

AGENDA

Meeting: Southern Area Planning Committee

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

Date: Thursday 27 August 2020

Time: 3.00 pm

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

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

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Membership:

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
Cllr George Jeans
Cllr Ian McLennan
Cllr John Smale

Substitutes:

Cllr Trevor Carbin
Cllr Ernie Clark
Cllr Tony Deane
Cllr John Walsh

Cllr Bridget Wayman
Cllr Graham Wright
Cllr Robert Yuill

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AGENDA

Part I

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

1 **Apologies**

To receive any apologies or substitutions for the meeting.

2 **Minutes of the Previous Meeting** (*Pages 5 - 16*)

To approve and sign as a correct record the minutes of the meeting held on 25 June 2020.

3 **Declarations of Interest**

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

4 **Chairman's Announcements**

To receive any announcements through the Chair.

5 **Public Participation**

The Council welcomes contributions from members of the public. During the ongoing Covid-19 situation the Council is operating revised procedures and the public are able participate in meetings online after registering with the officer named on this agenda, and in accordance with the deadlines below.

[Guidance on how to participate in this meeting online.](#)

Statements

Members of the public who wish to submit a statement in relation to an item on this agenda should submit this electronically to the officer named on this agenda no later than 5pm on Monday 24 August 2020.

Any statement must:

State whom the statement is from (including if representing another person or organisation),

State points clearly and

Be readable aloud in approximately 3 minutes.

Up to three speakers in support and in objection are allowed for each item on the agenda.

Questions

Those wishing to ask questions are required to give notice of any such questions electronically to the officer named on the front of this agenda no later than 5pm on Thursday 20 August 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 Monday 24 August 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 members prior to the meeting and made available at the meeting and on the Council's website; they will be taken as read at the meeting.

6 **Planning Appeals and Updates** (*Pages 17 - 18*)

To receive details of completed and pending appeals and other updates as appropriate for the period of 13/06/2019 to 13/08/2020.

7 **Planning Applications**

To consider and determine planning applications in the attached schedule.

7a **20/02825/FUL - 2 Lower Mooray, Chilmark, SP3 5BA** (*Pages 19 - 28*)

To erect a detached outbuilding, housing double garage with office space to the side, consolidate access and associated works.

7b **19/11239/FUL & 19/11801/LBC - Dairy House Farm, Romsey Road, Whiteparish, SP5 2SF** (*Pages 29 - 44*)

Proposed new swimming pool and outbuilding, new orangery and single storey link to existing lean-to accommodation, installation of new gates, retrospective addition of lean-to, summerhouse and decking.

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

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 25 JUNE 2020 AT ONLINE.

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 George Jeans, Cllr Ian McLennan, Cllr John Smale and Cllr Robert Yuill (Substitute)

Also Present:

Cllr Bridget Wayman and Cllr Kevin Daley

55 **Apologies**

Apologies were received from Councillor Sven Hocking, who was substituted by Councillor Robert Yuill.

56 **Minutes of the Previous Meeting**

The minutes of the meeting held on 14 November 2019 were presented for consideration, and it was,

Resolved:

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

57 **Declarations of Interest**

Councillor Jose Green declared a non-pecuniary interest in application 19/11453/Ful as a result of being a member of the Cranbourne Chase AONB. She declared she would participate and vote on the item.

Councillor Leo Randall declared a non-pecuniary interest in application 19/09523/Ful by virtue of being a member of Whiteparish Parish Council. He stated he had not been present when the application was discussed by the parish council, and would participate and vote on the item.

58 **Chairman's Announcements**

There were no announcements.

59 **Public Participation**

The Chairman detailed the procedure for the meeting and details of public participation, in the first virtual meeting of the committee. Statements were included under Agenda Supplement 1.

60 **Planning Appeals and Updates**

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

61 **Planning Applications**

The following applications were considered.

61a 19/06605/FUL - Land adjacent The Bowman Centre, Shears Drive, Amesbury, Wiltshire, SP4 7XT

Public Participation

I P Tilley provided a statement in objection.

Phil Gorman provided a statement in objection.

Sarah McNicol provided a statement in objection.

Foster Osei provided a statement in support.

Katie Dickinson provided a statement in support.

Simon Rutter, agent, provided a statement in support.

Amesbury Town Council provided a statement in objection.

The Development Management Team Leader, Adam Madge, presented a report on the application for erection of a new church and day nursery. Key issues included the principle of the application, design, highway safety and neighbouring amenity.

The Committee then had the opportunity to ask technical questions of officers. In response to queries it was confirmed that applications for community halls and nursery on the site had been approved in 2016, though the permission had now lapsed. The application before the committee was larger, with fewer provided parking spaces, but highways officers considered the number adequate. Details were sought on usage of the car park used by other facilities in the area.

In accordance with the procedure for virtual meetings public statements were then read out by the Democratic Services Officer, as detailed above, with further statements included in Agenda Supplement 1 along with the committee presentation.

The Local Unitary Member, Councillor Robert Yuill, then spoke in objection to the application.

The Committee then debated the application. Planning history on the site was raised along with parking requirements, relationship with other facilities and impact on residential amenity as a result of increased noise, along with

consideration of overdevelopment of the site and design and scale of the proposed structure.

On the motion of Councillor Robert Yuill, seconded by Councillor Fred Westmoreland, at the conclusion of debate and with each member present for the item confirming they had heard and could access all relevant visual materials, it was,

Resolved:

That application 19/06605/FUL be refused against Officer recommendation, for the following reasons:

- 1. The proposed Church and nursery by reason of it's size, design and appearance is considered to be both out of character with other more traditionally styled buildings within the local centre and to be of an excessive, size, scale and footprint for the plot on which it is situated. As such the building would dominate the area to the detriment of both local residents and others using the local centre and leaving insufficient area for parking within the curtilage of the plot. The proposal is therefore considered contrary to both chapter 12 of the NPPF which requires the creation of high quality buildings and Core policy 57 (iii and vi and xiv) of the Wiltshire core strategy which requires a high standard of design.**
- 2. The proposed development, in that it exceeds the threshold for non A1 retail uses within the local centre at Archers Gate would conflict with the signed legal agreement for the development and core Policy 4 of the Wiltshire Core strategy, the appendix to the Core strategy relating to Kings Gate and the Adopted development brief for land South of Boscombe road dated 2001.**

INFORMATIVE: - It should be noted that the reason given above relating to an excess of non A1 retail uses and Policy 4 of the Wiltshire Core strategy could be overcome if all the relevant parties can agree a variation to the existing Section 106 Agreement.

Councillor Christopher Devine was not present for this item and therefore did not vote.

61b 20/01543/FUL - Glenesk Rollestone Road Shrewton SP3 4HG

Public Participation

Hazel Burns and Martin Walker provided a statement in objection.
Mr and Mrs Lashmore-Searson provided a statement in support.
Shrewton Parish Council provided a statement in objection.

The Development Management Team Leader, Adam Madge, presented a report on the application for a detached annexe ancillary to a main dwelling. Key issues included the principle of the application, scale and design, and

impact on the character and appearance of the area, and matters of residential amenity.

The Committee then had the opportunity to ask technical questions of officers. Details were sought on the dimensions and siting of the proposed annexe, and in response to queries it was stated that the proposed build was slightly in excess of what would be allowed through permitted development rights without planning permission.

In accordance with the procedure for virtual meetings public statements were then read out by the Democratic Services Officer, as detailed above, which were included in Agenda Supplement 1 along with the committee presentation.

The Local Unitary Member, Councillor Kevin Daley, then spoke in objection to the application.

The Committee then debated the application. It was confirmed that the case officer had visited the site, and Members debated the impact of the proposed annex, its scale, and location.

On the motion of Councillor Fred Westmoreland, seconded by Councillor Mike Hewitt, at the conclusion of debate and with each member present and voting for the item confirming they had heard and could access all relevant visual materials, it was,

Resolved:

To approve permission 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 February 2020

Revised Proposed Elevations DWG 38/EL Received 20 April 2020

Block Plan Received 25 February 2020

Floor Plans DWG 38/FP Received 25 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.

Councillors Brian Dalton and Christopher Devine were not present for the entirety of the item, and therefore did not participate or vote on the item.

61c 19/11453/FUL - Farmer Giles Farmstead Teffont Salisbury Wiltshire SP3 5QY

Public Participation

Fields Wicker-Miurin provided a statement in support.

Robin Faulkner provided a statement in support.

Mary Corrie, applicant, provided a statement in support.

Teffont Parish Council provided a statement in support.

The Development Management Team Leader, Adam Madge, presented a report on the application for removal of redundant farm attraction buildings, restoration replanting of landing, construction of a farmhouse in the derelict pond site. Key issues included the principle of the application, scale and design, and impact on the character and appearance of the area, in particular considering its location and the Area of Outstanding Natural Beauty

The Committee then had the opportunity to ask technical questions of officers. Details were sought on the holiday lodges on the site which had received permission whilst the Farmer Giles business had been operating, and it was confirmed that if permission were granted for the application the lodges would be retained for business use. In response to queries details were provided on the change of location of the proposed dwelling from previous applications, and alterations in design to be more in keeping with the area. It was explained that weight needed to be given to the comments from the AONB, however officers considered that the removal of unused and derelict buildings and features on balance meant that permission for the dwelling should be approved, also taking into account additional landscaping and design. It was confirmed there was no S106 legal agreement proposed.

In accordance with the procedure for virtual meetings public statements were then read out by the Democratic Services Officer, as detailed above, which were included in Agenda Supplement 1 along with the committee presentation.

The Local Unitary Member, Councillor Bridget Wayman, then spoke in objection to the application.

The Committee then debated the application. The history of applications on the site was noted, and the change in location of the dwelling to be less prominent and the additional landscaping and design changes made were debated. The impact on visual and residential amenity was considered, along with comments of the AONB, as well as the support from the parish council. The status of the holiday lodges was discussed, and whether the application provided the exceptional circumstances necessary to grant permission in the countryside location. Additional conditions proposed in the event of permission being granted were raised during debate, including relating to asbestos removal, removal of tourist signs, removal of permitted development rights, tying the house to the site and relating to any static caravan.

On the motion of Councillor Fred Westmoreland, seconded by Councillor Mike Hewitt, at the conclusion of debate and with each member present and voting for the item confirming they had heard and could access all relevant visual materials, and confirming the inclusion of additional conditions as raised during the debate, it was,

Resolved:

That application 19/11453 be approved, in line with Officer recommendation, 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 those Orders with or without modification), no development within Part 1, Classes A-H shall take**

place on the dwellinghouse 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.

- 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) received by the lpa on 9th March 2019 as well as the static caravan shown as photo 4 on the application photos 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 (including any asbestos) 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
Drwg1326/07A 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.

- 15 The dwelling shown on the approved plans and the land within the red and blue lines of the application shall not be sold or leased separately from one another, and shall remain in the same planning unit.

REASON: In order to ensure that the development is carried out in accordance with the plans and to ensure that the site is retained as a single planning unit.

- 16 Prior to the commencement of development a scheme setting out the timing for removal of the brown 'Farmer Giles' tourist signs shall be submitted to and approved in writing to the local planning authority. The signs shall then be permanently removed in accordance with the agreed scheme at the applicants expense.

REASON: In order to ensure the complete cessation of the farmer Giles tourist attraction.

- 17 Notwithstanding the provisions of the Town and Country Planning (general Permitted Development) (England) Order 2015 (or any Order revoking, re-enacting or amending that Order with or without modification) No Further fences, walls or buildings shall be erected on the land shown within the red line to this application.

REASON: In the interests of visual amenity

- 18 The land outside of that defined as domestic curtilage under condition 7 shall only be used for agricultural purposes.

REASON: To prevent alternative uses of the land.

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.

61d 19/09523/FUL - Florence House, Romsey Road, Whiteparish, SP5 2SD

Public Participation

Whiteparish Parish Council provided a statement in objection.

The Development Management Team Leader, Adam Madge, presented a report on the application for proposed development to build a single bay garage at the front of the existing property. Key issues included impact on residential amenity, highways considerations and scale, siting and design of the proposal.

The Committee then had the opportunity to ask technical questions of officers. Details were sought on the height of the proposed garage and the existing hedgerow.

In accordance with the procedure for virtual meetings a public statement was then read out by the Democratic Services Officer, as detailed above, which was included in Agenda Supplement 1 along with the committee presentation.

The Local Unitary Member, Councillor Richard Britton, then spoke in objection to the application.

The Committee then debated the application. The location of the proposed garage and its impact on the streetscene was raised, with discussion of the scale of the application.

On the motion of Councillor Richard Britton, seconded by Councillor Mike Hewitt, at the conclusion of debate and with each member present and voting for the item confirming they had heard and could access all relevant visual materials, it was,

Resolved:

That application 19/09523/FUL be refused against Officer recommendation for the following reason:

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.

62 **Urgent Items**

There were no urgent items

(Duration of meeting: 3.00 - 6.15 pm)

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

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

Wiltshire Council
Southern Area Planning Committee
27th August 2020

Planning Appeals Received between 13/06/2019 and 13/08/2020

| Application No | Site Location | Parish | Proposal | DEL or COMM | Appeal Type | Officer Recommend | Appeal Start Date | Overturn at Cttee |
|----------------|---|----------------|--|-------------|-------------------------|-------------------|-------------------|-------------------|
| 19/04479/FUL | 45-49 Catherine Street Salisbury, SP1 2DH | SALISBURY CITY | Proposed additional floor to create 3 x one-bedroom flats & 3 x two-bedroom flats | DEL | Written Representations | Refuse | 22/06/2020 | No |
| 19/05270/LBC | 45-49 Catherine Street Salisbury, SP1 2DH | SALISBURY CITY | Proposed additional floor to create 3 x one-bedroom flats & 3 x two-bedroom flats | DEL | Written Representations | Refuse | 22/06/2020 | No |
| 19/08230/FUL | 1 Southbourne Way Porton, SP4 0NN | IDMISTON | Erection of close-board wooden fence around side and part of front of property. | DEL | House Holder Appeal | Refuse | 06/07/2020 | No |
| 20/01489/FUL | West Winterslow Workshops Back Drove West Winterslow Wiltshire, SP5 1RY | WINTERSLOW | Proposed demolition of existing workshops and the erection of three dwellings (1 x 3 bed and 2 x 4 bed) (Use Class C3), car parking, landscaping, access and associated works. | DEL | Written Representations | Refuse | 18/06/2020 | No |
| 20/01617/FUL | Land Adjacent Moor Cottage, Moor Hill Fovant, SP3 5LB | FOVANT | Pair of semi-detached houses. | DEL | Written Representations | Refuse | 22/06/2020 | No |
| 20/00984/FUL | Flower Mews, Flower Lane, Amesbury, SP4 7YX | AMESBURY | Retrospective planning permission for a 1.8m high bamboo slat fence/screening along chain link fence on boundary | DEL | Written Representations | Refuse | 12/08/2020 | No |

Planning Appeals Decided between 13/06/2019 and 13/08/2020

| Application No | Site Location | Parish | Proposal | DEL or COMM | Appeal Type | Officer Recommend | Appeal Decision | Decision Date | Costs Awarded? |
|----------------|--|-------------------|--|-------------|---------------------|-------------------|-------------------------|---------------|--|
| 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 | Allowed with Conditions | 10/08/2020 | Appellant applied for Costs - REFUSED |
| 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 | Allowed with Conditions | 10/08/2020 | Appellant applied for Costs - REFUSED |
| 19/06290/FUL | The Coach House Nunton, SP5 4HN | ODSTOCK | Form new vehicle entrance from the road to Stable Cottage, The Coach House - create new opening in the boundary wall, forming a new driveway, and separating the two adjoining properties with a dividing fence and hedge. | DEL | Written Reps | Refuse | Dismissed | 07/07/2020 | None |
| 19/06380/LBC | The Coach House Nunton, SP5 4HN | ODSTOCK | Form new vehicle entrance from the road to Stable Cottage, The Coach House - create new opening in the boundary wall, forming a new driveway, and separating the two adjoining properties with a dividing fence and hedge. | DEL | Written Reps | Refuse | Allowed with Conditions | 07/07/2020 | None |
| 19/07931/FUL | 100 London Road Salisbury, Wiltshire SP1 3HA | SALISBURY CITY | Dropped kerb | DEL | Written Reps | Refuse | Dismissed | 25/06/2020 | None |
| 19/08190/FUL | 46 Shaftesbury Road Wilton, Salisbury Wiltshire, SP2 0DR | WILTON | Second Floor Extension to Create Home Office. | DEL | House Holder Appeal | Refuse | Dismissed | 27/07/2020 | Appellant applied for Costs - REFUSED |
| 19/09159/FUL | Furzelease Farm Tisbury Row, Tisbury Wiltshire, SP3 6RZ | TISBURY | Proposed extension | DEL | House Holder Appeal | Refuse | Dismissed | 15/06/2020 | None |
| 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 Reps | Refuse | Dismissed | 16/07/2020 | None |
| 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 Reps | Refuse | Dismissed | 16/07/2020 | None |

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No.

| | |
|----------------------------|---|
| Date of Meeting | 27 th August 2020 |
| Application Number | 20/02825/FUL |
| Site Address | 2 Lower Mooray, Chilmark, Salisbury, SP3 5BA |
| Proposal | Erect detached outbuilding housing double garage with office space to the side, consolidate access and associated works |
| Applicant | Ms K. Reardon |
| Town/Parish Council | Chilmark |
| Ward | Nadder & East Knoyle |
| Type of application | Householder application |
| Case Officer | James Repper |

Reason for the application being considered by Committee

Councillor Bridget Wayman has called the application to committee for the following reasons:

- Scale of development
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design – bulk, height, general appearance
- Environmental/highway impact
- Car Parking (Use)

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
- Impact to AONB
- Residential amenity/living conditions

The revised application has generated Objection from Chilmark Parish Council and 8 letters of representation.

3. Site Description

The application site is to the south of the small village of Chilmark and is located outside of any settlement boundary. The site is one half of a pair of semi-detached cottages believed to be around 200 years old. The cottages are not located within a conservation area, nor are they listed in themselves, they are, however, located within the boundaries of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). The site in question is of an unusual makeup, insofar that the property is split into two distinct parcels of land by a farm track. The proposed works are to take place in the detached parcel of land to the immediate south-west of the property's principal elevation. The farm track leads to CHIL6 (bridleway) although mapping suggests the bridleway does not start for approximately 300m beyond the property and links up to TEFF3 (Bridleway) after 516m. The property is surrounded by open countryside or woodland on three sides with 1 Lower Mooray to the north-west. 1 Lower Mooray has

been subject to alterations/modernisations over time, including the removal of a single garage and the creation of a detached wood-clad double garage.

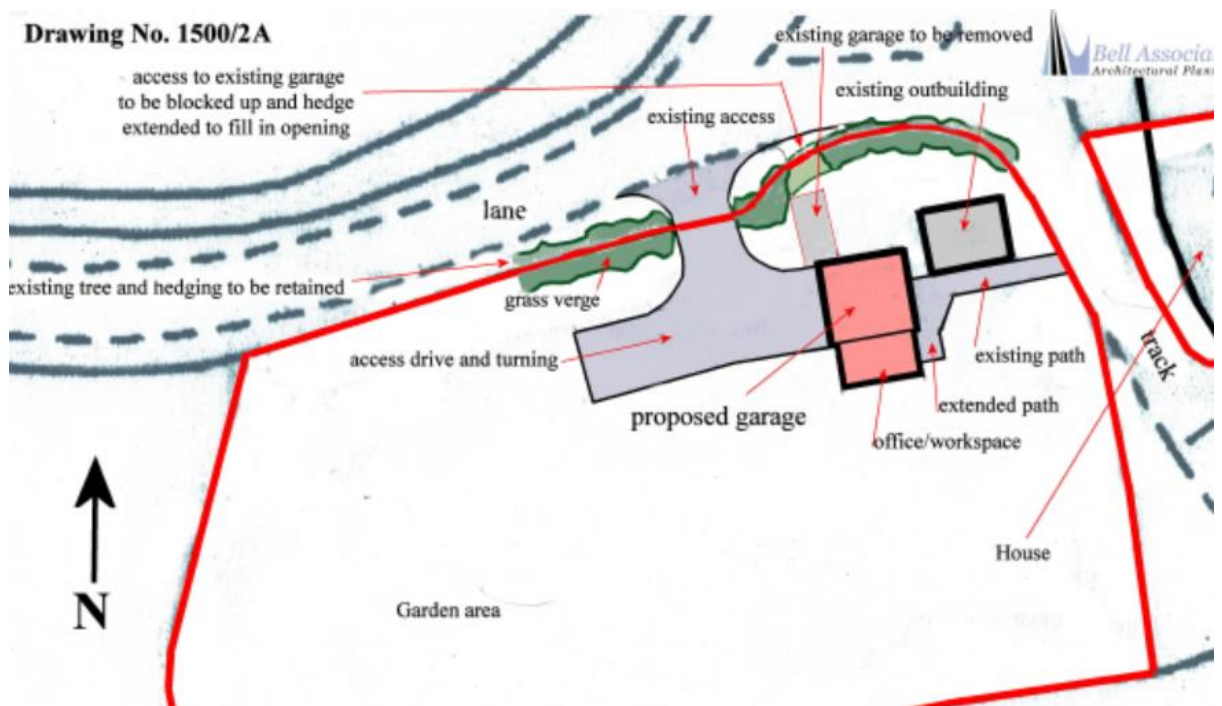
4. Planning History

No history on the existing property, but the following relates to the adjacent dwelling.

| Application Ref | Proposal | Decision |
|-----------------|--|---------------------|
| S/2005/2438 | Demolition of Single Garage and the creation of a detached two-bay carport | Approved 11/01/2006 |

5. The Proposal

This is a householder application proposing to consolidate an existing access into the western-most parcel of land, demolish an existing prefabricated single garage (in a rather dilapidated condition), remedy the gap created with additional hedging and create a detached wooden-clad double garage with office room to the side under a slate or tile roof. The proposal has undergone several re-designs throughout this application. Originally the proposal was for a two-storey building with the office space above the garages with dormer windows to front and rear, these plans were then revised to remove the dormers overlooking the cottages themselves and finally the plans were revised to those we have here.



6. 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

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy):

C24 Extensions to Buildings in the Countryside
H31 Extensions to Dwellings in the Countryside

Wiltshire Core Strategy:

CP51 Landscape impact
CP57(Ensuring High Quality Design & Space Shaping)

Supplementary Planning Guidance:

Creating Places Design Guide SPG (April 2006)
Cranbourne Chase Partnership Plan (2019-2024) - Plan Policy - PT26

7. Summary of consultation responses

Chilmark Parish Council: Object

The majority view is that while members would be generally supportive of an appropriate application for a home working capability and off-road parking it is felt that this particular proposal does not take account of the unique characteristics of this site.

Lower Mooray, with its pair of historic semi-detached stone cottages, is a rural idyll and provides a special area of interest to many local residents and visitors to Chilmark.

The Parish Council recommend refusal or withdrawal of the application:

1. The application site forms one of the most picturesque and charming scenes within the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and the proposals fail to demonstrate the special care that should be taken to preserve the character and appearance within the locality as required by the AONB.
2. The proposal is not sympathetic in scale and character with the existing historic buildings and surrounds as required by Saved Policy C24 of the Salisbury District Local Plan and the requirements of Wiltshire Core Policy 57, with a footprint of some 46sq metres and height of some 4.5metres, it is excessive in scale, size and appearance.
3. A specific consideration within The Wiltshire Householders' guide to planning for outbuildings and detached garages is that with detached garages the materials used should match those of the main house which would also imply materials to match the existing stonework outbuilding which is intended for refurbishment.
4. Members of Chilmark Parish Council submit this response in line with guidance advised by Mr Adam Madge, team Leader (South) and are asking Wilts Councillor Bridget Wayman for the application to be called in to Committee.

Highways: No Objection

- It is considered that the proposal will not have a detrimental impact on highway safety and therefore no highway objection is raised.

8. **Publicity**

This application was advertised through the use of a site notice erected on 22nd June and letters of consultation sent 30th April 2020.

8 letters of representation were received from the residents of 6 properties to the latest revision of the application. The following comments were made:

- The proposal is too large and out of proportion
- Has a harmful visual impact on the rural corner
- Harmfully impact the AONB
- Be a prelude to a change of use application at a future date
- Be overbearing in height
- Potential deleterious to an existing established Beech Tree
- Unsympathetic and out of character for the area
- Disagreements with points in the statements submitted alongside the application.

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:**

Saved policy H31 from the Salisbury District Local Plan 2003 states that In the countryside extensions to existing dwellings will be permitted provided that

- a) The extension is subservient in size to the existing dwelling and house plot and does not substantially alter the character of the dwelling;
- b) The design of the extension is in keeping with that of the existing dwelling and uses complementary materials;
- c) The extension would not create, or be capable of creating, a separate dwelling.

Saved policy C24 From the Salisbury District Local Plan 2003 states that:

Extensions and additions to buildings in the countryside will only be permitted if they are sympathetic in scale and character with the existing building and surroundings, and fall within the existing curtilage.

Guidance from the Cranborne Chase Partnership Plan 2019-2024 states:

Extensions to existing permanent buildings are only supported where:

- i. the proposed extension does not materially impact on the special qualities of the AONB, especially through its height or bulk; and
- ii. the size and scale of the proposed extension is not disproportionate to the existing building; and
- iii. the proposed development will not generate the need for additional ancillary development including storage, parking and hard surfacing.
- iv. The size and scale of any garage or outbuilding within the curtilage of a dwelling in the AONB and its setting must be proportionate to the dwelling.

These principle acceptabilities are however subject to the details, such as their implications for the character of the area; and neighbouring amenities.

9.2 Character & Design and impact on AONB

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. CP51 protects the landscape of the AONB.

In this instance, it is considered that whilst the proposed works are of a not insignificant scale when compared to the host dwelling, the garage would be of a size and dimensions normal for a double garage, and the roof pitch is at the normal angles required for slate.

The materials proposed are to be matching those materials found in the immediate area, the wood-clad sides are of similar design to the double garage found within the grounds of 1 Lower Mooray, the slate roof is matching to the existing “utility” outbuilding already on the site. Other examples of timber-clad outbuildings can be seen throughout the nearby village of Chilmark and surround countryside. With regards to the impact on the wider AONB, it is considered that whilst the proposed garage is reasonably tall it is also considered that the application site is well concealed behind established mature hedging of some height, hedging which is to be extended to fill the void left by the removal of the existing prefabricated single garage. The site topography does rise to the south however it is considered that the proposal will be dug into the site somewhat to create a level parking area. Whilst it may be possible to see the building when on the track it is considered that the use of a slate roof would not be significantly harmful on the special rural nature of this corner of the AONB especially when it is considered the expansive view from this location over the AONB contains particularly substantial and modern agricultural works to the south.

Overall it is, therefore, considered that the proposals, will be constructed of materials in keeping with the immediate and wider area for outbuildings, will be significantly concealed by the surrounding longstanding vegetation and trees and would not, therefore, cause significant harm to the street scene nor have a material impact on the special qualities of the AONB.

9.3 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.

In this instance, it is considered that the proposed outbuilding will be situated in a location that does not overshadow neighbouring property, would be sufficiently distant from the track so as not to overbear people travelling along and in all likelihood, due to the topography and existing planting, be significantly hidden. Therefore, it is concluded that the proposed plans would not have a detrimental effect on the occupiers of the neighbouring property known as 1 Lower Mooray as they enjoy their amenity space nor would it materially detract from the enjoyment of the AONB by passers-by.

9.4 Highways and other matters

Respondents have raised concerns that, due to the size of the proposal, an attempt may be made in the future to convert this outbuilding into a separate residential dwelling. Whilst there is no evidence to suggest that this would be the case it would be reasonable to condition this outbuilding to remain within the curtilage of the application site and be incidental to the residential usage of 2 Lower Mooray. Such a condition is suggested below.

Concerns have also been raised regarding inconsistencies in the planning statement regarding the track and parking. Whilst it is agreed that the site has an existing single garage, it is in a seriously dilapidated state, is not of sufficient size to accommodate a modern motor car nor does its location provide sufficient space to allow vehicles to access and egress in forward gear. Vehicles have currently been parking to the front of this garage although there are no specific parking restrictions that space is officially part of the public highway and being a single track road is not suitable for parking. The track itself is not owned Lower Mooray cottages and the occupants do not, therefore, have any rights to park upon it. No comment can be made on how often the track is used by its owner but it is clearly sign-posted that parking is not acceptable as access is required at all times. Therefore, this scheme could offer improvements to safety of the narrow highway system by containing all parking and turning off road. WC Highways has no objections to the scheme.

10. Conclusion:

Throughout the application process, the concerns raised by the parish council and residents from the village have been carefully considered and the proposals have undergone significant alteration to accommodate those concerns. It is, therefore, concluded that the proposals are of an acceptable design, scale, mass and height for the specific location proposed, the proposals are not considered to be significantly harmful on the enjoyment of amenity space by the occupiers of neighbouring properties and the proposals are not considered to have a material impact on the special qualities of the AONB. Highways safety is not harmed and may be improved.

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 29 th April 2020 |
| Revised Garage Elevations DWG: 1500/4B | Received 25 th June 2020 |
| Revised Garage Floorplans DWG: 1500/3C | Received 25 th June 2020 |
| Revised Site Plan DWG: 1500/2A | Received 25 th June 2020 |

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

3. The outbuilding hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the main dwelling, known as 2 Lower Mooray and it shall remain within the same planning unit as the main dwelling.

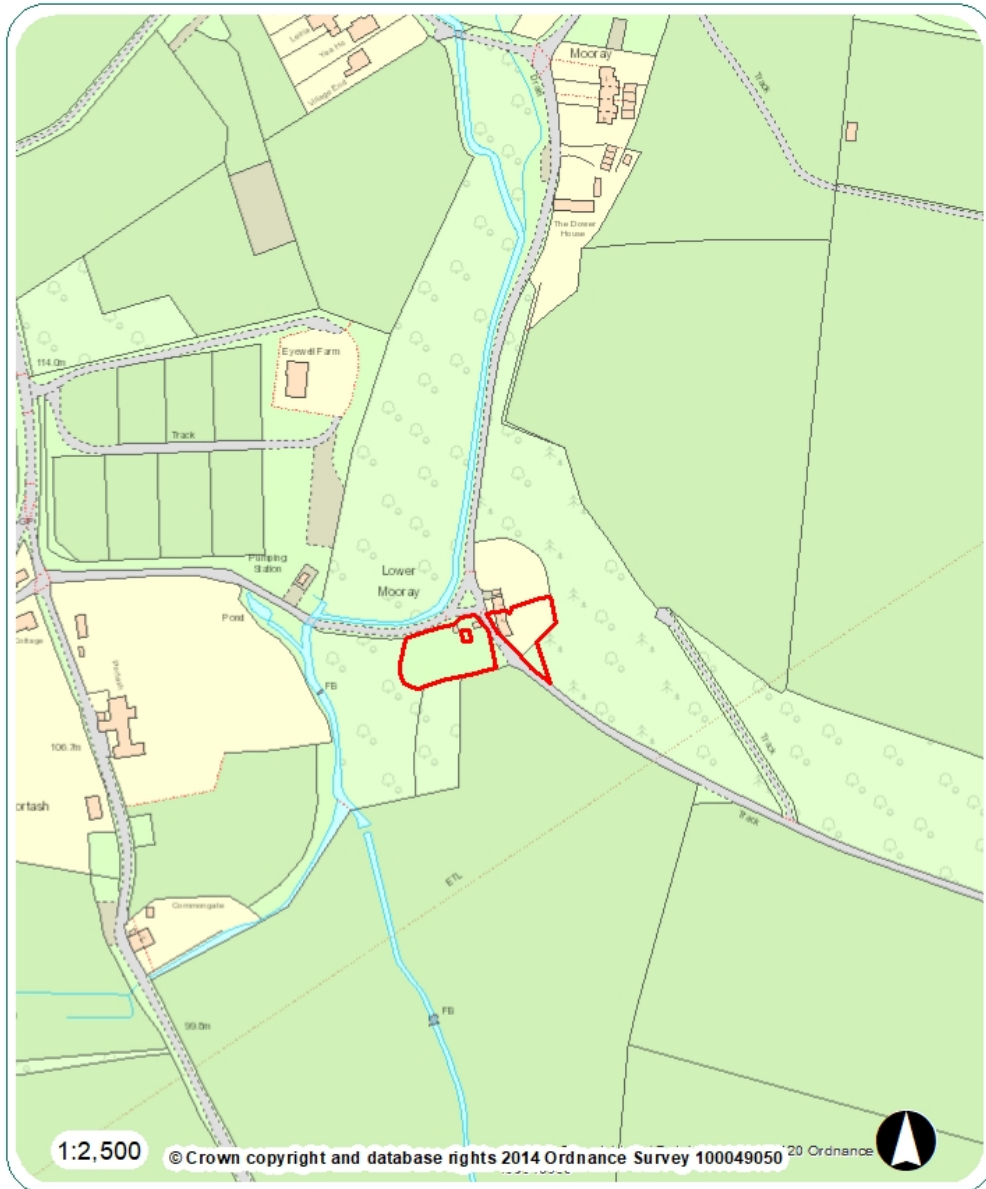
REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

REASON: To ensure that the use of the building in the open countryside and on a separate parcel of land remains ancillary to the main dwelling.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage space hereby permitted shall not be converted to habitable accommodation.

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

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REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No.

| | |
|----------------------------|--|
| Date of Meeting | 27 th August 2020 |
| Application Number | 19/11239/FUL & 19/11801/LBC |
| Site Address | Dairy House Farm, Romsey Road, Whiteparish, Salisbury, SP5 2SF |
| Proposal | Proposed new swimming pool and outbuilding, new orangery and single storey link to existing lean-to accommodation, installation of new gates, retrospective addition of lean-to, summerhouse and decking |
| Applicant | Mr Shaun Wylie |
| Town/Parish Council | WHITEPARISH |
| Electoral Division | Whiteparish – Councillor Britton |
| Grid Ref | 425658 123504 |
| Type of application | Full Planning |
| Case Officer | Christos Chrysanthou |

Reason for the application being considered by Committee

The applications have been called in by Councillor Britton citing concerns regarding the scale of development, the visual impact upon the surrounding area, overdevelopment; inaccurate application details, and drainage from septic tank.

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. Planning History

18/02035/LBC Retrospective application for new flue to woodburning store in extension, new paint finish to brick and stone plinths to base of oak post to outbuilding/garage and variations to window sizes, additional windows and positions of doors to lean-to annexe AC

16/08386/FUL & 16/08873/LBC Modification and extension of an existing single storey side extension, removal of existing flat roof & new pitched roof in plain tiles to match existing. AC

S/2013/0367 Erection of 2 storey outbuilding for storing garden machinery and structure to house oil tank

S/2012/1029 & S/2012/1030 Single storey side extension (east elevation), replace patio doors with french door, new stable doors to west elevation, enlarge existing terrace and erect close boarded fence

S/2012/1645 & S/2012/1646 Demolition of existing timber framed lean-to store at side of existing barn and construction of replacement lean-to structure and extension to form annexe

3. The Proposal

Planning permission and listed building consent are sought for - Proposed new swimming pool and outbuilding, new orangery and single storey link to existing lean-to accommodation, installation of new gates, retrospective addition of lean-to, summerhouse and decking.

4. Local Planning Policy

National Planning Policy Framework

2. Achieving Sustainable Development

4. Decision-making

12. Achieving well-designed places

16. Conserving and enhancing the historic environment

Wiltshire Core Strategy

Core Policy 1 Settlement Strategy

Core Policy 2 Delivery Strategy

Core Policy 57 Ensuring high quality design and place shaping

Core Policy 58 Ensuring the Conservation of the Historic Environment

Saved Policy C24 Extensions to buildings

Saved policy H31 Extensions to dwellings in the countryside

5. Summary of consultation responses

Parish Council

Objection

- *It is not clear to the Parish Council which structures on the submitted plans already have planning consent.*
- *Insertion of heat pump – detriment to the amenity to neighbours and it is sited on the border with the neighbours.*
- *Fire hazard due to the structures that are already there without planning permission*
- *Environmental issues. Drainage – swimming pool, approx. 100 cubic metre of treated water with chemicals and if they wish to pump that out it will go into the tributaries of the River Blackwater by this diverse system of ditches and pipes.*
- *The drainage field is misleading and gives the impressions that the grass area takes the discharge and this is not the case.*
- *A relatively small cottage which has now grown and grown however the drainage has not improved at all. We believe the current drainage and sewage system is currently illegal as it discharges into an open ditch.*

- *The lean-to is not a suitable structure to approve attached to a listed building*
- *Swimming pool is not mentioned in context of the Listed Building Consent but as it is within the curtilage of the listed building surely it should be?*
- *Further incorrect plans. The latest versions of drawings are still confusing – for example on the latest proposal plan there is a storage area (retrospective?) connected to the back barn which is shown on floor plan – but if you look at the roof plan it appears open. Is there now a roof proposed all the way across? Is it attached all the way across to the listed barn?*

WC Conservation No objection

The application has been the subject of various changes/amendments.

In respect of my comments above, a revised proposed gate drawing has been supplied (19.034:16 Rev A) which shows a 6-bar gate with single pedestrian gate. I have no objection to this proposed design which is of a sufficiently rural character to preserve the setting of the listed building.

The application (note on proposed site plan) has also been amended to include the ‘already built’ lean-to storage shed (with pent roof) to the rear of the barn/garage, and the summerhouse with decking (also already built). There is no assessment of how these buildings impact on the setting/significance of the listed building, as is required by paragraph 189 of the NPPF- the original Heritage and Planning Statement dated 14 November 2019 makes no mention of them and has not been revised. Notwithstanding the absence of an assessment, I do not consider they cause harm to the significance of the listed building. Like the pool and pool building, together with the already constructed office building, they are within the residential curtilage of the former farmhouse, the farm buildings and farmyard being located to the west of the building, as evidenced by an older photo, included in the planning statement.

WC Highways No objection

The existing parking and turning arrangements will not be affected by the proposal. The proposed gates will be set back from the carriageway edge 8.5m, this is further than the existing gates. It is therefore considered that the proposals will not be detrimental to highway safety and I therefore wish to raise no highway objection.

WC Public Protection No objection – conditions

The applicant has provided two documents, one for the Pool heat pump (18kw) which will operate at 44dB at 10m and another for the air source heat pump. In relation to the ASHP the agent has confirmed that they will be installing the Mitsubishi Ultra quiet Ecodan unit. There are two different sizes available 8.5kW and 11.2kW. Details on the sound levels are only provided for the 8.5kW unit, which are sufficient. So providing this size of the unit is installed we would recommend that a condition to the following effect is attached to any approval granted;

1. The Air Source Heat Pump to be installed must be in accordance with documentation submitted for the Mitsubishi Ultra quiet Ecodan unit (8.5kW) and maintained at all times thereafter.

I was not able to find much information online regarding the drainage scheme, aside from a note in a 'proposed site plan' drawing stating it would remain as existing. Let me know if I have missed something?

As a householder planning application where the existing drainage is remaining the same, it is not something we would provide detailed comments on at planning. Is this definitely being considered as a householder extension? The proposal however may impact on any discharge permits that are currently in place or make any current exemptions invalid. This would be picked up via the Environmental Permitting route. It is my suspicion that a new swimming pool is likely to have a significant impact on the existing drainage, such as increasing discharge rates or treatment requirements, and may therefore have permit implications. Any required permits should be in place before any new development comes into use, and a permit may not be granted even if planning permission has been granted.

I therefore ask that any planning permission includes the below informative.

EA Informative

Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

- 1. Connection to the public sewer*
- 2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)*
- 3. Septic Tank*

Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, addition to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

Further advice is available at:

Discharges to surface water and groundwater: environmental permits

Septic tanks and treatment plants: permits and general binding rules

6. Publicity

The application was advertised by newspaper advert, the posting of a site notice outside the site and by neighbour notification letters.

Several letters of objection were received from both the adjacent neighbours. The concerns raised include the following matters:

- *Overdevelopment/ scale of proposals*
- *Impact on amenity including noise*
- *Septic tank and drainage concerns.*
- *Retrospective additions should be determined separately*
- *Impact on the listed building*

7. Planning Considerations

- Principle of development
- Scale, siting, design and impact on the setting/character of the listed building and landscape character of the area
- Impact on amenity and noise
- Highways
- Drainage

8. Assessment

Principle of development

The application site is a Grade II listed detached dwellinghouse situated within on the outskirts of Whiteparish. The site is accessed off Romsey Road and is situated in the open countryside.

Planning permission and listed building consent are sought for Proposed new swimming pool and outbuilding, new orangery and single storey link to existing lean-to accommodation, installation of new gates; retrospective addition of lean-to, summerhouse and decking.

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

Scale, siting, design and impact on the setting/character of the listed building and landscape character of the area

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

Core Policy 58 states Development should protect, conserve and where possible enhance the historic environment.

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

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

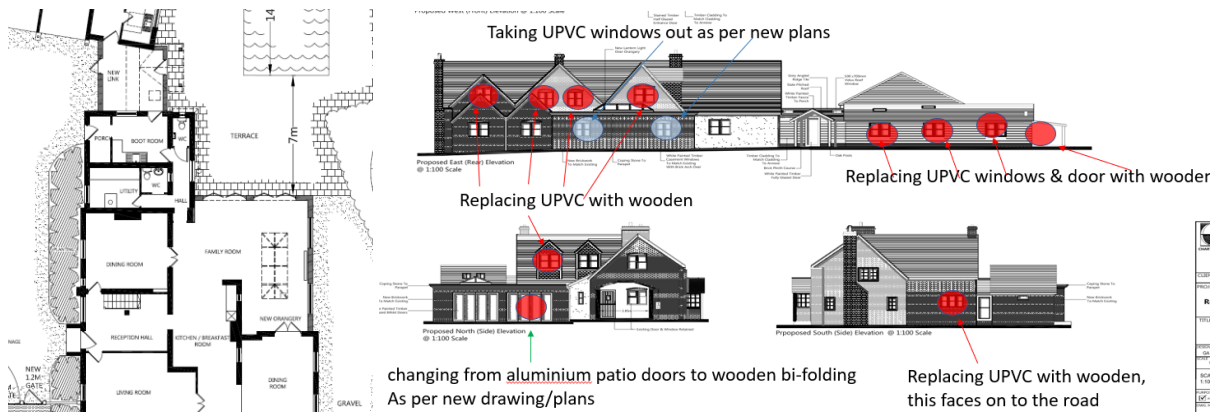
The proposal consists of various elements which are discussed in turn below.

New link and orangery, replacement windows

The existing ground floor exterior walls of the family room to the rear elevation would be removed and extended to form an orangery which would project to side by approx. 80cm, have a width of approx. 8m wide, a depth of 6.9m and would be set back 30cm from the rear elevation. The height of the orangery would be approx. 2.9m and consists of a flat roof with a lantern and brick on edge coping. The exterior walls would be constructed with brickwork to match the main dwelling. In addition, matching windows are proposed.

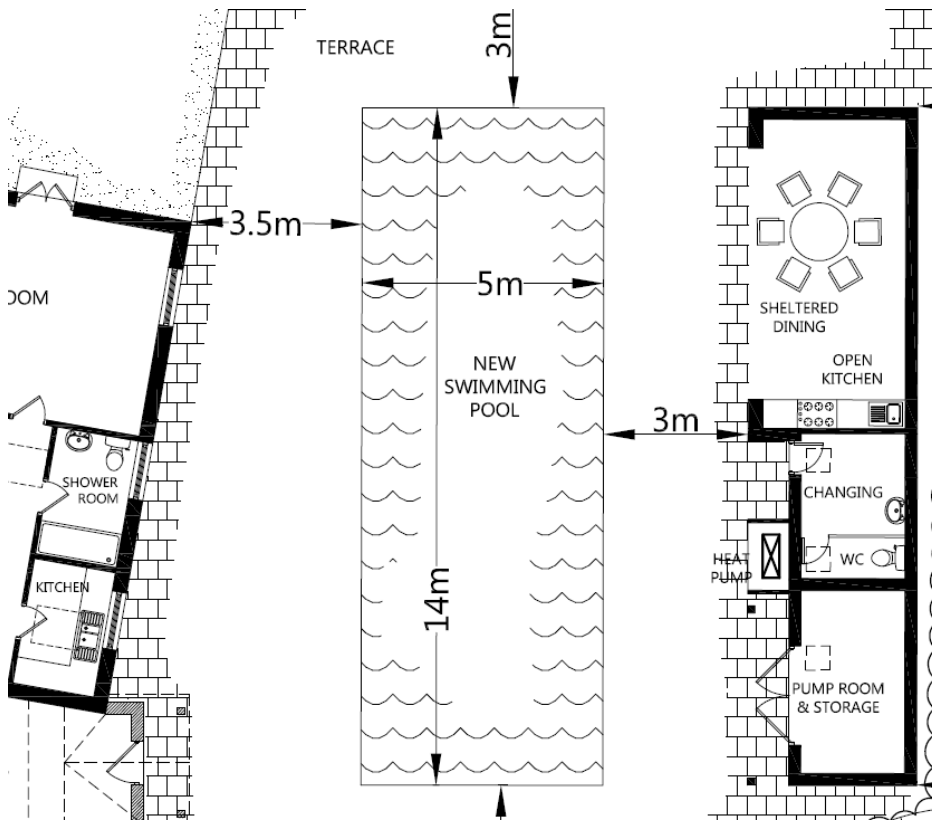
The proposed link connecting the main dwelling and the barn/garage would be set back approx. 80cm from the front elevation and would have a depth of 4m. The height of the link to the roof ridge would be approx. 2.8m. The exterior walls would be clad above a brick plinth and the roof would be tiled. The link is considered to maintain a subordinate appearance.

In addition there are various existing upvc windows and aluminium doors on the main dwelling that are proposed to be replaced with timber windows and doors. This would improve the appearance of the listed building. The extensions and alterations to the main dwelling are of limited scale and with suitable exterior materials are considered acceptable.



Swimming pool

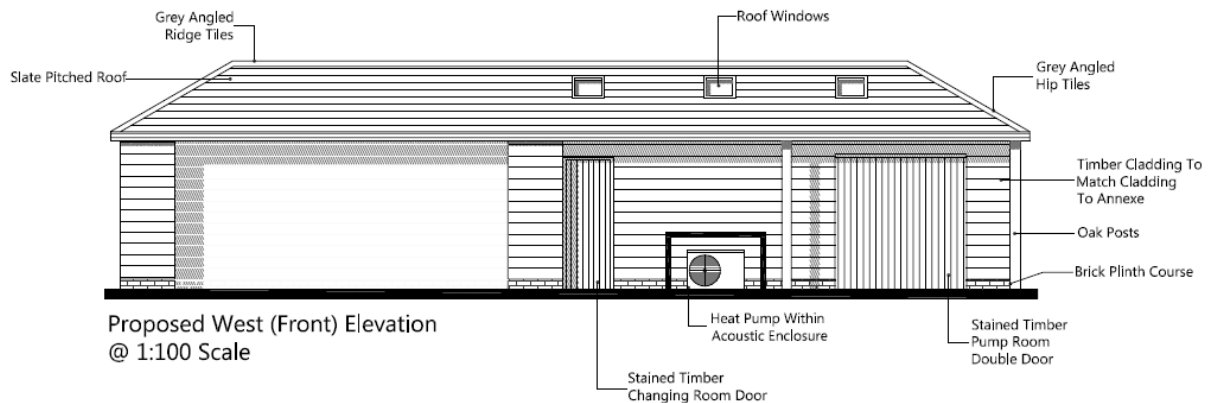
An outdoor swimming is proposed in the rear garden approx. 3.5m from the corner of the existing guest room extension to the barn/garage. The swimming pool is proposed to be 14m in length and 5m wide. The proposed swimming pool is within the curtilage of the dwelling and is considered acceptable.



Outbuilding

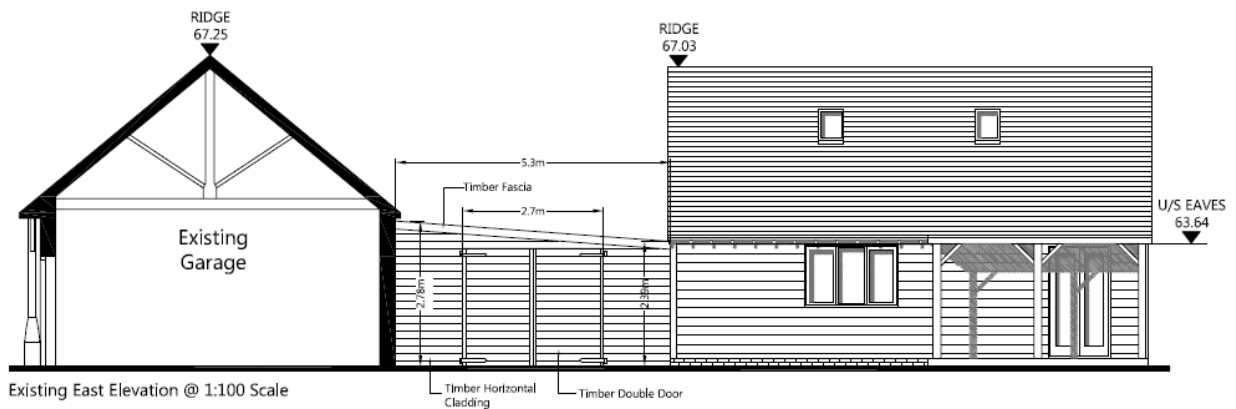
Sited directly parallel 3m to the east of the swimming pool, the proposed outbuilding has a width of approx. 14m and a depth of 3.5m. The height is approx. 2.5m to the eaves and approx. 3.5m to the roof ridge. The outbuilding would be set away 1.9m from the boundary. The revised plans have omitted a rear window. The floorarea consists of an open plan kitchen/dining area, a changing room and pump room/storage. The exterior materials consists of timber cladding on the walls above a brick plinth in addition to a slate roof with

grey angled ridge and hip tiles. The outbuilding is of limited scale and with appropriate materials is considered acceptable.



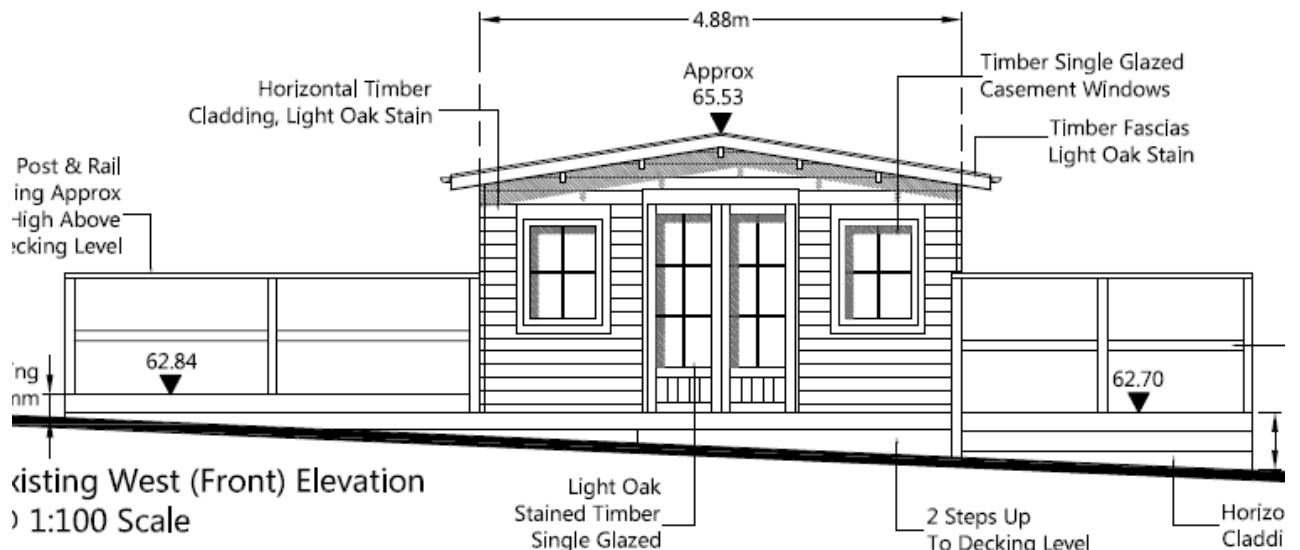
Lean-to extension

The proposal also consists of a timber frame lean-to storage area which is retrospective. The lean-to is sited to the rear of the existing barn/garage and provides a covered enclosure with timber clad walls, timber doors and a plastic corrugated roof covering. The rear wall of the enclosure is set away 8m from the boundary and the front wall is connected to the rear wall of the existing barn/garage and side wall of the adjacent store. The roof of the lean-to structure is set beneath the eaves of both the existing barn/garage and the adjacent store. The lean-to extension is considered acceptable.



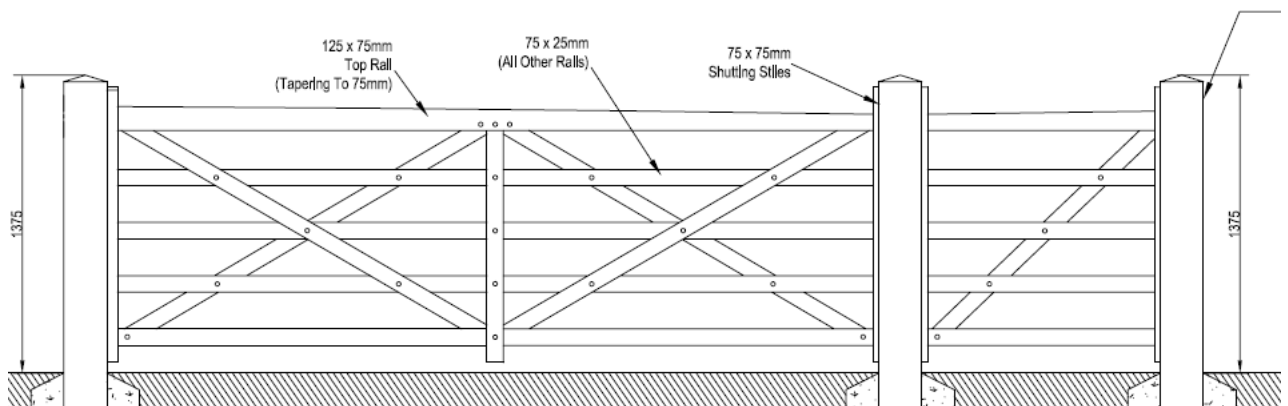
Summerhouse and decking area

The proposal also consists of a decking area and summerhouse in the northeast section of the garden which are both retrospective. The decking area is set away approx. 1.3m from the boundary and occupies an area approx. 12m x 5m. Due to the sloping topography the decking is raised by approx. 60cm on one side and 20cm on the other. In roughly the centre of the decking area a timber summerhouse has been erected which is approx. 4.88m wide and 4m in depth. The height of the summerhouse is approx. 2.8m. The exterior walls are timber clad and the roof covered with felt shingles. The retrospective summerhouse and decking area are considered acceptable.



Gates

A new 5 bar gate and pedestrian gate are proposed in a new position set back from the existing double gates which are to be removed. The posts are approx. 1.37m in height. The gates are proposed to be timber and of a traditional appearance suitable for the rural surroundings. The replacement gates as revised are considered acceptable.



Impact on amenity and noise

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 (paragraph 127f) states that planning decisions should 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'

The neighbours comments regarding noise from entertaining are noted, however this is not a material planning consideration. Any noise nuisance is a public protection matter not a planning matter.

Details of the air source heat pump and the pool plant have been provided and are considered acceptable. WC Public Protection have been consulted and do not raise an objection subject to a condition regarding the air source heat pump.

With no building above single storey height, due to the limited scale of the development proposal, it is considered there would not be any impact on neighbour amenity to warrant refusal.

Highways

Core policy 57 ix. states that proposals should 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.

The new gates would be set further back than the existing gates and the existing parking and turning areas would be retained. WC Highways have been consulted and do not raise an objection.

Drainage

The applicant has confirmed the existing septic tank and drainage provisions are to be remain as existing. WC Drainage have been consulted and have confirmed that foul water drainage is a matter for the Environment Agency, not the Council.

The Environment Agency have been consulted and ask that any planning permission includes an informative regarding drainage matters including connection to the public sewer, sewage treatment plant and septic tank arrangements.

Additional permits may be required from the Environment Agency and the applicant would be advised accordingly. In view of the comments received by WC Drainage and the Environment Agency it appears drainage related matters can be dealt with separately from the planning process and therefore a refusal on these grounds would be difficult to sustain.

9. Conclusion

In response to comments made by officers, the parish council and the neighbours, several revisions of plans and additional information have been submitted by the applicant. Whilst there have been various revised plans and additional information submitted, this is part of the normal application process, and working positively with applicants to adjust schemes is encouraged by central government guidance.

The local planning authority has taken into consideration the parish councils comments and all third party comments on this application, and following receipt of the final set of plans, officers consider that the various matters raised during the course of this application have been satisfactorily addressed.

The comments regarding fire risk are noted however this matter would not represent a material planning concern. Fire risk is dealt with under building regulations.

The proposed and retrospective development are considered to be of a modest scale and as sufficient amenity area is retained within the residential curtilage, the proposal as a whole would not represent overdevelopment of the site.

The scale, siting and design of the development proposal are considered acceptable. In having special regard to the desirability of preserving the character of the Listed Building, the Conservation Officer has considered the development proposal as revised and does not raise an objection.

The development proposal which includes retrospective elements is considered to accord with the objectives of saved policies C24 and H31 and core policies 57 and 58 of the Wiltshire Core Strategy and the aims of the NPPF. Therefore, having regard to the material considerations and all matters raised, the Local Planning Authority considers that planning permission and listed building consent should be granted.

10. RECOMMENDATION:

Regards planning application ref: 19/11239/FUL:

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:

Drg. No. 19:034:01REVD Block / Location Plan (revised) Date rec. 05/02/2020

Drg. No. 19:034:03REVG Proposed Site Plan (revised) Date rec. 18/05/2020

Drg. No. 19:034:06REVE Proposed Floor Plans (revised) Date rec. 05/02/2020

Drg. No. 19:034:07REVE Proposed Elevations (revised) Date rec. 05/02/2020

Drg. No. 19:034:08REVD New Outbuilding (revised) Date rec. 18/05/2020

Drg. No. 19:034:09REVA Proposed Windows Types A & B (revised) Date rec. 24/01/2020

Drg. No. 19:034:10REVA Proposed Window Types C (revised) Date rec. 24/01/2020

Drg. No. 19:034:11REVA Proposed Window Types D (revised) Date rec. 24/01/2020

Drg. No. 19:034:15REVC Proposed Eaves, Parapet & Roof Window Details (revised) Date rec. 18/02/2020

Drg. No. 19:034:16REVA Proposed Entrance Gates (revised) Date rec. 05/02/2020

Drg. No. 19:034:18REVA Existing Summer House Date rec. 18/05/2020

Drg. No. 19:034:19REVA Existing Storage Area & Lean-To Roof Date rec. 18/05/2020

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

- 3 The Air Source Heat Pump to be installed must be in accordance with documentation submitted for the Mitsubishi Ultra quiet Ecodan unit (8.5kW) and maintained at all times thereafter.

REASON: In the interests of amenity.

INFORMATIVE TO APPLICANT:

Government guidance contained within the National Planning Practice Guidance (Water supply, wastewater and water quality - considerations for planning

applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank

Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, in addition to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

Further advice is available at:

<https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits#when-you-do-not-need-a-permit>

<https://www.gov.uk/permits-you-need-for-septic-tanks/you-have-a-septic-tank-or-small-sewage-treatment-plant>

Regards Listed Building Consent ref: 19/11801/LBC

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:

Drg. No. 19:034:01REVD Block / Location Plan (revised) Date rec. 05/02/2020

Drg. No. 19:034:03REVG Proposed Site Plan (revised) Date rec. 18/05/2020

Drg. No. 19:034:06REVE Proposed Floor Plans (revised) Date rec. 05/02/2020

Drg. No. 19:034:07REVE Proposed Elevations (revised) Date rec. 05/02/2020

Drg. No. 19:034:08REVD New Outbuilding (revised) Date rec. 18/05/20 20

Drg. No. 19:034:09REVA Proposed Windows Types A & B (revised) Date rec. 24/01/2020

Drg. No. 19:034:10REVA Proposed Window Types C (revised) Date rec. 24/01/2020

Drg. No. 19:034:11REVA Proposed Window Types D (revised) Date rec. 24/01/2020

Drg. No. 19:034:15REVC Proposed Eaves, Parapet & Roof Window Details (revised) Date rec. 18/02/2020

Drg. No. 19:034:16REVA Proposed Entrance Gates (revised) Date rec. 05/02/2020

Drg. No. 19:034:18REVA Existing Summer House Date rec. 18/05/2020

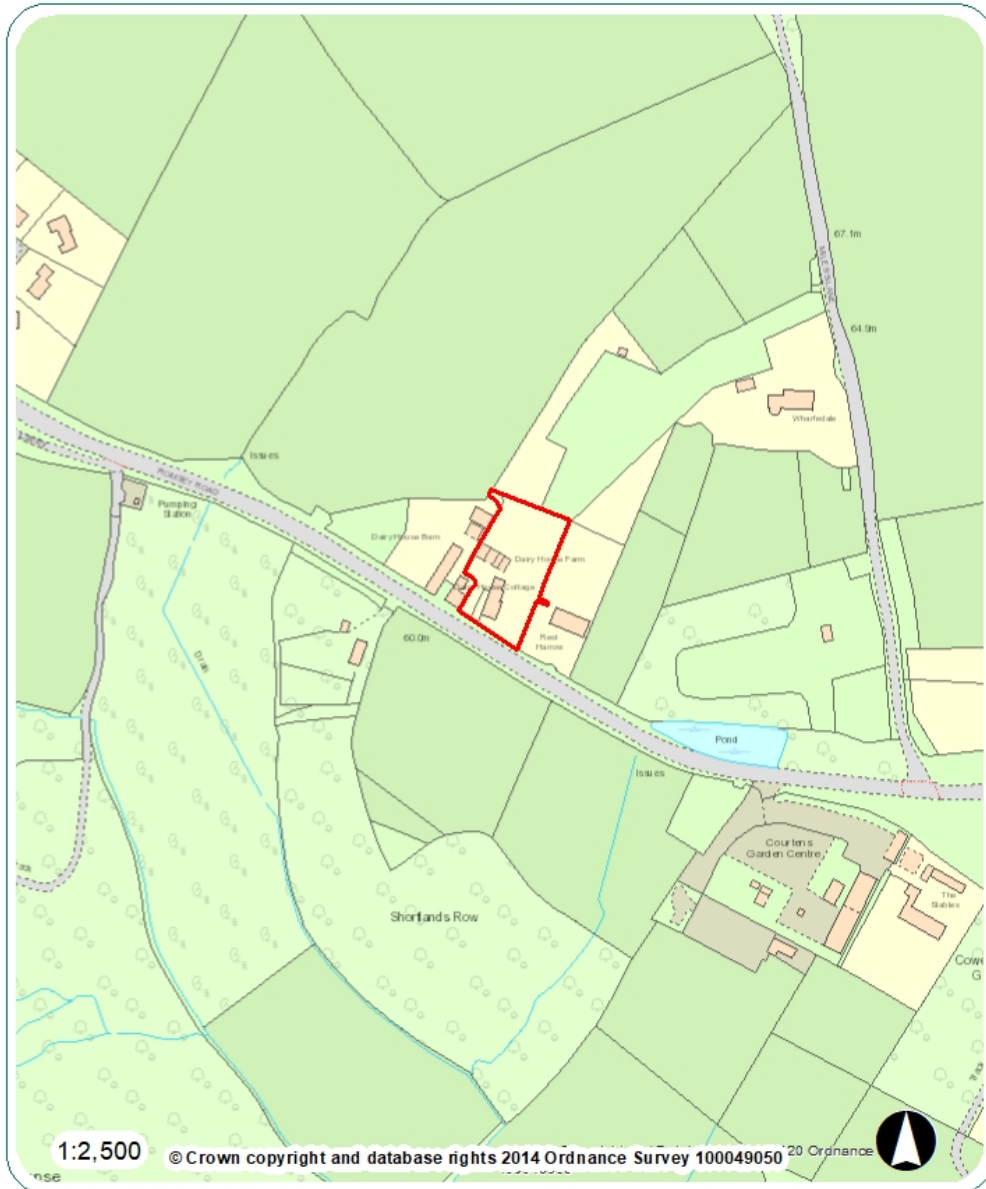
Drg. No. 19:034:19REVA Existing Storage Area & Lean-To Roof Date rec. 18/05/2020

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

3 No development shall commence on site until details of the Natural slate roof tiles and the grey angled tiles to be used on the outbuilding hereby approved 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 preserving the character and appearance of the listed building and its setting.

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