This shows the new dwellings appearance and how it will look in the landscape as per the drawings below which show a couple of the elevations –



As can be seen from these two elevations a traditional design of property has been chosen of rubbed stonework (details of the exact stone can be agreed by condition) and a slate roof with traditionally proportioned window and door apertures. Officers consider that a dwelling such as that proposed although of a good size would not be an alien feature within the landscape as it would be seen as a traditional dwelling of similar proportion to other buildings in the area. As such the property would in officers opinion comply with core policy CP57 of the Wiltshire Core strategy and the most recent revision to the NPPF which requires a high quality of design.

c.Landscaping and effect on the AONB

A secondary element to the previous reason for refusal was the effect that the proposal would have on the surrounding landscape and the AONB. In order to address this the applicants have moved the proposal to the West of the site to an area that is presently

occupied by a former Pond as such it is a low point in the site and therefore the proposal will appear as less prominent.

The Countryside and Rights of Way Act 2000 states that “a local planning authority whose area consists of or includes the whole or any part of an area of outstanding natural beauty has power to take all such action as appears to them expedient for the accomplishment of the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty or so much of it as is included in their area”; and “in exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty”.

Core Policy 51 of the Wiltshire Core Strategy states that “Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures”. The policy further states that “Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies”.

CP51 further states that “.... proposals will need to demonstrate that aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures”. Relevant ‘aspects’

required to be conserved or enhanced include –

- The locally distinctive character of settlements and their landscape settings;

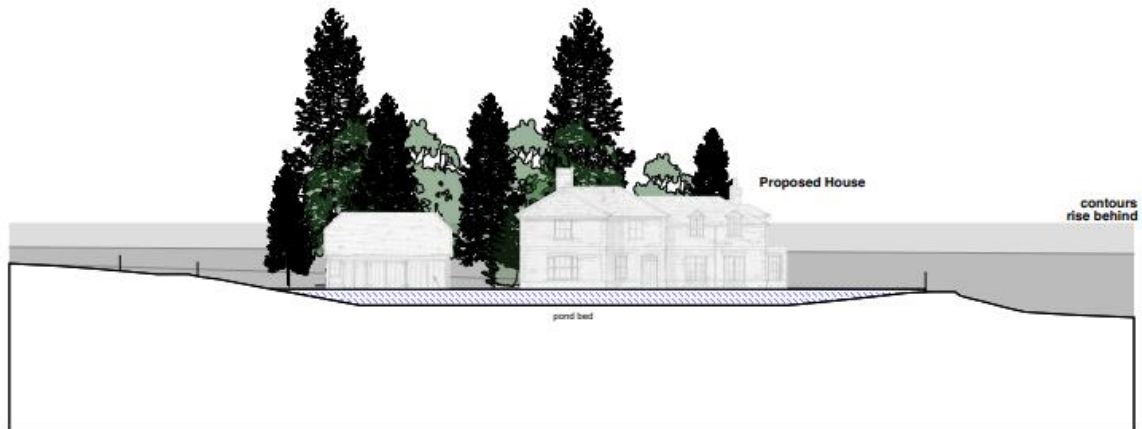
And

- The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.

The NPPF states that “Great weight should be given to conserving landscape and scenery as these have the highest status of protection in relation to landscape and scenic beauty”. In respect of ‘brownfield’ land the NPPF further states that “Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value”.

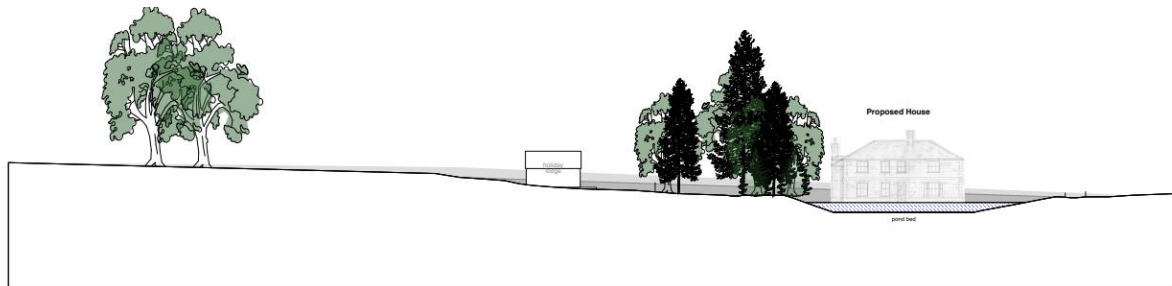
This application differs from the last application in proposing the new dwellinghouse on one of the lowest parts of the site on the site of a former pond where the land levels are relatively low as is shown on the plans below –

View Looking  
North



Proposed Site Section B-B:

View Looking East



Proposed Site Section A-A:

The applicants have tried to hide the property at this low level behind existing vegetation and trees. The applicants have produced with the application a Landscape and visual analysis.

This report identifies that - *From an easterly, southerly, and westerly direction the topography, together with the presence of surrounding vegetation and the neighbouring farmstead, serves to restrict the Zone of Visual Influence (ZVI) of the proposals to a very small area of the surrounding landscape.*

*To the north and northeast of the Site, the landscape becomes open and elevated in nature, and the theoretical ZVI extends slightly further into the landscape to meet the ridgeline around Teffont Down. The above said, however, field studies reveal that within this area potential views of the development would be limited to a relatively restricted area by the nature of the topography and intervening vegetation; and importantly from within this area, all the potential views of the proposed dwelling from the north would be seen through the*

*existing double line of mature beech trees that cross the northern part of the Site. From the majority of the Zone of Visual Influence to the north, therefore, the dwelling would be entirely screened in summer, and in winter would barely be discernible in the scene.*

This report considers the constraints and opportunities of the site and the location of the new building with regard to its potential visibility in the landscape.

Since the previous refusal, the applicant has gone through a process of identifying potential locations for the dwelling within the property and they have concluded that this is the most suitable location in terms of the views in and out of the AONB and this has the most limited impact on the AONB. It is clear that in concluding on this location for the siting of the dwelling, the site has been subject to careful analysis on the impact any dwelling would have on the wider landscape.

The Landscape Officer does not consider that there will be any significant adverse landscape and visual effects on the AONB as a result of this proposal. They agree with the report that this location is the preferred option given it sits snugly in the topography below ridgelines and benefits from a degree of screening from existing buildings (not being demolished) and vegetation. Siting it away from the road retains the road side character of a typical farmstead. The rationalising of the farm layout and new structure planting will be beneficial to the appearance and amenity of the site.

As the applicants visual analysis concludes - In conclusion the proposed dwelling would be well assimilated with its environment and barely noticeable in views from the surrounding landscape.

To summarise, the enhancement to the AONB resulting from the overall proposals is considered to be a material consideration which in this instance overrides the usual policy presumption against new residential development outside of defined settlements.

#### d.Sustainability

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. It further states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to) "..... replacing poor design with better design ....." . Moreover, the NPPF states that to fulfil the principles of sustainability local planning authorities should promote the development and diversification of agricultural and other land-based rural businesses; and support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. The NPPF further states in more general terms that local planning authorities should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

There are a number of issues to consider in relation to the application arising from these sustainability considerations. Firstly, the site lies in a less accessible part of the countryside and so it is inevitable that the proposed dwelling would generate trips by car rather than public transport. This less sustainable outcome must be balanced against the likely

significant drop off in car trips made historically by visitors to the farmstead attraction. The Wiltshire Highways Engineer considers that the overall reduction in trips by car to and from the site resulting from the proposal means a better and more sustainable position in these terms, and so no objection is raised for this reason.

Secondly, the proposal would result in the loss of a rural enterprise. This is unfortunate, although it is not considered that the farmstead necessarily made a significant contribution to the rural economy in any event. Furthermore, by virtue of the visual impact of the farmstead (and in particular its large car park at the front of the site) it is not considered that it necessarily satisfied the NPPF test requiring economic development to be respectful of the countryside. Nor is it considered that the location of the site, close to the edge of a village accessed via relatively narrow lanes, was necessarily suited to this form of enterprise which is dependent on car and coach borne visitors. On balance, it is, therefore, considered that the loss of the enterprise in this particular case would not conflict with the economic aspirations of sustainability policy.

It is considered that the proposal, although not strictly sustainable, would result in a more sustainable position than exists currently on the site and would not adversely impact on the rural economy. The proposal would reduce traffic in a rural village which would be beneficial to the environment in general. These second material considerations are considered to, again, tip the balance in favour of the proposal against the settlement strategy policies of the development plan.

#### e. Ecology

There are not considered to be any significant effects on ecology from the proposal. Consideration has been given to the need to carry out an appropriate assessment with particular regard to the impact on the River Avon and Phosphate pollution but it is considered the proposal is likely to remove phosphates from the River Avon as the proposal will result in a net loss of 13 WC's from the removal of the Farmer Giles tourist attraction.

#### f. Highways

With the cessation of the existing Farmer Giles activity, as can be seen from the above highways response, there will be less traffic from the proposal and therefore a positive benefit to the village and the surrounding road network from the grant of planning permission of this scheme.

## 11. Conclusion

The application tries to address the previous reason for refusal which was that the proposed new house in the countryside would be both out of character and have a significant adverse impact on the landscape. The applicants have this time submitted a full planning application which allows the full details of the proposed dwelling to be shown. It is considered that the architectural appearance and materials used in the dwelling are suitable to the AONB and address the previous concerns about the dwelling being an alien feature.

In addition the new positioning of the dwelling in what is essentially a low point in the ground where the former pond stood well back from public views is considered not to have a harmful effect on the surrounding landscape as supported by the submitted landscape and visual analysis.

The Holiday lodges remain as in the previous application and these continue to contribute to the economy of the local area. Officers previously considered that a new dwelling on site would be acceptable with these lodges in situ and this remains the case.

It is considered that on balance the removal of the majority of the buildings from this site whilst retaining the stabling and chalets along with a significant planting scheme would be reasonable grounds for granting planning permission for a single dwelling. Achieving the removal of existing unsightly buildings within the AONB and screening the neighbouring farm buildings as well as traffic and impact in this part of the countryside is considered to be a significant gain.

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

REASON: The 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.

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

REASON: In the interests of minimising additional light pollution into the International Dark skies reserve of Cranbourne Chase .

4 Prior to commencement of construction of the dwelling hereby approved all existing buildings indicated to be demolished on drawing no. 1326/01E (Location map and site plan) and received by the lpa on 9th March 2019 and all of the existing open car park areas (with the exception of that part which will form the access drive to the dwelling shall be demolished and the resulting waste materials removed from the site. Following removal of the waste materials and prior to occupation of the dwelling the land shall be re-graded to original levels which existed prior to construction of the farm buildings and hardstandings



and laid out as new pasture land in accordance with drawing no. 1326/02D. The new pasture land shall be retained as pasture land thereafter.

REASON: To accord with the terms of the planning application and to ensure that the development results in enhancement of the Area of Outstanding Natural Beauty which is one of the exceptional reasons planning permission has been granted in this case.

5 Prior to first occupation of the dwelling hereby approved the use of the site as a farm visitor attraction shall cease and thereafter that part of the site occupied by the dwelling and its curtilage shall be used for residential purposes, that part of the site occupied by the exhibit building/stabling to be retained shall be used for storage of equipment required for the maintenance of the site and stabling of horses (including for livery purposes but not as a riding school), and the remainder of the site (including the horse exercise arena) shall be used as farmland and/or for the grazing/exercising of horses.

REASON: To accord with the terms of the application and to reflect the special circumstances under which the development has been found to be acceptable - in particular, the resulting enhancement of the AONB as a consequence of the cessation of the farm visitor attraction use.

6 No development shall commence on site until details of the proposed ground floor slab level for the dwelling has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON: In the interests of visual amenity.

7 Prior to commencement of development details of the intended method of enclosing the domestic curtilage to the property along with a plan showing the extent of that curtilage shall be submitted to the local planning authority for approval in writing. The approved method shall be implemented in full prior to the first occupation of the dwelling, and it shall be retained and maintained as approved in perpetuity thereafter.

REASON: To clarify the terms of the planning permission and to minimise domestic encroachment into the countryside in the interests of visual amenity.

8 Prior to commencement of construction of the dwelling hereby approved detailed drawings of the driveways within the site shall be submitted to the local planning authority for approval in writing. These drawings shall be at a scale no less than 1:200, and they shall specify the dimensions of the driveways, levels, the surfacing materials, and a programme for construction.

The driveways shall be constructed in accordance with the approved drawings and programme, and permanently retained as constructed thereafter.

REASON: The application contains insufficient detail to enable this matter to be considered at this stage and to so ensure that the appearance of the AONB will be enhanced.

9 No external lighting shall be installed without the prior approval of the local planning authority. Where external lighting is required details of the lighting shall be first submitted to the local planning authority for approval in writing. The lighting shall then be installed strictly in accordance with the approved details, and retained and maintained as such thereafter.

REASON: To enable the local planning authority to retain control of external lighting having regard to the site's location within a remote and dark part of the Area of Outstanding Natural Beauty.

10 Before any works commence, details of a scheme for protecting and enhancing the landscape and ecology of the site shall be submitted to the local planning authority for approval in writing. The scheme shall identify existing features of interest which will be retained and enhancement measures. The scheme shall be implemented in the first year following first occupation of the new dwelling.

REASON: In the interests of protecting protected species and enhancing habitats.

11 No construction or demolition machinery shall be operated on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interests of residential amenity.

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

Drwg 1326/01E Location map and site plan (existing)  
Drwg 1326/02F Location map and site plan (proposed)  
Drwg 1326/05A Proposed Elevations  
Drwg 1326/04E Proposed plans (Garage etc)  
Drwg 1326/06A Site sections  
Drwg 1326/07A Site topographical survey  
Design and access statement dated 2018  
Landscape and visual analysis October 2019 by Indigo

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

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

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
- car park layouts;
- all hard and soft surfacing materials;
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

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

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

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

**INFORMATIVE TO APPLICANT:**

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) 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. Please see Natural England's website for further information on protected species.

Annexe A

Applicants response to the points made by the AONB group

Dear Mr Madge

Please find below a response to some of the specifics of the AONBs reaction to the application.

The application is in essence a conditioned commitment to the extensive demolition , clear up and re landscaping of a badly scarred area of the AONB.

The reduction of its roadside impact and a planting scheme that restores the look and hides those buildings that remain , such car parking as remains, and shields those unsightly buildings that are in neighbouring control. The proposed farmhouse in a carefully chosen and well screened site will be subject to further screening as will any possible views per the INDIGO proposals .

points 16 an 20 merely emphasise the scale of this commitment . That it is technically feasible is confirmed by Indigo.

point 17 . There clearly are trees on site and an amendment has been made .A full tree survey would be an acceptable condition of any approval.

The application clearly states and names Tony Deane as a councillor .

Point 19. Photos tabled as requested.

Point 20 .

The application red line has been amended to include the demolitions and improvements so that conditions can be enforced.

Point 21. The LVA document has been amended to reflect the fact that whilst Farmer Giles continues to trade and file accounts , it is the mass tourism element of the business that has ceased.

Point 22. The camp site is serviced by an entirely separate and existing roadway beyond the beech tree line and no new road is proposed or needed over The pasture/meadow.

Point 23. The pond site is a bowl shaped declivity created artificially within the AONB landscape . The levels are shown on the drawings and the finish floor level stated .

The build . its foundation level of compaction etc will be subject to inspection and will need to comply with building regulations .

Point 24. One of the attractions of the proposed see is that there is an existing stone road leading almost to the edge of the proposed site so that impact on the landscape is minimal.

Point 25, Previous sites ,and any alternative house sites examined , do indeed require the cutting and filling of a substantial area of natural contours within the AONB. The pond site removes this necessity.

Point 26. It is clearly understood that these aspects would be extensively conditioned .

Point 29. The house will meet and exceed current building regs .It will as stated , be air source heated , with electricity from photo voltaic. Insulation levels will exceed current , already rigorous new build requirements . Furthermore there will be a heat recovery system and rainwater harvesting.

The AONBs recommendations for approval are entirely acceptable except perhaps for the details of point (f) were new planting should not be jeopardised by the construction process and a more sophisticated plan may be needed .

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## REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No.

<b>Date of Meeting</b>	25 June 2020
<b>Application Number</b>	19/09523/FUL
<b>Site Address</b>	Florence House Romsey Road Whiteparish SP5 2SD
<b>Proposal</b>	Proposed development to build a single bay garage at the front of the property.
<b>Applicant</b>	Simon Kulas
<b>Town/Parish Council</b>	WHITEPARISH
<b>Electoral Division</b>	Alderbury and Whiteparish- Cllr Richard Britten
<b>Grid Ref</b>	424888 123809
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Emily Jones

### Reason for the application being considered by Committee

Cllr Britton has called the application into committee on the grounds that it has not overcome the previous reason for refusal, will have a visual impact on the surrounding area, and a poor relationship to neighbouring properties.

#### 1. Purpose of Report

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

#### 2. Report Summary

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

- Scale, siting, and design
- Residential amenity
- Highways/parking

The application has resulted in an objection from Whiteparish Parish Council due to the scale, mass, and siting of the proposal and the impact on the street scene, neighbour amenity, and access. One third-party representation has been received objecting to the scheme.

### 3. Site Description

The application site is a detached two-storey dwellinghouse accessed off Romsey Road. The site is situated within an established residential area in Whiteparish, designated a large village under CP1, 2, and 24 of the WCS.

### 4. Planning History

17/00444/FUL      Erection of 2 bay garage to front of property. Refused April 2017

*1. The proposed garage would be sited directly in front of the main dwellinghouse and would be readily visible in the surrounding street scene, being positioned closer to the road than the existing dwellinghouses. The proposed garage, by reason of its scale, mass and siting would be visually prominent and would have a detrimental impact on the character and setting of the street scene. The proposed development is therefore considered contrary to the aims and objectives of CP57 of the Wiltshire Core Strategy and the aims and objectives of the National Planning Policy Framework.*

18/03584/FUL      Erection of 2 bay garage/outbuilding (Resubmission of 17/00444/FUL). Refused July 2018

*1. The development proposal is substantially the same as the previously refused scheme (LPA ref: 17/00444/FUL). The proposed garage would be sited directly in front of the main dwellinghouse and would be readily visible in the surrounding street scene, being positioned closer to the road than the existing dwellinghouses. The proposed garage, by reason of its scale, mass and siting would be visually prominent and would have a detrimental impact on the character and setting of the street scene. The proposed development is therefore considered contrary to the aims and objectives of CP57 of the Wiltshire Core Strategy and the aims and objectives of the National Planning Policy Framework.*

### 5. The Proposal

The application proposes to erect a single bay, hipped roof garage at the front of the property. It would measure 3.3m by 6m and have a height of 3.6m.

### 6. Local Planning Policy

Wiltshire Core Strategy

Core Policy 1: Settlement strategy

Core Policy 2: Delivery strategy

Core Policy 24: Settlement strategy: Southern Wiltshire Community Area

Core Policy 57: Ensuring high quality design and place shaping

Government Guidance:

National Planning Policy Framework 2019 (NPPF)

Planning Policy Guidance (NPPG)

### 7. Summary of consultation responses

**Whiteparish Parish Council** – Whiteparish Parish Council recommends refusal to this application on detrimental impact on the street scene, it will impede on neighbours amenity and access along with scale, mass and siting.

**WC Highways** - Thank you for the confirmation of the location of the garage and that it is proposed to be set back from the highway.

I would have no objection to a hedge being planted along the boundary of Florence House, provided that it is not allowed to grow higher than 600mm above carriageway level and is maintained as such to maintain visibility of both pedestrians on the footway and vehicles on the carriageway.

If a hedge is proposed, I recommend that no highway objection be raise providing the following condition is attached to any permission.

(WD16) The development hereby permitted shall not be first brought into use until the area between the nearside carriageway edge and a line drawn 2.4 metres parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 600mm above the nearside carriageway level. That area shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

## **8. Publicity**

The application was advertised via a site notice (posted on 16 January 2020) and neighbour notification letters dated 17 December 2019. The consultation period expired on 6 February 2020.

One third-party representation has been received from a neighbouring occupier at Mulberry House objecting to the proposal. Their response is summarised as follows:

- Inappropriately placed
- Impact on outlook
- Incongruous to the surrounding area

## **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**

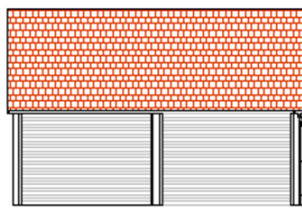
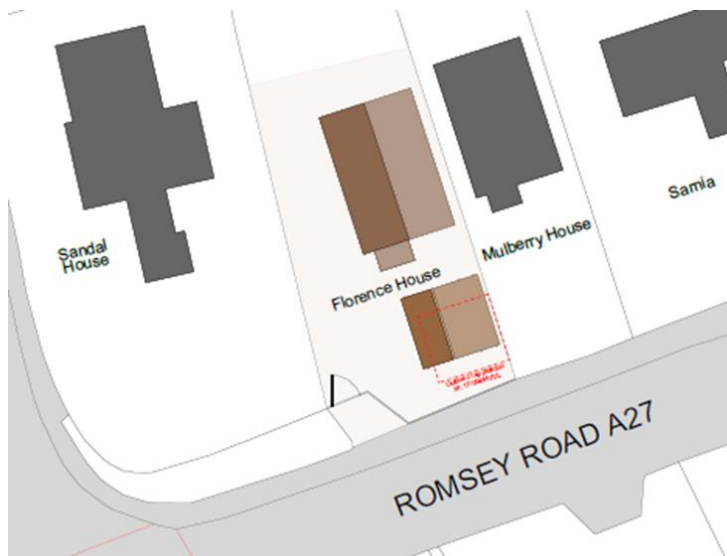
The site is located within the larger village of Whiteparish where development is considered to be acceptable in principle an CP1, 2, and 33 of the WCS. However, two previous schemes for a garage building have been refused on this site. Therefore this

proposal needs to overcome the previous reasons for refusal. The following report covers this aspect.

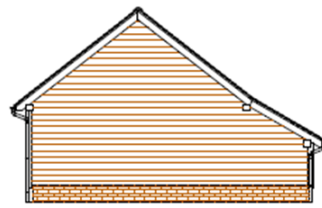
## 9.2 Scale, siting, and design

Core Policy 57 states a high standard of design is required in all new development, including extensions, alterations, and changes of use to existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality.

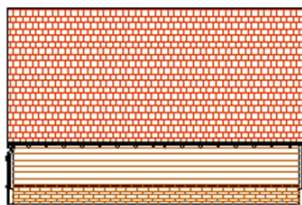
The previous scheme was for a timber double garage with a clay tiled roof situated along the eastern side boundary in the front garden as shown in the drawing below.



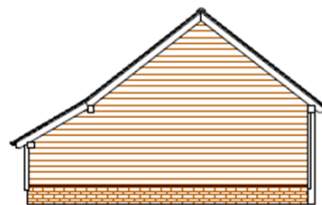
Front Elevation



Side Elevation 'A'

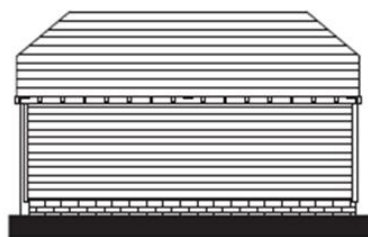
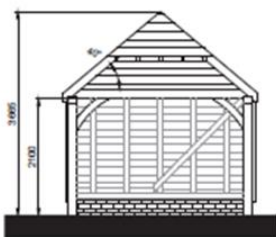
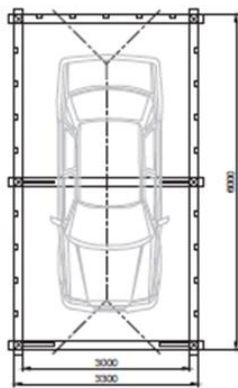


Rear Elevation



Side Elevation 'B'

The proposed garage has been reduced in size from the previous schemes and is now a single bay garage measuring 3.3m by 6m with an overall height of 3.6m. It is set back from the road by approximately 3.5m and would be positioned parallel to the road.



The applicant has confirmed that the garage cannot be located at the side of the dwelling as the sewer pipe runs through this area. The reduction in the mass of the garage lessens its visual impact on the street scene and it is not considered that it would appear so incongruous with the character of the area to warrant a refusal on this basis.

The proposed garage is of a typical design and would be constructed in timber with a tiled roof and timber-clad above a brick plinth walls which are considered to be appropriate.

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

Core Policy 57 requires that development should ensure the impact on the amenities of existing occupants is acceptable, and 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.'

Given the size and the orientation of the garage, there would be some limited shading of the neighbour's access/turning area during the later hours of the day however this would not sufficiently harm the amenities of the neighbour to warrant refusal. The garage would be visible at an oblique angle from the neighbour's window but due to the single storey design and distance from the neighbouring property it would not cause a significant loss of outlook.

For these reasons, it is considered that a refusal on neighbour amenity grounds would be difficult to sustain.

### **9.4 Highways/parking**

Criteria (ix) of Core Policy 57 aims to ensure that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible.

WC Highways have considered the proposed development and have responded with no objection. The proposal is therefore considered to be acceptable in terms of highway safety including visibility.

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

Compared to the previous refused scheme, the proposed garage significantly reduces the scale, bulk, and mass of the proposal thereby reducing its impact on the visual amenity of the area and overcoming the previous reason for refusal. The proposal therefore conforms to the objectives of CP57 of the WCS and the aims of the NPPF and the recommendation is that 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 – drawing no. SC04-900-1st

Proposed Site Layout – drawing no. SC04-1000-1st – dated 30/11/2019

Plans and Elevations

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

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