

Southern Area Planning Committee

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 28 APRIL 2022 AT THE GUILDHALL, MARKET PLACE, SALISBURY, WILTSHIRE, SP1 1JH.

Present:

Cllr Richard Britton (Chairman), Cllr Sven Hocking (Vice-Chairman), Cllr Trevor Carbin, Cllr Nick Errington, Cllr George Jeans, Cllr Charles McGrath, Cllr Ian McLennan, Cllr Nabil Najjar, Cllr Andrew Oliver and Cllr Rich Rogers

Also Present:

Cllr Ian Blair-Pilling
Cllr Bridget Wayman

74 **Apologies**

Apologies were received from:

- Cllr Brian Dalton

75 **Minutes of the Previous Meeting**

The minutes of the meeting held on Thursday 31 March 2022, published as Supplement 1 to the agenda were presented.

Resolved:

To approve as a correct record and sign the minutes.

76 **Declarations of Interest**

There were none.

77 **Chairman's Announcements**

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

78 **Public Participation**

The committee noted the rules on public participation.

79 **Planning Appeals and Updates**

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

Resolved:

To note the Appeals report.

80 **Planning Applications**

81 **APPLICATION NUMBER: 20/00337/FUL - Land to East of Odstock Rd & South of Rowbarrow, Salisbury**

Public Participation

Philip Saunders (Agent) spoke in support of the application

Late correspondence had been circulated at the meeting, which included a series of responses from Statutory Consultees, and additional conditions, which were summarised at the start of the presentation.

The application was a revised proposal, following deferral at the meeting on 3 February 2022.

The Planning Team Leader, Richard Hughes presented the revised application which was for the erection of 86 dwellings (reduced from 95) together with garages, car barns, and refuse/cycle stores. Lay out gardens and erect means of enclosure. Creation of new vehicular access to Odstock Road. Lay out internal roads, including drives and pavements. Provision of associated public open space, play areas and landscape planting.

The application was recommended for Approval with conditions as set out in the report attached to the agenda and additional conditions, as summarised by the Officer.

Members then had the opportunity to ask technical questions of the Officer, where it was clarified that other than the layout and numbers of dwellings have there been any other changes to the design of the dwellings, there had been some minor changes to some of the proposed materials.

Clarity on the percentage of affordable dwellings on the revised application to the previous application was given. The Officer confirmed that the changes amounted to approximately 9 dwellings less, however the percentage of the total number remained the same.

Members of the public as detailed above, then had the opportunity to speak on the application. The Agent outlined the changes which had been made to address the reasons for refusal at the previous meeting and noted that Salisbury City Council (SCC) had expressed an interest in adopting the open space land if approved.

It was also noted that all of the Statutory Consultees were now in approval of the application.

The SCC representative spoke in support of the application and applauded the level of alterations the applicant had made to alleviate previous concerns and supported the provision of additional bat boxes.

Local Member, Cllr Sven Hocking, spoke to the application noting that the scale had been reduced, with a reduction in dwellings from the area nearest the access and tree line. He felt that the applicant had listened to and looked at all of the issues previously raise and taken all concerns into account and thanked them for their efforts. He also noted the support of SCC.

Cllr Hocking then moved the motion of Approval in line with Officer recommendations.

This was seconded by Cllr Britton.

The Committee was invited to discuss the application, the main points included reference to the merit of deferring the application, in that a collaborative approach had produced a scheme which addressed the previous concerns and was a benefit to the community.

A question was raised on whether there needed to be additional conditions to safeguard elements around tree planting or swift blocks, however the Officer clarified that the conditions set out in the report and late correspondence, were sufficient.

The matter of the future ownership of the open space area by SCC, which had not been finalised in an agreement was discussed. The Officer confirmed that usually, the S106 Legal Agreement would take care of public open space, however if Committee wished, then the conditions could be amended to include something that prevented the land being built on in the future.

The Committee suggested that SCC enter into discussion with the developer on the matter of the open space.

A question was raised around tree planting near to the archaeological site, and whether it may interfere with any archaeological finds. The Officer confirmed that condition 19 covered that aspect.

The Committee then voted on the motion of Approval subject to the conditions as set out in the report and additionally in the late correspondence.

It was;

Resolved that application 20/00337/FUL be APPROVED subject to the following :

A SUITABLE S106 LEGAL AGREEMENT BEING ENTERED INTO WITH REGARDS THE PROVISION OF THE FOLLOWING MITIGATION:

- Provision of 40 percent affordable housing on site (including mix, adaptable standards, and minimum size standard)
- Provision and maintenance of public open space, play space (including connecting paths across the open space), together with off site contribution for MUGA
- Financial contribution to enhancement of existing footpath system BRIT 8 from the site boundary to the A338 road
- Ensure that proposed linking pathways to the surrounding area are provided up to the site boundary with unfettered public access and a scheme for their provision
- Financial Contribution to and Provision of waste and recycling facilities
- Financial Contribution to educational facilities
- Provision of off site traffic works and sustainable transport contributions and a private management company be set up to maintain the roads, footways, street lighting and drainage throughout the estate.
- Provision of/financial contribution to a public art scheme
- Provision of Biodiversity enhancement contributions namely:
 - Contributions towards a Council Biodiversity Net Gain project at Roundbarrow Farm in order to deliver a total of 8 habitat units at a cost of £30,000 per unit.
 - Retention and management of the open space as Suitable Alternative Natural Greenspace (as shown on a plan) in perpetuity or for as long as the development site remains in residential use.
 - A contribution of £8000 towards compliance of SANG provision in accordance with requirements of the Council's Interim recreation mitigation strategy for the New Forest internationally protected sites" (Version 1, 25 March 2022) to provide a compliance visit in each of the first five years after the open space is laid out, a compliance visit once every five years thereafter until 30 years after the open space is laid out and inclusion of the SANG in a contract for visitor surveys in years 5 and 10 after the open space is laid out

And subject to the following conditions:

Three Year commencement

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

Approved plans

2.The development shall be carried out in accordance with the following amended plans and details:

P1597.01 Rev ZA	Planning Layout
P1597.02 Rev P	Materials Layout
P1597.03 Rev P	Building Heights Layout
P1597.04 Rev S	Tenure Layout
P1597.05 Rev P	Parking Layout
P1597.06 Rev P	Refuse Layout
P1597.07 Rev P	Enclosures Layout
P1597.08 Rev C	Location Plan
P1597.09	Net Areas Layout
P1597.SS.01 Rev E	Preliminary Streetscenes
P1597.SS.02 Rev D	Preliminary Streetscenes
P1597.SS.03 Rev A	Preliminary Streetscenes
P1597.SEC.01 Rev B	Site Sections
P1597.1.01	Type 1 - (S05), Floor & Roof Plans
P1597.1.02	Type 1 - (S05), Elevations
P1597.2.01 Rev A	Type 2 - (Baker), Floor & Roof Plans
P1597.2.02 Rev A	Type 2 - (Baker), Elevations - Brick
P1597.3.01	Type 3 - (Tillman), Floor & Roof Plans
P1597.3.02	Type 3 - (Tillman), Elevations - Brick
P1597.3A.01	Type 3A - (Ploughwright), Floor & Roof Plans
P1597.3A.02	Type 3A - (Ploughwright), Elevations - Brick
P1597.4.01 Rev A	Type 4 - (Cartographer), Floor & Roof Plans
P1597.4.02 Rev A	Type 4 - (Cartographer), Elevations – Brick
P1597.BLKA.01 Rev A	Block A, Ground & First Floor Plans
P1597.BLKA.02 Rev A	Block A, Second Floor & Roof Plans
P1597.BLKA.03 Rev C	Block A, Front & Side Elevations
P1597.BLKA.04 Rev C	Block A, Rear & Side Elevations
P1597.BLKB.01	Block B, Ground Floor Plan
P1597.BLKB.02	Block B, First Floor Plan
P1597.BLKB.03	Block B, Second Floor Plan
P1597.BLKB.04	Block B, Roof Plan

P1597.BLKB.05 Block B, Front Elevation
P1597.BLKB.06 Block B, Side Elevation
P1597.BLKB.07 Block B, Rear Elevation
P1597.BLKB.08 Block B, Side Elevation
P1597.SL.01 Type SL - (Slater), Floor & Roof Plans
P1597.SL.02 Type SL - (Slater), Elevations - Brick

P1597.BO.01 Type BO - (Bowyer), Floor & Roof Plans
P1597.BO.02 Type BO - (Bowyer), Elevations - Tile Hung
P1597.BO.03 Type BO - (Bowyer), Elevations - Brick
P1597.CA.01 Type CA - (Carver), Floor & Roof Plans
P1597.CA.02 Type CA - (Carver), Elevations - Brick
P1597.CA.02 Type CA - (Carver), Elevations - Tile Hung
P1597.CO.01 Type CO - (Cooper), Floor & Roof Plans
P1597.CO.02 Type CO - (Cooper), Elevations - Brick
P1597.GO.01 Type GO - (Goldsmith), Floor & Roof Plans
P1597.GO.02 Type GO - (Goldsmith), Elevations - Brick
P1597.GO.03 Type GO - (Goldsmith), Elevations - Tile Hung
P1597.MA.01 Type MA - (Mason), Floor & Roof Plans
P1597.MA.02 Type MA - (Mason), Elevations - Brick
P1597.MA.03 Type MA - (Mason), Elevations - Tile Hung
P1597.MA.04 Type MA - (Mason) Elevation - Tile hung
P1597.SA.01 Type SA - (Saddler), Floor & Roof Plans
P1597.SA.02 Type SA - (Saddler), Elevations - Brick
P1597.SC.01 Rev B Type SC - (Scrivener), Floor & Roof Plans
P1597.SC.02 Rev B Type SC - (Scrivener), Elevations - Brick
P1597.TA.01 Rev A Type TA - (Tailor), Floor & Roof Plans
P1597.TA.02 Rev A Type TA - (Tailor), Elevations - Brick
P1597.TA.03 Type TA - (Tailor), Elevations - Tile Hung
P1597.TH.01 Type TH - (Thespian), Floor & Roof Plans
P1597.TH.02 Type TH - (Thespian), Elevations - Brick
P1597.TH.03 Type TH - (Thespian), Elevations - Tile Hung

P1597.GAR.01 Rev A Twin Garage - Gable Side, Plans & Elevations
P1597.GAR.02 Single Car barn - Plans & Elevations
P1597.GAR.03 Double Car barn - Plans & Elevations
P1597.GAR.04 Single Garage - Plans & Elevations
P1597.BIN.01 - Bin Store - Plans & Elevations
P1597.BIN.02 - Bin Store - Plans & Elevations
P1597.CYC.01 Rev A - Cycle Store - Plans & Elevations
P1597.Q.01 Type Q - (Quilter), Floor & Roof Plans
P1597.Q.02 Type Q - (Quilter), Elevations - Brick
P1597.3.05 Type 3 - (Tillman), Floor & Roof Plans
P1597.3.06 Type 3 - (Tillman), Elevations - Brick
P1597.3A.04 Type 3A - (Ploughwright), Floor & Roof Plans
P1597.3A.05 Type 3A - (Ploughwright), Elevations - Brick
P1597.CH.01 Type CH Rev A - (Chandler), Floor & Roof Plans
P1597.CH.02 Type CH Rev A - (Chandler), Elevations - Brick
P1597.CO.05 Type CO - (Cooper), Floor & Roof Plans
P1597.CO.06 Type CO - (Cooper), Elevations - Brick
P1597.GAR.05 Car barn - Plans & Elevations
P1597.GAR.06 Garage - Plans & Elevations
P1597.3A.06 Type 3A (Ploughwrights) Floor and Roof Plans
P1597.3A.07 Type 3A (Ploughwrights) Elevations – Brick
P1597.BO.05 Rev B TYPE BO (Bowyer) Elevations Brick
P1597.CO.07 TYPE CO (Cooper) Floor and roof plan
P1597.CO.08 Rev A TYPE CO (Cooper) Elevations Brick
P1597.SC.04 Rev A TYPE SC (Scrivener) Elevations brick
P5197.TH .05 Rev A TYPE TH(Thespian) Elevations Tile Hung
P1597.WO.01 Rev A TYPE WO (Woodcarver) Plans and Elevations
P1597.SS.11 & 22 Street scenes

Archaeology

Updated Heritage report and Written Scheme of Archaeological Investigation
March 2022

Drainage

Site Appraisal report Rev D March 2019 (Flooding and surface water)

Amending Drainage Technical Note and the following:

- **Drawings 501-505: The updated drainage strategy layout showing the proposed site levels and retaining wall locations and heights**
- **Drawing 554-556: Showing cross sections of the soakaways**
- **Drawings 508-512: Showing the catchment area layout for the drainage strategy**
- **The Management and Maintenance strategy report**
- **Appendix E - the hydraulic calculations for each SuDS component on site.**

Landscaping

Updated Tree Survey Plan (BELL22723-03D) and Arboricultural Impact Assessment & Method Statement (BELL22723aia_amsD)

Revised Detailed Landscape Drawings and Landscape Masterplan

BELL22723 10D;

BELL22723 11D;

BELL22723 11D (sheet 1)

BELL22723 11D (sheet 2)

BELL22723 11D (sheet 3)

BELL22723 11D (sheet 4)

BELL22723 11D (sheet 5)

BELL22723 11D (sheet 6)

Landscaping Management and Maintenance plans BELL 22723(ACD December 2019)

Updated LVA to reflect plan amends (parts 1-6)

Revised LEMP March 2022

Transport and Access

043.0017.001 rev E

Transport Assessment Addendum and revised plans (Paul Basham Associates)

Travel Plan December 2019 (Paul Basham Associates)

Transport Assessment Part 1 & 2 December 2019 (Paul Basham Associates)

Ecology report

Updated Ecological Reports (Ecological Appraisal & Phase 2 Surveys 31.03.2022; Ecological Construction Method Statement 31.03.2022; Landscape and Ecological Management Plan 31.03.2022)

Lyndsay Carrington Ecological Appraisal and Phase 2 Survey Document October 2018 Updated May and December 2019

White Helleborine Survey ACD December 2019

Waste and sustainable design

Waste Audit and CEMP 2019

Sustainability Statement – Southern Energy Consultants 13th January 2020

REASON: For the avoidance of doubt

Materials

3. Before the relevant dwellings are occupied, details of the materials to be used for the external walls and roofing of the buildings, and hardsurfaces, including paths across the open space areas, shall be submitted to and agreed in writing by the Local Planning Authority. The Development shall be carried out in accordance with the agreed details.

REASON: In the interests of the visual appearance and amenity of the development and area

Water efficiency

4. The residential development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage). Within 3 months of each phase being completed and the housing being brought into use, a post construction stage certificate certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the mitigation strategy for nutrient neutrality in the River Avon SAC catchment.

Lighting

5. All lighting provided on site during the construction phase, and with regards the development phase and street lighting, shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2011, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2011), and Guidance note 08/18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals and will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 1 lux. Footpaths across open space will remain unlit for the lifetime of the development.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

Biodiversity Net Gain landscaping

6. The development will be delivered in accordance with the approved Biodiversity Metric and will achieve no fewer than 8 habitat units and no fewer than 10.17 hedgerow units within the planning permission boundary.

REASON: to comply with CP50 in delivering a net gain for biodiversity.

Protection during construction

7. Before any construction or other works commence, the following habitats will be securely fenced off/protected before works commence, and vehicles, compounds, stockpiles and any construction related activities will be excluded from those protection areas throughout the construction period:

- All retained semi-improved grassland (i.e. grassland within area shown as Wildflower Meadow on the approved Landscape Masterplan.
- Beech tree belt along the south west boundary of the application site and the existing tree belt along the north boundary of the site with Ancient Way, including canopy and root zones as per the approved Tree Protection Plan and Method Statement
- Works should avoid/protect the scheduled ancient monument and archaeological deposits

REASON: Insufficient information provided with the application to comply with policy CP50 and the sensitive archaeology on the site and adjacent.

Ecological Clerk of Works

8. Before construction works commences, a qualified Ecological Clerk of Works will be appointed by the applicant/developer who will attend site regularly (at least once a month) throughout the construction phase of development, documenting each visit, the advice issued as a result of the visit and the effectiveness of all ecological mitigation measures. These documents will be made available to the Council as Local Planning Authority on written request.

The Ecological Clerk of Works will:

- Undertake checks for bats, birds, herptiles, hedgehogs and dormice no more than 48 hours before vegetation is removed / felled and ensure wildlife is appropriately protected
- Ensure habitat protection fencing remains effective throughout the construction period
- Ensure retained semi-improved grassland is managed twice annually with cuttings removed off site throughout the construction period in accordance with the approved revised Soft Landscape Management and Maintenance Plan.
- Anticipate, prevent and respond to pollution that risks entering surface or ground water.

REASON: To ensure compliance with ecological protection and mitigation measures.

Provision of Bat roosts etc

9. Before development commences, details of the location and design of integral bat roosting features, swift bricks, bee homes and hedgehog access holes in garden fencing will be submitted for Local Planning Authority approval. At least 20% of all approved dwellings/apartments will have at least one of these features. The development will be completed in accordance with the approved details, and prior to any of dwellings/apartments affected being first occupied.

REASON: To contribute to offsetting the loss of wildlife as a result of the development.

Parking and turning areas

10. Before the relevant apartment/dwelling is occupied, the garaging/parking/cycle parking and associated turning areas associated with that apartment/dwelling shall be constructed and provided on site, and shall be maintained in perpetuity thereafter for the purpose.

REASON: In order to ensure that suitable parking and turning areas are provided on site

Vehicular access works

11. Prior to first occupation of any dwelling hereby permitted the vehicular access onto Odstock Road shall be provided with visibility with nothing to exceed the height of 600mm above carriageway level between the carriageway edge, and a line drawn from a point 2.4 metres back along the centre line of the access from the carriageway edge, to points on the nearside carriageway edge 90 metres to the north, and 90 metres to the south.

Reason: In the interests of highway safety.

12. Prior to first occupation of any dwelling the ghost island right turning lane outlined on approved highways/access drawing P1597/01/A (as per the amended Transport Assessment March 2022) on Odstock Road including a pedestrian refuge, any required street lighting and highway drainage alterations to accommodate the right turning lane, resurfacing of the entire width of Odstock Road over the length of the right turning lane scheme, a physical crossing of the frontage cycleway over the access junction, and widening of the cycleway over the frontage of the development to 3 metres shall all have been constructed and made permanently available for use in accordance with details to be first submitted to and approved by the Local Planning Authority.

Reason: In the interests of providing safe and convenient access to the development.

Construction Transport Management Plan

13. Prior to commencement of the development a Construction Traffic Management Plan shall be submitted to and approved by the Local Planning Authority. The Plan shall include details of construction vehicle routing, construction staff vehicle parking areas within the site, local road cleaning, and measures to prevent excessive mud and dust being deposited on the public highway. The site construction shall be carried out in accordance with the approved plan.

Reason: In the interests of highway safety and road user convenience.

Electric Vehicle Infrastructure

14.No development shall commence on site until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to the LPA. The scheme must be approved by the Local Planning Authority prior to implementation and thereafter be permanently retained.

Reason: Core Policy 55; Development proposals, which by virtue of their scale, nature or location are likely to exacerbate existing areas of poor air quality, will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity.

Contaminated Land

15.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 (including asbestos) 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 and any adjacent sites for at least the last 100 years and a description of the current condition of the sites 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 and the potential impact of any adjacent sites.**
- Step (ii) If the above report indicates that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, 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 must be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.**

Reason: Core policy 56, To reduce the risks associated with land contamination

Acoustic report

16. Prior to commencement of development an acoustic report shall be submitted to the LPA for approval in writing prior to implementation. The report shall demonstrate that the internal and external amenity standards of BS8233:2014 *Guidance on sound insulation and noise reduction for buildings (or any subsequent version)* and WHO *Guidelines for Community Noise (1999)* can be achieved within the development. The report must include full details of any scheme of mitigation required to achieve this which if approved must be implemented in full and maintained in that way in perpetuity.

REASON: In the interest of amenity

Protection of amenity during construction

17. Notwithstanding the submitted CEMP December 2019, no construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interest of amenity

18. Notwithstanding the submitted CEMP December 2019, prior to commencement of the development a revised Construction Environmental Management Plan (CEMP) shall be submitted to and approved by the Local Planning Authority. The revised Plan shall include additional/revised details of:

- Working hours – to match that stipulated by this consent
- No idling of engines of lorries whilst waiting outside the site
- Details of any on site generators and their locations
- An external lighting plan and positions on site
- Details of piling – must be continuous flight auger piling wherever possible
- Show how the works will avoid/protect the scheduled ancient monument and the archaeological deposits
- Show how the works protected the tree belts along the south and northern boundaries of the site and the sensitive ecology

The site construction shall be carried out in accordance with the approved Plan.

Reason: In the interests of amenity

Archaeology

19. No development shall commence within the area indicated by the approved plans until:

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

- A future landscaping maintenance and management plan showing how the sensitive archaeology on and adjacent to the site would remain protected and unaffected in perpetuity, including the ancient trackway marked by an avenue of trees on the approved plans, has been submitted to and approved by the Local Planning Authority. The management plan shall include management and maintenance responsibilities and 'no dig' areas for the open green space.

As regards a) above, this relates to the areas identified by the exploratory archaeological investigation and that will be impacted by the proposed development. This will include areas of the prehistoric field systems and enclosures identified by the exploratory trial trenching in the area of residential development, the trackway that lies along the proposed access road, and areas closest to the Saxon cemetery to ensure that any outlying graves are identified and recorded.

REASON: To record and advance understanding of any heritage assets to be lost and to make this evidence publicly accessible.

Drainage

20. Notwithstanding the drainage details submitted as part of this application, no development shall commence which would involve or relate to drainage provision until a scheme showing the following:

- a) the results of infiltration test; and
- b) confirmation that all finished floor levels are shown to be above the maximum predicted 100 year flood level, and
- c) confirmation that each relevant household will be informed of its responsibility for the maintenance and protection of any sustainable urban drainage systems within its curtilage.

has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme/details.

REASON: In the interests of achieving sustainable drainage

INFORMATIVE

Archaeology

As the applicant/developer is aware, the site contains sensitive archaeology. Consequently, appropriate care needs to be taken when developing this site.

The programme of archaeological work should comprise the following elements:

- i) Prior to the commencement of development, the detailed archaeological investigation of areas of archaeological interest identified by the exploratory archaeological investigation and that will be impacted by the proposed development. This will include areas of the prehistoric field systems and enclosures identified by the exploratory trial trenching in the area of residential development, the trackway that lies along the proposed access road, and areas closest to the Saxon cemetery to ensure that any outlying graves are identified

and recorded. The programme of archaeological fieldwork may also include archaeological monitoring during development and landscaping works.

ii) A programme of assessment, analysis, reporting, and publication that is commensurate with the significance of the archaeological results. The condition will not normally be fully discharged until this element of the programme of archaeological work has been satisfactorily completed.

Appropriate measures should also be put in place to ensure that the 'area of archaeological interest' that is to be preserved in situ and that part of the Scheduled Monument that lies within the red line boundary are not subject to any construction activities, such as temporary soil bunds, temporary compounds or access routes, or similar, during the course of the development. The measures should comprise part of the Construction Environment Management Plan.

Acoustic report

In discharging this condition the applicant should engage an Acoustic Consultant. The consultant should carry out a background noise survey and noise assessment according to BS8233: 2014 (or any subsequent version) and demonstrate that internal and external noise levels will not exceed the guideline noise levels contained in Section 7.7 (table 4) of BS8233:2014. The report should also demonstrate that internal maximum noise levels in bedrooms will not normally exceed 45dB LAmax between the hours of 23:00 and 07:00.

82 APPLICATION NUMBERS: 20/10860/FUL & 21/00267/LBC - The White Hart, St John's street, Salisbury

Public Participation

John Starkey (Agent) spoke in support of the application.

The application had been deferred at the 31 March 2022 meeting for further information and consideration of the materials and design aspects of the development.

The Planning Team Leader, Richard Hughes presented the application which was for the proposed extension of White Hart Hotel providing 22 No. new hotel bedrooms, relocation of back of house facilities infill of ground floor and façade changes to St Johns Street.

The Officer showed several samples of the tiles proposed.

The application was recommended for Approval with conditions as set out in the report attached to the agenda.

There were no technical questions to the Officer.

Members of the public as detailed above, then had the opportunity to speak on the application.

The Agent noted the importance of the historic location, and the applicants experience in the development of listed and historic buildings. The Hotel was in need of additional room capacity to protect the asset and value.

There were no objections by the Statutory Consultees.

Local Member, Cllr Sven Hocking, spoke to the application noting that since deferral the concerns around the materials for the roof had been discussed and that he was satisfied with the samples of the proposed materials which had been displayed at the meeting.

Cllr Hocking then moved the motion of Approval in line with Officer recommendations.

This was seconded by Cllr Britton.

There were no points for discussion.

The Committee then voted on the motion of Approval subject to the conditions set out in the report.

It was;

Resolved:

That application 20/10860/FUL be Approved subject to the following conditions:

Three Year commencement

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

Plans

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

Location Plan PS7 – 01

Existing site plan PS7-02

Existing site survey PS7-21 Rev A
Existing Ground Floor Plan PS7 -04
Existing First Floor Plan PS7-05
Existing Second Floor Plan PS7-06

Proposed site plan SK01-03

Demolition Plan Ground Floor PS7-17
Demolition Plan First Floor PS7-18
Demolition Plan Second Floor PS7 -19

Proposed ground floor plan – SK01-07
Proposed first floor plan – SK01-08
Proposed second floor plan -SK01 -09

Three storey accommodation block:

Proposed elevation – east (facing Brown Street) SK01 -12 & 17 (coloured elevation)
Proposed elevation – north (facing Ivy Street) SK01-15 & 19 (coloured elevation)
Proposed elevation – north (2) (facing Ivy Street) SK01-16
Proposed elevation – west (internal courtyard) SK01 – 13 & 18 (coloured plan)

Proposed elevation St Johns Street – PS7 10 REV B
Proposed section through St Johns street elevation PS7-22 Rev A

Proposed south elevation of undercroft works – PS7 11 REV A

REASON: For the avoidance of doubt

Materials and planting

3. Before the development comes into use/occupied, details of the materials to be used for the external walls and roofing of the buildings, and hardsurfaces, including large scale details of all windows, large scale details of the changes to the St John Street façade, details of any bat/bird bricks/tiles, and details of the planting, including that for the flat roofed areas and the car parking areas, shall be submitted to and agreed in writing by the Local Planning Authority. The Development and any planting shall be carried out in accordance with the agreed details.

REASON: In the interests of the visual appearance and amenity of the development and area

4. 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. 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.

Water efficiency

5.The development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage). Within 3 months of each phase being completed and the housing being brought into use, a post construction stage certificate certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the mitigation strategy for nutrient neutrality in the River Avon SAC catchment.

Amenity

6.The development and an associated plant shall be sited and operated in accordance with the submitted Hayes McKenzie Environmental Noise Impact Assessment Report (ref: HM 3425 R01 EXT 3) dated 5th August 2020. Notwithstanding, the air conditioning units shown on the flat roof of the rear accommodation block shall not come into operation until a scheme of mitigation has been submitted to and approved in writing by the Local Planning Authority which demonstrates that the noise rating level of the air conditioning units shall meet the criteria being 5dB below background noise at the nearest off site receptor at 2 Ivy Street. The scheme shall be implemented in full and maintained at all times thereafter.

Reason: In the interests of amenity.

CEMP

7.No development shall commence on site (including any works of demolition), until a Construction Method Statement and 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, including the mitigation measures outlined in Section 3.4 of the Air Quality Assessment Version 3 dated March 2019 (updated 2020) (Aether Ltd), and measures to control drainage pollution. It shall also 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 submitted details shall also outline how the structures adjacent to the works, including the existing hotel buildings and the adjacent third party properties, are to be protected, repaired and stabilised during construction.

The plan shall be carried in accordance with the approved details.

REASON: In the interest of amenity and to limit the impact on adjacent structures, including the listed buildings, and third party structures.

8. Before the extension first comes into use/occupied:

i) the stairwell and corridor elongated windows shown on the approved plans on part of the northern elevation of the three storey accommodation block shall be glazed with obscure glass to an obscuration level of 5, and

ii) The windows serving the three storey accommodation, east elevation facing Brown Street, shall be of a non-openable (fixed shut) design, and have been fitted with the sunlight/fins shown on the approved plans

The windows shall be maintained in that condition thereafter.

REASON: In the interest of amenity

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors, or other form of openings other than those shown on the approved plans, shall be inserted in the north facing side elevations of the development (the 3 storey accommodation block) hereby permitted.

REASON: In the interests of amenity

10. The flat roofed area of the rear extension adjacent Ivy Street properties shall only be accessible by staff for maintenance purposes, and shall not be used as an outdoor area for members of the public or guests.

REASON: In the interests of amenity

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

REASON: In the interest of amenity

Archaeology

12.No development shall commence within the area indicated by application 20/10860/FUL until:

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

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

Highways

13.The development hereby permitted shall not be first brought into use until the car parking and the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The 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.

14.The development hereby permitted shall not be first brought into use until a Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority which contains initiatives to promote non car related sustainable travel. 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: In the interests of reducing vehicular traffic to the development.

Drainage and flooding

15.The development shall not be occupied until the drainage system referred to in the submitted Flood Risk Assessment (FRA) V3.1 November 2020 by Weetwood and associated drainage plan and calculations, has been implemented in full on site. Finished floor levels shall be no lower than the existing building and shall be as specified in the FRA document.

REASON: In order to limit the risk of flooding or drainage issue with regards the development.

Restriction of use

16. The accommodation hereby approved shall be solely use as serviced hotel guest accommodation only and for no other use within Class C1 of the Town and County Planning Use classes Order 1987 (as amended), as part of the existing hotel business operation / business (currently known as White Hart Hotel) or any subsequent operator.

REASON: The proposed use is acceptable as an extension to the existing hotel business but the Local Planning Authority wish to consider any future proposals to segregate or change of use, having regard to the circumstances of the case.

INFORMATIVE:

Highways

The application involves the closure of an existing vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

Archaeology

All work should be carried out following standards and guidelines set out by the Chartered Institute for Archaeologists (CIfA). The costs of this work are to be borne by the applicant.

Cllr hocking moved the motion of approval in line with the Officer recommendation. This was seconded by Cllr Britton.

The Committee then voted on the motion of Approval subject to the conditions set out in the report.

Resolved:

That application 21/00267/LBC be Approved subject to the following conditions:

Three year period

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

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Plans

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

**Location Plan PS7 – 01
Existing site plan PS7-02
Existing site survey PS7-21 Rev A
Existing Ground Floor Plan PS7 -04
Existing First Floor Plan PS7-05
Existing Second Floor Plan PS7-06**

Proposed site plan SK01-03

**Demolition Plan Ground Floor PS7-17
Demolition Plan First Floor PS7-18
Demolition Plan Second Floor PS7 -19**

**Proposed ground floor plan – SK01-07
Proposed first floor plan – SK01-08
Proposed second floor plan -SK01 -09**

Three storey accommodation block:

**Proposed elevation – east (facing Brown Street) SK01 -17 (coloured elevation)
Proposed elevation – north (facing Ivy Street) SK01-15 & 19 (coloured elevation)
Proposed elevation – north (2) (facing Ivy Street) SK01-16
Proposed elevation – west (internal courtyard) SK01 – 18 (coloured plan)**

**Proposed elevation St Johns Street – PS7 10 REV B
Proposed section through St Johns street elevation PS7-22 Rev A**

Proposed south elevation of undercroft works – PS7 11 REV A

REASON: For the avoidance of doubt

Materials

3.Before the development comes into use/occupied, details of the materials to be used for the external walls and roofing of the buildings, and hardsurfaces, including large scale details of all windows, large scale details of the changes to the St John Street façade, and details of the planting, including that for the flat roofed areas and the car parking areas, shall be submitted to and agreed in writing by the Local Planning Authority. The Development and any planting shall be carried out in accordance with the agreed details.

REASON: In the interests of the visual appearance and amenity of the heritage assets

Protection of heritage assets during construction

4. Before any demolition works commence, details of how the structures adjacent to the works, including the existing listed hotel buildings and the adjacent third party listed properties, are to be protected, repaired and stabilised during construction works.

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

REASON: To limit the impact on adjacent listed structures/heritage assets.

83 **APPLICATION NUMBER: PL/2022/00133 - Gardners Cottage, Pound Street, Ebbesbourne Wake**

Public Participation

Lisa Jackson (Agent) spoke in objection to the application

Annie Parnell (Chalke Valley Preservation Society) spoke in objection to the application

David Warder spoke in objection to the application

Andy Turner (Agent) spoke in support of the application.

Paul Sampson (Chairman) spoke on behalf of Ebbesbourne Wake Parish Council

The Officer summarised the late correspondence which had been circulated at the meeting. This included an update on works which had already been carried out on the site, including the installation of gates and the formation of a gravelled parking and turning area at the front of the dwelling and the associated Highways response and amended conditions.

The Planning Team Leader, Richard Hughes presented the application which was for the proposed alterations and extension to an existing dwelling.

The existing dwelling had been built in around the 1960s. Presentation slides indicating the street scene were explained, in particular the height difference between the current single storey property to the neighbouring dwellings which ranged in type, size and height.

It was explained that the proposed alterations and extension would retain the same footprint, with an increase in height of up to 7.5m to the ridge of the new roof. The extension was shown on the presentation to be at the rear of the property.

The Officer noted concerns raised around drainage and clarified that the drainage issue in the area appeared to be ground water related, and as such it was not felt that extending the dwelling would make an increased difference to the drainage for the area, when there was already a dwelling on the site.

The Officer also highlighted that there had been suggestions that a bat survey should be carried out. He went on to explain that when assessing an application for alterations and an extension to an existing dwelling, a foundation checklist was used which indicated that a bat survey was not required. However, the Officers had asked the application to carry out a bat survey and in response had received photographic evidence detailing inside the existing roof void, which was noted as being of fairly new construction. It was the Officers opinion therefore that there was no need to ask for a bat survey in this instance.

The application was recommended for Approval with conditions as set out in the report attached to the agenda and the late correspondence.

Material considerations were:

- Principle of development
- Design, impact on Conservation Area/listed buildings and the AONB
- Impact on amenity
- Parking/Highways Impact;
- Ecological Impact/River Avon Catchment Area/drainage/flooding

The report noted that there had been 63 letters of objection, in addition, the Parish Council also object to the proposal.

Members then had the opportunity to ask technical questions of the Officer, where it was clarified that the report when first published had contained an erroneous paragraph, under the conclusion section, which mentioned refusal, however in the Recommendation section the correct text was included and detailed that the application was recommended for approval with conditions by Officers.

It was noted that this discrepancy had previously been corrected online, however printed copies of the agenda which were produced prior to the correction being made had been circulated at the meeting, and as such the Committee was asked to disregard any reference to refusal which appeared in the text of the printed packs or in earlier downloaded versions of the report. The Committee agreed to base its considerations on the Officer recommendation of Approval.

A question was asked on the difference between the ridge height of the proposed alteration to that of neighbouring properties. The Officer noted that the calculation was not available at the meeting, however given the age of the dwelling he estimated the ridge height to be 6.5m, and that as a street scene had not been provided by the applicant, he would again have to estimate that the proposed would be slightly higher than that of Ebble cottage.

The proximity of the main part of Gardeners Cottage to the side wall of Ebble cottage to the boundary of the proposed dwelling was described as being approximately 5-6m. The distance between the properties when including the existing garage was much narrower at approximately 1.5 to 2 metres.

The Officer explained that the request of SCC for the removal of Permitted Development rights, was not included in the conditions as the application was not for a new dwelling and therefore the existing dwelling already had some permitted development rights.

Members of the public as detailed above, then had the opportunity to speak on the application.

Some of the main points in objection included suggestions of a lack of attention to detail within the report, specifically with regards to there being no plan to scale or a structural survey.

The opinion that the works to the roof amounted to a re-build as opposed to alterations was presented, as such it was suggested that the incorrect policy had been used when assessing the application.

Comments on the Ecologists considerations not having included bats or flooding and impact on environment and community, were made.

Concerns around the reduction in availability of a small dwelling in the village were also presented.

The increased size of the proposed alterations and extension, increased water run-off and flood protection measures were noted.

The height and scale of the proposals were also considered to be too large, with comments referencing a 197% increase in size.

The Agent raised points in support of the application, noting that the applicant and his family had lived and ran a business in the valley for 7 years and had a large client base locally.

It was noted that an earlier application for a 2-storey extension had been amended to a single storey at the rear. Confirmation that the existing walls would not be demolished was given.

It was stated that alternative developments could have been achieved under permitted development rights and that sympathetic materials would be used.

The Parish Council representative spoke in objection to the application, noting the high level of objections which had been submitted for a village of approximately 100 dwellings.

The Parish council objected to the application on the grounds of size, scale and the negative impact on the street scene.

Other points raised included the loss of a small dwelling from the village, the proximity to neighbouring properties, and the negative impact of the development on the structure of the bank to the Old School House property.

Local Member, Cllr Nabil Najjar, spoke to the application noting his thanks to the Officers for their impartial approach.

He referenced the high level of objections to the application out of a community of approximately 140 and noted their concerns around the impact the development would have.

Cllr Najjar noted his concerns regarding the impact of lighting to the neighbouring property and in general in an AONB and conservation area.

He felt that the proposal amounted to a significantly larger dwelling than was currently in place, and such the development would transform the character of the current dwelling. He went on to suggest that the plot or the particular location in the village, was not suitable for the size of the proposed alterations.

He highlighted the objections of the parish council and the Preservation Society which had come together to object to the application.

Cllr Najjar then moved the motion of Refusal in line with Officer recommendations, stating the reasons as overdevelopment of the site, adverse impact on the character of the wider conservation area and amenities of surrounding properties. In addition, he noted that the development would add to the existing drainage/flooding issues in the area. Reference was given to policies CP57, CP58, CP67 and H31 and C24.

This was seconded by Cllr Oliver.

The Committee was invited to discuss the application, the main points included the over whelming objection of the residents in the village, the Parish Council and the Chalke Valley Preservation Society.

Members suggested the scale of the alterations and extension amounted to overdevelopment of the plot and noted that the rural location in the village was not suitable for the scale of the proposed development, particularly due to the sensitive surroundings of the conservation area.

One Member raised the point that that the application amounted to a new build more than alterations with an extension to an existing dwelling, however the Committee was guided by the Officer to consider the application as applied for, in line with the appropriate policies.

The Committee considered the varying plots and dwellings around the development site and the impact on the street scene. It was also noted that the individual circumstances of the applicant and his family were not a planning consideration nor was public opinion and that a decision must be made in line with relevant planning policy.

The Committee then voted on the motion of Refusal, for the reasons stated above.

It was;

Resolved:

That application PL/2022/00133 be Refused for the following reasons:

The extension and enlargement of the existing bungalow as proposed is considered to be a significant over-development of this small site, which would have an adverse impact on the character of the wider Conservation Area, and would also have an adverse impact on the amenities of adjacent properties, namely Ebble Cottage to the east, and the Old School House to the west. In the absence of further information, it is also considered that the proposal will be likely to exacerbate the existing ground water flooding problem within this area. The proposal would therefore be contrary to the aims of Wiltshire Core Strategy policies CP57, CP58, and CP67, including saved policies H31 and C24.

84 **APPLICATION NUMBER: PL/2022/00888 - Bevisfield, Cow Drove, Chilmark, Salisbury, SP3 5AJ**

Public Participation

Charlie Brinton (Applicant) spoke in support of the application
James U'Dell (Agent) spoke in support of the application

The Planning Officer drew attention to the late correspondence which was circulated at the meeting. It included a statement from a neighbour, advising no objection providing the screening proposed was put in place. In addition, the Applicant had provided photos showing the existing living conditions.

The Planning Team Leader, Richard Hughes, presented the application which was for the proposed replacement dwelling (revised design) and erection of a detached garage.

The application was recommended for Refusal based on the policies of the Development Plan, and the material considerations listed below and set out in the report attached to the agenda.

- Principle of development
- Scale, design, impact to character and appearance of Cranborne Chase and West
- Wiltshire Downs Area of Outstanding Natural Beauty
- Residential amenity
- Highway issues
- Trees
- Ecology
- Other issues raised

The overall height of the development was reported as approximately 6.8m.

Members then had the opportunity to ask technical questions of the Officer. A question was asked on whether the rear west elevation, which was shown to have a large, glazed area, differed from the previous approved scheme. The Officer was not able to discern from the two plans what the difference was to the glazed area.

Members of the public as detailed above, then had the opportunity to speak on the application.

Some of the main points included that the applicant and his family had lived and worked in the village for the last 7 years and had been working proactively with neighbours, the parish council and the AONB since a previously approved application in 2018, to produce a suitable revision.

There was no significant change to footprint of the previously approved building, however the design was considered to have been dramatically improved.

It was noted that the proposed landscaping would have no negative affect And was not objected to by the Landscape expert.

It was reported that there had been 8 letters of support from members of the village and there was not adverse effect on the amenity.

The Agent clarified the earlier asked question regarding the glazing, confirming that it remained the same as the previous application, previously approved.

Local Member, Cllr Bridget Wayman, spoke to the application noting that She had called in the application because she saw no reason for it to be refused, noting that the previous application which was approved was for 6 bedrooms.

It was noted that the Parish Council had not objected and in fact supported the family remaining in the village in a dwelling that was suitable for them.

The current roof line was reportedly hardly visible from approach and that the opposite dwelling was 40m away.

Reference to the dormer windows was made, noting that they would permit natural light into the house. One of these windows was to a bathroom so could be conditioned to be obscured if screening and distance were not considered adequate.

Cllr Wayman concluded that the development would not create a greater impact on the character of the area.

Cllr Hocking then moved the motion of Approval against Officer recommendations, noting that he could see no reason that the application should be refused, given it was not overlooking another property, residents had confirmed their support, there had been local consultation during the preparation of the application, and it was also supported by the Parish Council.

This was seconded by Cllr Rich Rogers.

The Officer asked for clarification on any conditions which were to be included in the motion, it was noted that in addition to the standard conditions they wished to include a condition on the materials, planting and obscured glazing to some of the upper windows.

The Committee was invited to discuss the application, however, there were no points for discussion.

The Committee then voted on the motion of approval.

It was;

Resolved:

That application PL/2022/00888 be Approved subject to the following conditions:

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

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

2) Before the development commences above ground floor slab level, details of the materials for the external walls and roofing of the development, and the driveway surface, shall be 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 amenity

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

Application form received 07/02/2022

Covering letter received 07/02/2022

Site & Location Plans as Proposed Drg no 20219 - 1 C received 07/02/2022

Proposed Garage Plans, Elevations & Section Drg no 20219 - 7 A received 07/02/2022

North & South Elevations & Sections as Proposed Drg no 20219 - 6 B received 07/02/2022

East & West Elevations as Proposed Drg no 20219 - 5 A received 07/02/2022

Ground Floor Plan as Proposed Drg no 20219 - 2 A received 07/02/2022

First Floor Plan as Proposed Drg no 20219 - 3 B received 07/02/2022

Proposed Planting Plan Drg no CS-653.03 dated 15/02/2022 received 14/04/2022

Landscape And Visual Impact Appraisal by Sue Sutherland Landscape

Architects received 18/02/2022

Tree Survey & Arboricultural Impact Assessment by Hellis Solutions Ltd Dated dated April 2021 received 07/02/2022

Bat Emergence/Re-entry Surveys and Mitigation Report by Darwin Ecology Ltd dated June 2020 received 07/02/2022
Update Phase 2 Bat 2 Bat Survey & Mitigation Report by Darwin Ecology Ltd dated June 2021 received 09/02/2022

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

4) Before the development hereby permitted is first occupied the rooflight in the south elevation shall be glazed with obscure glass only to an obscurity level of no less than level 5 and the windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

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

REASON: In the interests of residential amenity and privacy and to protect the dark skies status of the AONB.

6) No part of the development hereby approved shall be occupied until all of the demolition materials and debris resulting there from has been removed from the site.

REASON: In the interests of the character and appearance of the area

Landscaping

7) All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. 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. The hard surfacing of the driveway shall also be carried out in accordance with the approved details prior to the occupation of the replacement dwelling.

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

Protected species

8) The development hereby approved shall be carried out in accordance with the proposals within the bat mitigation statement in Sections 6 & 7 of the Update Phase 2 Bat Survey and Mitigation Report June 2021, and the proposed elevations as submitted with the planning application and agreed in principle with the local planning authority before determination, and as modified by a Natural England European protected species licence where required.

REASON: To ensure adequate protection and mitigation for protected species / priority species / priority habitats through the implementation of detailed mitigation measures that were prepared and submitted with the application before determination.

9) In accordance with the June 2020 Darwin Ecology report, before occupation of the approved dwelling, details of the provision of biodiversity enhancement measures such as bat roosting features and nesting opportunities for birds shall be submitted to the local planning authority for approval, including a plan showing the location(s) and type(s) of feature(s). The approved details shall be implemented before the development hereby approved is first occupied.

REASON: To ensure adequate protection and mitigation for protected species / priority species / priority habitats through the implementation of detailed mitigation measures that were prepared and submitted with the application before determination.

10) No new external security lighting shall be installed on site, unless otherwise agreed with the Local Planning Authority.

REASON: In order to limit the impact on protected species and the wider AONB.

85 **APPLICATION NUMBER: PL/2021/10078 - Land at the corner of Pigott Close & Salisbury Road, Netheravon, SP4 9QF**

Public Participation

Caron Merritt spoke in objection to the application

Dane Richardson spoke in objection to the application

Mark Doodes (Agent) spoke in support to the application

David Burke (Chairman) spoke on behalf of Netheravon parish council

Late correspondence was circulated at the meeting and outlined by the Officer, which included reference to revised drawings included in the presentation slides, which showed a further 0.5m set back of the dwellings from the parking space, as requested by Highways. Also included were alterations to the internal floor plans and revised conditions.

The Planning Officer, Julie Mitchell, presented the application which was for the erection of one pair of semi-detached two storey dwellings and associated infrastructure.

The site location was shown as being outside of the settlement boundary, however the Officer noted that the land was on the corner of and adjoined the settlement boundary and had been previously removed from within the boundary.

The site was at the junction of the 50mph A345 and the 30mph Pigott Close. The curve in the A345 road was noted as causing limited visibility when exiting

Piggott Close. As detailed in the late correspondence, Highways had recommended a 2.4m wide no development zone to maintain visibility.

The application was recommended for Approval with conditions as set out in the report attached to the agenda and further in the late correspondence.

Material considerations were listed as:

- Principle of development
- Character of the area
- Residential amenity
- Highway issues
- Ecology
- Other issues raised

Members then had the opportunity to ask technical questions of the Officer, where it was clarified that the plot had previously been in the settlement boundary, however during a review in the 2020 Housing Site Allocations Plan, the parish council had made representation for the site to be removed.

The Officer clarified that despite the site not being in the settlement boundary, she had made the judgement that it was clearly not open countryside and therefore deemed that development on the site was acceptable in principle.

Members of the public as detailed above, then had the opportunity to speak on the application.

Some of the main points included strong concerns associated with the safety of the road junction between Pigotts Close and the A345, with examples of traffic incidents ranging in severity, from minor to fatal.

Poor visibility on exiting Pigotts Close due to the curve in the road and the negative impact on visibility the proposed development would have.

Concerns relating to increased double parking caused by an additional 2 dwellings and associated road safety issues were noted, along with suggestions of overdevelopment for the size of the plot of land.

The Agent noted that there were no objections from the Statutory Consultees, and that the development would provide 2 sustainable dwellings to the area. He noted development on greenfield areas was not ideal however existing properties did not have a right to a view.

The Parish Council representative spoke in objection to the application. Having personally lived in the village for over 55 years he was able to provide the background to previous applications and the site being removed from the settlement boundary, so to protect it from future development.

The extremely dangerous junction was well known locally and was currently an issue being considered through the councils Community Area Transport Group.

Reference to the Highway requirements of 160m view at 50mph, which it was noted were not met. The parish noted its main concerns as safety, overdevelopment and that the proposals were out of character to the street scene. Adding this 2-dwelling development would increase safety concerns, at the junction.

Local Member, Cllr Ian Blair-Pilling, spoke to the application noting that the rural village had come together to object because they had strong reason, on the grounds of safety. Generally there was a desire of the families in the village for more housing, but not on this plot.

In the last 40 years he had lived in the village, the number of houses had doubled, and the development line was fairly full, but not entirely, there were places in the village where it was possible to build.

As parish chairman at the time of the Housing Site Allocations Review, when the boundary line was tightened. If the application was approved, this would set a precedent in the village to develop outside of the development line when spaces were still available inside the settlement boundary.

He noted that the problem of the A345 was a top priority for the parish council, and the net effect of car parking for the two new proposed dwellings would exacerbate the issue. Drawing attention to the design which showed the parking spaces up against the front doors of the two houses, suggesting that the new residents would inevitably park one of their two vehicles each, in the street. The outline of the 2 buildings were noted as being of a greater scale compared to the other houses along the road, suggesting that to have two smaller houses the same scale as those already along the road would have less of an effect.

Despite his understanding on the balanced judgement against the planning policy, he noted that he knew personally of the death of a lady at the junction and asked that the Committee refuse the application so that a more modest proposal could be submitted.

Cllr Oliver then moved the motion of Refusal against Officer recommendation, noting that he had seen photos of a recent accident at the junction, suggesting that the Highway Officer had wrongly judged the situation. Reasons given were that the site was outside of the settlement boundary, the proposals were overdevelopment of the plot, and the impact on the visibility of the adjacent highway.

This was seconded by Cllr Jeans.

The Committee was invited to discuss the application, the main points included the severe issues surrounding highways at the junction. One member had researched the history of traffic incidents at the junction within the last 7 years and reported that there had been 5 incidents of varying severity within 5 miles in

either direction of the junction and that the issue would be increased if the development were to go ahead.

The suitability of a smaller dwelling on the site was explored.

The Committee highlighted that the settlement boundary had specifically been amended to remove the site on safety grounds and that in comparison to the other dwellings along the road, the proposals were significantly larger and amounted to overdevelopment.

One Member had visited the site to ascertain the impact of the development on the visibility at the junction and noted that in his view, a driver at the junction would have approximately 1 – 2.5 seconds to see an approaching car, travelling at 50 mph on the A345, before it was upon you, adding that it was far too dangerous.

Members agreed that making a judgement based on a diagram on a page did not compare to the local knowledge or being there to see it. It was also noted that the visibility required by Highways was not met.

The Case Officer drew attention to the late correspondence which set out the revised comments from Highways.

The Committee then voted on the motion of Refusal, for the reasons given above.

It was;

Resolved:

That application PL/2021/10078 be REFUSED for the following reasons:

The proposed development of a pair of semi-detached properties outside the adopted settlement boundary line, by reason of the scale, layout and close proximity of the two-storey built-form development to the A345 Salisbury Road, would constitute an overdevelopment of the site which would exacerbate existing highway safety and parking constraints and be unsympathetic to the visual amenity, character and pattern of development of the area, contrary to the provisions of the Wiltshire Core Strategy 2015 policies CP2 (Delivery Strategy) and CP57 (Ensuring High Quality Design and Place Shaping); the National Planning Policy Framework July 2021 (having regard to paragraphs 110 and 111); and the National Design Guide 2021

86 **Urgent Items**

There were no urgent items

(Duration of meeting: 3.00 - 6.00 pm)

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

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