

AGENDA

Meeting: Southern Area Planning Committee
Place: Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Thursday 5 January 2012
Time: 6.00 pm

Please direct any enquiries on this Agenda to Pam Denton, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01225) 718371 or email pam.denton@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 Richard Britton	Cllr George Jeans
Cllr Brian Dalton	Cllr Ian McLennan
Cllr Christopher Devine	Cllr Paul Sample
Cllr Mary Douglas	Cllr Ian West
Cllr Jose Green	Cllr Fred Westmoreland
Cllr Mike Hewitt	

Substitutes:

Cllr Ernie Clark	Cllr Stephen Petty
Cllr Russell Hawker	Cllr Leo Randall
Cllr David Jenkins	Cllr Ricky Rogers
Cllr Bill Moss	Cllr John Smale
Cllr Christopher Newbury	Cllr Graham Wright

AGENDA

Part I

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

1. **Apologies for Absence**

2. **Minutes** (*Pages 1 - 6*)

To approve and sign as a correct record the minutes of the meeting held on 20 October 2011 (copy herewith).

3. **Declarations of Interest**

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

4. **Chairman's Announcements**

5. **Public Participation and Councillors' Questions**

The Council welcomes contributions from members of the public.

Statements

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register in person no later than 5.50pm on the day of the meeting.

The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application and up to 3 speakers on any other item on this agenda. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered. The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice.

Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in

particular, questions on non-determined planning applications. Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda no later than 5pm on Thursday 29 December 2011. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

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

6. **Planning Appeals** (*Pages 7 - 8*)

To receive details of completed and pending appeals (copy herewith).

7. **Planning Applications** (*Pages 9 - 10*)

To consider and determine planning applications in the attached schedule.

8. **S/2011/1280 - Court Hay, Lower Road, Charlton All Saints** (*Pages 11 - 18*)

9. **S/2010/1494 - Lower Mere Park Farm, Mere Park, Mere** (*Pages 19 - 26*)

10. **S/2011/1639 - Sarum Academy, Bemerton Heath** (*Pages 27 - 46*)

11. **S/2011/1611 - Stonehenge Campsite, Berwick St. James** (*Pages 47 - 80*)

12. **Urgent Items**

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

Part II

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

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SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 20 OCTOBER 2011 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Richard Britton, Cllr Brian Dalton, Cllr Christopher Devine, Cllr Mary Douglas, Cllr Jose Green (Vice Chairman), Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr Ian West and Cllr Fred Westmoreland (Chairman)

129. Apologies for Absence

There were no apologies for absence

130. Minutes

The minutes of the meeting held 29 September 2011 were presented. Councillor Mary Douglas requested that her apologies be recorded.

Resolved:

To approve as a correct record and sign the minutes, subject to the above amendment.

131. Declarations of Interest

Councillor Britton declared a personal interest in S/2011/0914 - The Heather, Southampton Road, Alderbury, as the applicant was a friend of a close family member and he had met him on several occasions.

132. Chairman's Announcements

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

133. Public Participation and Councillors' Questions

The committee noted the rules on public participation.

134. **Planning Appeals**

The committee received details of the following appeal decisions:

S/2010/1409 - 132 Castle Street, Salisbury – delegated-dismissed

S/2009/1943 - North, west & south Bishopdown Farm Salisbury – committee-allowed

S/2010/1410 - 132 Castle Street, Salisbury - delegated-dismissed

S/2011/0340 - Adj. Pippins, Lights Lane, Alderbury - delegated-dismissed

S/2010/0566 - Land between 6 James Street/36 Sidney Street, Salisbury - delegated-dismissed

And forthcoming appeals as follows:

S/2011/0708 - Hillbilly Acre, Southampton Rd, Clarendon

S/2011/0132 - The Boot Inn, High Street, Tisbury

S/2011/0679 - Wayside Cottage, Burcombe

S/2011/0728 – Mawarden Court Stratford Road, Stratford-Sub-Castle

135. **Planning Applications**

135a **S/2011/0914 - The Heather, Southampton Road, Alderbury, Salisbury. SP5 3AF**

Public participation:

Mr Richard Cosker spoke in support of the application

Mr James Hubbard, speaking on behalf of Alderbury Parish Council, spoke in objection to the application

The Planning Officer introduced the report which was recommended for approval. Members asked questions regarding R2 contributions and access to 'Out of the Way'. During the debate members raised concerns about issues such as the overlooking of the site, the cramped nature of the site, access issues and loss of trees.

Resolved:

Planning permission be REFUSED for the following reason:

The proposal, by reason of the awkward shape of the plot and the awkward relationship between the siting of the proposed dwelling and established development, would result in a cramped and contrived development which would detract from the character and appearance of the surroundings. In particular, the plot has an uncharacteristically small front garden in relation to established development, and the gap between the proposed dwelling and the neighbouring property, 'Out of the Way', is uncharacteristically small. Consequently the proposal comprises an inappropriate form of backland development. This is contrary to Policies G2, D2 and H16 of the Salisbury District Local Plan and Central Government planning guidance set out in Planning Policy Statement no. 3.

135b **S/2010/1128 - Travelling Show Peoples site adjoining Dormers, Southampton Road, Petersfinger. SP5 3DB**

Public participation:

Ms Janet Montgomery spoke in support of the application

The Planning Officer introduced the report and explained that this was a partly retrospective application. He drew the committee's attention to an additional condition relating to hedging and screening. A debate ensued during which issues of the ecology of the site and the loss of trees from the site were raised.

Resolved

Planning Permission be GRANTED for the following reason:

The proposed development accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), C7 (Landscape Setting of Salisbury & Wilton), G8 (Groundwater Source Protection) & C11 (Nature Conservation) of the saved policies of the adopted Salisbury District Local Plan, , and the aims and objectives of PPS9 (Biodiversity and Geological Conservation) and Government Circular 04/2007 (Planning for Travelling Showpeople) insofar as the proposed development would increase the level of existing provision for the accommodation of Travelling Showpeople in a sustainable location without detriment to highway safety, landscape quality, nature conservation interests or the amenity of neighbouring residents.

Subject to the following conditions:

1. This development shall be in accordance with the submitted drawing[s] (reference 08167-2 Revision A) deposited with the Local Planning Authority on 01.08.2011, unless otherwise agreed in writing by the Local Planning Authority.

REASON: For the avoidance of doubt

2. The mitigation measures detailed in the approved Mitigation Method Statement and Compensation Strategy (dated July 2011 and produced by J H Ecology) shall be carried out in full prior to the occupation of the development and/or in accordance with the approved timetable detailed in the Mitigation Method Statement and Compensation Strategy.

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

POLICY: G2, C11, PPS9

3. The site shall be used as a site for Travelling Showpeople only and for no other purpose (including any other purpose in Class B2 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005, (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

POLICY: G2, C7, , Circular 04/07

4. Notwithstanding the details set out in the application particulars, no occupation of the site shall commence until a further scheme of soft landscaping has been submitted to and approved in writing by the local planning authority, the details of which shall include:

- (a) Indications of existing trees and hedgerows on the land within the vicinity of the development site;
- (b) Details of any to be retained, together with measures for their protection in the course of the development;
- (c) All species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the development site; and
- (d) Means of enclosure.

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

POLICY – G2

5. 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 development site 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.

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

POLICY – G2

INFORMATIVES

Private Foul Drainage / Circular 3/99

The applicant proposes use of non-mains (private) drainage facilities. However, if the site is located within an area served by a public sewer, according to Circular 3/99 (Planning requirement in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development), connection should be made to this sewer in preference to private drainage options, unless the applicant can provide good reason why this is unfeasible. The advice of Circular 3/99 has, in this respect, been supported by the Planning Inspectorate.

If a new septic tank/treatment plant is the only feasible option for the disposal of foul water, or if there is an increase in effluent volume into an existing system, an Environmental Permit may be required. This must be obtained from us before any discharge occurs and before any development commences. This process can take up to four months to complete and no guarantee can be given regarding the eventual outcome of any application. The applicant is advised to contact us on 08708 506506 for further details on Environmental Permits or visit <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>.

NOTE TO APPLICANT

If you want to discharge treated sewage effluent, to a river, stream, estuary or the sea and the volume is 5 cubic metres per day or less, you might be eligible for an exemption rather than a permit. Similarly, if you want to discharge sewage effluent, to groundwater via a drainage field or infiltration system, and the volume is 2 cubic metres per day or less, you might be eligible for an exemption rather than a permit. Please note, this Environmental Permit may be subject to an Appropriate Assessment under the Habitats Directive, which would involve consultation with, and agreement from, Natural England. This is likely to apply if it is proposed to

discharge into a watercourse that is within or up to 3km upstream of a SAC, SPA, Ramsar or SSSI. This may also apply if it is proposed to discharge into the ground (Eg soakaway) within 250m of a SAC, SPA, Ramsar or SSSI.

136. **Urgent Items**

There were no urgent items

137. **Exclusion of the Press and Public**

Resolved:

To agree that in accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public from the meeting for the business specified in minute no. 117 because it is likely that if members of the public were present there would be disclosure to them of exempt information as defined in paragraph 7 of Part I of Schedule 12A to the Act and the public interest in withholding the information outweighs the public interest in disclosing the information to the public.

138. **Copper Beech at Arundell, Alderbury, Wiltshire**

The committee received a confidential report in respect of the copper beech tree at Arundell, Alderbury.

Resolved:

To monitor the tree and seek a suitable replacement should it die.

(Duration of meeting: 6.00 - 7.55 pm)

The Officer who has produced these minutes is Pam Denton, of Democratic Services, direct line (01225) 718371, e-mail pam.denton@wiltshire.gov.uk

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

APPEALS

Appeal Decisions

Application Number	Site	Appeal Type	Application Delegated/ Committee	Decision	Overturn	Costs
S/2011/0073	Lions Head, The Common, Winterslow	WR	Delegated	Dismissed	No	No
S/2010/1409	132 Castle Street, Salisbury	WR	Delegated	Dismissed	No	No
S/2009/1943	North,west & south Bishopdown Farm Salisbury	LI	Committee	Allowed	No	No
S/2010/1410	132 Castle Street, Salisbury	WR	Delegated	Dismissed	No	No
S/2011/0340	Adj.Pippins, Lights Lane, Alderbury	WR	Delegated	Dismissed	No	No
S/2010/0566	Land between 6 JamesStreet/ 36 SidneyStreet Salisbury	WR	Delegated	Dismissed	No	No
S/2010/1083 & S/2011/0694	Adj Lime Cottage, Flower Lane, Amesbury	WR	Delegated	Dismissed	No	No
S/2011/0679	Wayside Cottage,	HH	Delegated	Dismissed	No	No
S/2011/0166	MaddingtonManor Cottage,The Common, Shrewton	WR	Delegated	Dismissed	No	No

New Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee	Decision	Overturn	Costs Applied for?
S/2011/1287	Crockford, WestGrimstead	WR	Delegated			
S/2011/0708	HillbillyAcre, Southampton Rd Clarendon	Hearing	Committee		Yes	
S/2011/0132	The Boot Inn, High Street, Tisbury	WR.	Delegated			
S/2011/0679	WaysideCottage, Burcombe	HH	Delegated			
S/2011/0728	MawardenCourt StratfordRoad, StratfordSubCastle	WR	Delegated			
S/2011/1206	14 Tyndales Meadows, Dinton	HH	Delegated			

S/2011/0868	Earl of Normanton Pub, Idmiston	WR	Delegated			
S/2011/0181	Ferndale, Ware Farm Benn Lane, Farley	WR	Delegated		Yes	
S/2011/0914	The Heathers, Southampton Road Alderbury	WR	Committee		Yes	

WR Written Representations
HH Fastrack Householder Appeal
H Hearing
LI Local Inquiry
ENF Enforcement Appeal

21st November 2011

Agenda Item 7

INDEX OF APPLICATIONS ON

05th January 2012

1

Application No: S/2011/1280

Site Location: Court Hay, Lower Road, Charlton All Saints, Salisbury. SP5 4HQ

Development: Proposed two storey side extension

Recommendation: Approve With Conditions

Division Cllr Julian Johnson

2

Application No: S/2010/1494

Site Location: Lower Mere Park Farm, Mere Park, Mere, Warminster. BA12 6AD

Development: Erection of a replacement dwelling and the re-establishment of Dairy Cottage as two separate dwellings

Recommendation: Refuse

Division Cllr George Jeans

3

Application No: S/2011/1639

Site Location: Sarum Academy, Bemerton Heath, Salisbury. SP2 9HS

Development: Redevelopment of existing educational premises including demolition of several buildings, new build of 9,900 sqm. Redesign and configuration of external playing fields and landscape areas, 150 car parking spaces and 7 coach spaces

Recommendation: Approve With Conditions

Division Cllr Ricky Rogers

4

Application No: S/2011/1611

Site Location: Stonehenge Campsite, Berwick St. James, Salisbury. SP3 4TQ

Development: Erection of 2 log pods for tourist accommodation on two approved caravan pitches and creation of a fire pit

Recommendation: Approve With Conditions

Division Cllr Ian West

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Agenda Item 8

REPORT TO THE SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting	10/11/2011	
Application Number	S/2011/1280 Full	
Site Address	Court Hay, Lower Road, Charlton All Saints, Salisbury, SP5 4HQ	
Proposal	Proposed 2 storey side extension	
Applicant/Agent:	Mr S Mankin	
Parish:	Downton	
Grid Reference:	Easting: 417677 Northings: 123932	
Type of Application:	Other	
Conservation Area:	Cons Area N	LB Grade: NA
Case Officer:	Case Officer: Mrs J Wallace	Contact Number: 01722 434687

Reason for the application being considered by Committee

Councillor Johnson has requested that the application be determined by Committee due to the

- Design, bulk, height, general appearance

1. Purpose of report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

2. Report summary

The main issues in the consideration of this application are as follows

1. Principle of development
2. Scale and design
3. Impact upon street scene
4. Impact upon amenities of neighbours

The application has generated objections from Downton parish council; no indications of support and 1 letter of objection from the public.

3. Site Description

The dwelling is located within an established residential area of dwellings of mixed ages and styles, with a variety of hedges, walls and fences bounding the street.

4. Relevant Planning History

None

5. Proposal

It is proposed to erect on the northern side of the dwelling a two storey side extension.

6. Planning Policy

The following saved policies of the Salisbury District Local Plan are considered relevant to this proposal:-

G1 and G2	General policies
H16	Housing Policy Boundary
D3	Design policies
C6	Special Landscape Area

South Wiltshire Core Strategy Appendix C: saved policies of Salisbury District Local Plan G1, G2, H16, D3 and C6.

SPG Creating Places

PPS3 Housing

7. Consultations

Parish Council

Object

Extension will have detrimental impact on the existing property in terms of design and size.

Aboricultural Officer

No objections. The pollarded beech tree is not worthy of protecting by a TPO.

Wiltshire Fire and Rescue Services

Comments relating to need for satisfactory access for fire engines, adequate water supplies and appropriate fire safety measures as well as the encouragement for the provision of domestic sprinklers.

8. Publicity

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

1 letter of objection raising the following issues:-

- Extension is too close to boundary, rear first floor windows will intrude on privacy and rear patio door will create noise disturbance
- Extension is too large, spoils existing building contours
- Existing beech tree provides privacy at front of dwelling

9. Planning Considerations

9.1 Policy Considerations

The site is within the Charlton All Saints Housing Policy Boundary. In this location, extensions/alterations to a dwelling are acceptable if they are sympathetic in scale and character to the existing building and surroundings are in accordance with the criteria of all the saved policies of the Salisbury District Local Plan.

On the 14th October 2011, the Council's South Wiltshire Core Strategy was found "sound" by the Inspectorate. As a result, from that date, the draft policies within that document now carry significant weight in the determination of planning applications. The policies referred to in this report, have been included in Appendix C of the South Wiltshire Core Strategy.

9.2 Scale and design

The proposal is to extend the existing dwelling by the creation on the northern side of the dwelling a two storey side extension incorporating a kitchen, utility and study on the ground floor with two bedrooms and an en-suite above. The alterations and extensions will be integrated into the existing dwelling, though in contrast to the existing external treatment of brick and render, the extension's walls will be built entirely of brick.

The proposed works will result in the dwelling extending across almost the whole width of the plot, and on the northern side, the side elevations will be approximately 1.8 metres from the boundary with River Meade. The extension at 6.5 metres wide will be approximately as wide as the existing dwelling and it will also extend the dwelling approximately a metre deeper into the site. Overall, the extension would have almost as large a footprint as the existing dwelling. However, the extension has been designed with a double hipped roof, to reduce its height. On balance whilst the extension is large, it is not considered to be so inappropriate in size, design or materials as to be unsuitable in this location.

9.3 Impact on street scene

The proposal will result in this dwelling becoming a much more substantial structure; however, there are a variety of dwellings in this street, of differing sizes, ages and designs. The dwellings which face the street are largely screened from public view by the varied and substantial frontages of hedges, walls and fences.

In this case, the existing dwelling is partially screened by hedges and the pollarded beech, which though it will be located very close to the proposed extension, the applicant intends to trim back and retain. The Council's Arboricultural officer considers that the beech tree, although a pleasant tree, has little impact on the wider locality and is not worthy of protecting with a TPO.

The more substantial dwelling created by adding this large extension, will not be significantly more prominent in the street scene mainly because the building is set back approximately 15 metres from the road behind the existing hedges and in the public views, it is not considered that the increase in the bulk and mass of the dwelling will appear excessive. In this context it is considered that this extension to the side of the dwelling would not result in demonstrable harm to the street scene or the overall appearance of the locality.

9.4 Impact upon amenities of neighbours

The extension at 6.5 metres wide will be approximately as wide as the existing dwelling and as it will also extend the dwelling approximately a metre deeper into the site, a facade of approximately 10 metres will result alongside the boundary with River Meade. However, in terms of overshadowing it is considered the despite the increase in the size of the dwelling, there is approximately 4 metres separation distance between the dwellings. Also the use of a double hipped roof reduces the bulk and mass of the extension.

In terms of overlooking, though the extensions and alterations are of a significant size, they would not introduce any additional windows on the first floor side elevation and so in combination with the boundary fence, the situation on the side elevation of River Meade would not be materially different. However, the introduction of a large six-lights window on the rear elevation was considered to introduce an element of overlooking of the rear private area of River Meade, greater than the current situation. Amended plans have now been received which reduce the size of the window, to three-lights, and whilst still large, it is considered that as it is in an urban area, there is usually some degree of oblique overlooking of gardens that the development would not result in as significant harm to the amenities of the neighbours as to warrant refusal on these grounds alone. Additionally as the first floor window on the rear elevation has been reduced to three-lights, it is not considered that the extended dwelling would have such a significant effect on the amenities of the neighbours.

10 Conclusion

Overall, it is concluded; that whilst large, the scale and design of the proposal would not result in demonstrable harm to the street scene or the overall appearance of the locality. Additionally as the first floor window in the rear elevation has been reduced to three-lights, it is not considered that the extended dwelling would have such a significant effect on the amenities of the neighbour as to be considered un-neighbourly. Therefore on balance the proposal is acceptable.

11. Recommendation:

Planning Permission be GRANTED for the following reason:

The proposed development accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D3 (Design criteria), and H16 (Housing Policy Boundary) of the saved policies of the adopted Salisbury District Local Plan (June 2003), insofar as the proposed development is considered compatible in terms of the scale, design, and materials and would not adversely affect the amenity of the neighbours or the character or the surrounding area and also in accordance with the saved policies, G2, D3 and H16 listed in the Appendix C of the draft South Wiltshire Core Strategy.

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 section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2 This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without prior approval from this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

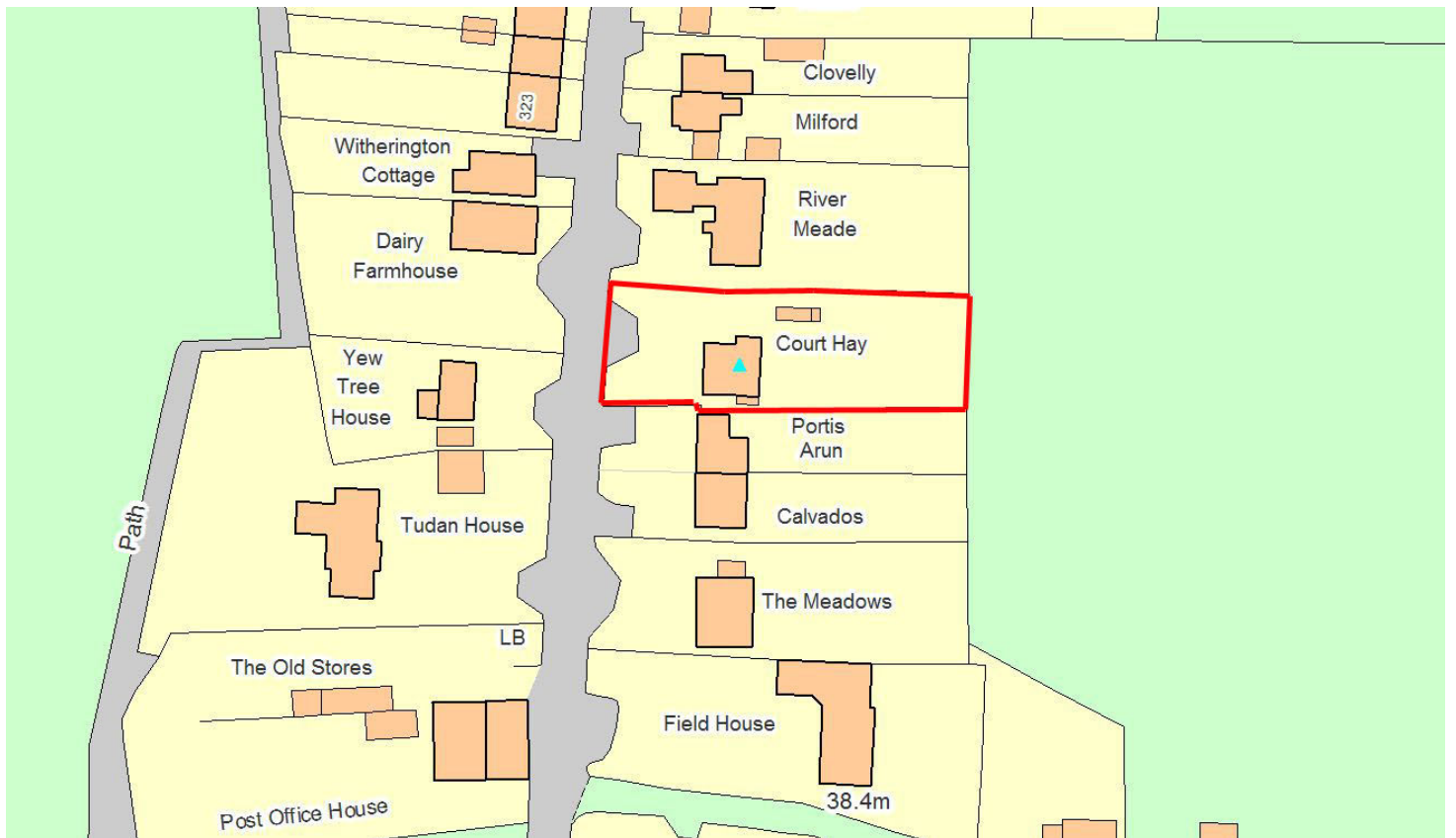
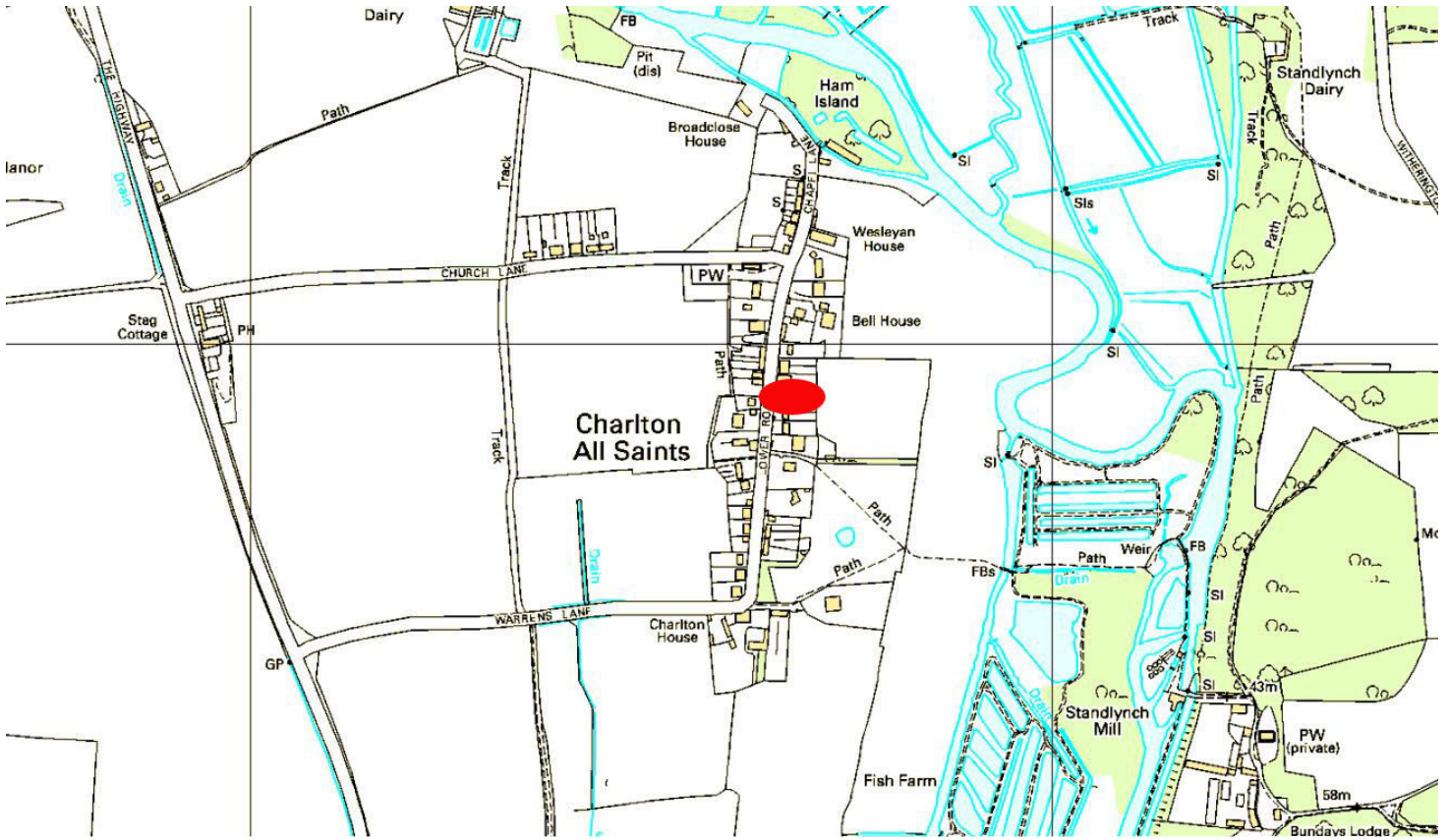
Drawing ref.no. 11069/1 received on 5 October 2011
Drawing ref.no. 11069/2 received on 5 October 2011
Drawing ref.no. 11069/3 received on 5 October 2011
Drawing ref.no. 11069/4 received on 26 August 2011
Drawing ref. Location Plan received on 26 August 2011
Drawing ref. Block Plan received on 26 August 2011

REASON: For the avoidance of doubt.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amended) (No.2) (England) Order 2008 (or any Order recoking or re-enacting or amending that Order with or without modification)), no windows, shall be inserted into the northern elevation, above the ground floor ceiling level of the development hereby permitted.

REASON: In the interests of residential amenity and privacy
POLICY: G2 General criteria.

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Agenda Item 9

REPORT TO THE SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting	05 th January 2011		
Application Number	S/2011/1494		
Site Address	Lower Mere Park Farm, Mere Park, Mere, Warminster, BA12 6AD		
Proposal	Erection of a replacement dwelling and the re-establishment of Dairy Cottage as two separate dwellings		
Applicant	Mr & Mrs Armishaw		
City/Town/Parish Council	Mere Parish Council		
Electoral Division	Mere	Unitary Member	Cllr George Jeans
Grid Ref	384511 129198		
Type of Application	FULL		
Case Officer	Charlie Bruce-White		

Reason for the application being considered by Committee

Councillor Jeans has called in the application due to public interest.

1. Purpose of report

To consider the above application and the recommendation of the Case Officer that planning permission be REFUSED for the reasons detailed below.

2. Report Summary

The main issues in the consideration of this application are as follows:

1. The principle of development;
2. Assessment of policy H30 criteria;
3. Archaeology;
4. Listed building setting;
5. Ecology;
6. Proposals related to Dairy Cottage

The application is supported by Mere Parish Council

3. Site Description

The site relates to Lower Mere Park Farm, situated within an isolated rural location approximately 2 miles to the south-east of Mere. The site includes a farmhouse, adjacent farm yard broadly enclosed by a courtyard of outbuildings including a grade II listed barn, a cottage (Dairy Cottage), an access track approximately 400 metres long, and a modern agricultural barn and slurry lagoon situated a short distance to the east of the farmyard. The farm buildings are currently redundant and the farmhouse has recently suffered extensive fire damage, and is no longer in a habitable state. The site is within open countryside and the Special Landscape Area.

4. Relevant Planning History

Application Number	Proposal	Decision
11/0068	Steel framed barn for animal forage and implements and new access/hardstanding	NO OBJ 04.03.11
11/0879	Re-routing of farm track for easier access across farmland.	NO OBJ 13.07.11
11/1228	Alterations and extensions to Dairy Cottage with access and parking from new track to north.	AC 06.10.11
11/1285	Prior notification for the demolition of the main farmhouse and outbuildings excluding the listed barn.	NO OBJ 27.09.11

5. Proposal

It is proposed to demolish the farmhouse and several outbuildings and to erect a replacement dwelling and new outbuildings laid out in a courtyard around the former farmyard. The modern agricultural barn to the east would be demolished, and a walled garden formed, and the slurry lagoon remodelled as a pond. Dairy Cottage would be extended and altered to provide a pair of cottages. There would also be landscaping of the site, including the reconfiguration of the access track.

6. Planning Policy

Local Plan policies: G1, G2, H30, H31, D3, CN5, C2, C6, C12

Central government planning policy: PPS1, PPS3, PPS5, PPS7, PPS9, PPG13, PPS25

Other material guidance: Salisbury Design Guide: *Creating Places*

7. Consultations

Parish Council

Support

Archaeology

The site is of archaeological interest and a decision cannot be made until the results of a pre-development archaeological field evaluation have been received.

Conservation Officer

No objection on the basis of the amended plans removing the link extension to the listed barn.

Ecologist

No objection subject to conditions regarding bat mitigation.

Highways Officer

No objection

Environment Agency

No objection subject to conditions requiring i) the flood mitigation measures contained within the Flood Risk Assessment to be carried out; and ii) water efficiencies measures to be implemented within the new dwelling.

8. Publicity

The application was advertised by site notice and neighbour consultation.

No letters of representation were received.

9. Planning Considerations

9.1 The principle of development

Local plan policy H30 states that the replacement of an existing dwelling in the countryside will be permitted provide that:

- (i) the proposed replacement dwelling is not significantly larger and has no greater impact than the existing dwelling;
- (ii) the design of the new dwelling is of a high standard and appropriate to the rural surroundings;
- (iii) the siting of the replacement dwelling is closely related to that of the existing;
- (iv) current parking and access standards can be met; and
- (v) the existing dwelling has not been abandoned.

Whilst the proposal would not strictly comply with criteria (v) due to its fire damaged state, it is considered that a pragmatic approach should be adopted in such instances, and the proposal is considered in accordance with the other criteria of policy H30.

9.2 Assessment of policy H30 criteria

The main element of the proposed replacement dwelling would be approximately 12 metres in height and 24 metres in length, compared with approximately 9 metres and 17.5 metres respectively for the existing dwelling. In addition, the proposed dwelling would have a reasonably large two storey side extension, further increasing its scale beyond the existing dwelling. In Officers' view this increased scale would constitute a replacement dwelling that is significantly larger, thus failing to accord with the first criteria of policy H30.

The second criteria of policy H30 requires that the design of the new dwelling is of a high standard and is appropriate to the rural surroundings. Whilst the proposed dwelling could generally be considered as being of a high standard of design as a standalone building, Officers are not convinced that the design produced is appropriate to the rural character of the Mere locality. The Government policy on design contained within PPS1 states that local authorities should “seek to promote or reinforce local distinctiveness particularly where this is supported by clear plan policies or supplementary planning documents on design”. The Salisbury Design Guide *Creating Places* advises that applicants will be expected to justify the quality of their scheme through the submission of a design statement which explains how the design chosen is appropriate to its context (Objective 4). The applicant’s submitted Design & Access Statement merely states that “an understated Edwardian style was adopted as being the most appropriate for the site and the one most favoured by the client”. No analysis of the local context or vernacular has been submitted, such as how the design has been informed by detail which typifies local buildings, as required by Objective 16 of *Creating Places*.

In addition, the very fact that the design of the dwelling has the appearance of a grand country house, particularly its principal elevation, contributes to its greater impact within the countryside which policy H30 seeks to avoid. Whilst the application is supported by a Landscape and Visual Impact Assessment which concludes that the views of the proposed development would be limited, the explanatory text of policy H30 makes it clear that “the fact that a house on a particular site would be unobtrusive is not considered sufficient justification for a substantial increase in size as the cumulative impact of proposals, if not carefully controlled, would lead to the long-term erosion of the character of the District’s countryside”.

In relation to the third criteria of policy H30, whilst it is noted that the siting of the dwelling would be further to the east than existing, it would have a substantially overlapping footprint so as to be construed as ‘closely related’. As for the fourth criteria, there would be ample parking, and access to the highway would remain unaltered.

9.3 Archaeology

The Council’s Archaeologist states that:

This site is of archaeological interest. The farm sits within the medieval Mere Park. There seems to be good evidence that this park was used for breeding horses as much as hunting/deer. I don’t have a reference to Lower Park Farm being specifically used for that purpose, but WAM does say that Higher Mere Park Farm is on the site of the original moated lodge, whilst Lower Mere Park is on the site of the original lodge’s replacement (Called New House). The latter was built in 1726.

Given the above, I consider that there is the potential for significant archaeological remains to be present on the site, albeit they may have been damaged or disturbed by later use. In light of this, and in line with PPS5 (2010), I

would recommend that an archaeological field evaluation is carried out prior to the determination of the application. This information should reveal the impact of the proposed development on any buried archaeology, and such works should be conducted by a professional, qualified archaeologist.

No decision on approval of this scheme should be made until the results of the field evaluation have been made known. If the results are positive, it may be necessary for me to recommend further excavation as an appropriate planning condition to be carried out prior to development. The costs of the archaeological works will of course fall to the applicant.

At the time of writing, the archaeological field evaluation had been undertaken, and the report awaited. An update will be given at the committee meeting on its results and implications.

9.4 Listed building setting

The council's Ecologist states that:

The protected species report (Chalkhill, March 2011) demonstrated that bats (probably brown long-eared) were roosting in one of the top loft rooms of the farmhouse. No emergence survey had been undertaken to establish access points or the significance of the roost. Further survey and a licence were recommended if the farmhouse were demolished. None of the other buildings, the cattle sheds, milking parlour, barn with hayloft contained evidence of bats. The grade 2 listed building had evidence of bats (droppings) but is unaffected by the current application.

Since the Chalkhill survey was carried out, the farmhouse roof has been destroyed by fire. The farmhouse does not currently support a bat roost, nor is it likely that bats will return while the roof is so damaged. On this basis a licence will not be required to demolish the remainder of the building – the Habitats Regulations will not be breached.

Nevertheless, the farmhouse has been used by bats until recently and it is reasonable to expect mitigation for the loss of the roost. Drawing 11/1648/110B (Relph Ross Partnership) shows a bat roost incorporated into the top of the roof of the proposed replacement farmhouse. This appears to have a ceiling to apex height of 2m which is adequate for a brown long-eared roost. Further details will be required to demonstrate the design and access arrangements for the new roost. Although the damaged farmhouse currently has no potential for bats, its replacement should seek to replace the brown long-eared bat which has been lost. There will be no need for further surveys or a Natural England licence.

The application can be approved subject to the conditions as follows:

- *A permanent roost and access for brown long-eared bats will be proved for the duration of the development in the loft space of the replacement dwelling in accordance with Relph Ross Partnership drawing 11/1648/110B*

- *No works shall commence until details have been submitted to and approved by the council demonstrating how the loft space in drawing 11/1648/110B will be designed to accommodate bats, including details of access points and design of the roof void. The development will be completed in accordance with the approved details.*

9.6 Proposals related to Dairy Cottage

The proposals also include the subdivision of Dairy Cottage to form a pair of cottages. Whilst the creation of additional dwellings within isolated countryside locations are generally to be resisted. It is significant that the development as a whole would not result in a net increase in the total number of dwellings on the site. This is because the farmhouse was occupied as two dwellings and the proposal to replace it would be as one dwelling.

In terms of other matters, the external alterations and extensions to Dairy Cottage remain as per a previous scheme to renovate the property as a single dwelling (S/2011/1228), and the Environment Agency raise no objection in flood risk terms subject to a condition requiring the implementation of flood mitigation measures.

10. Conclusion

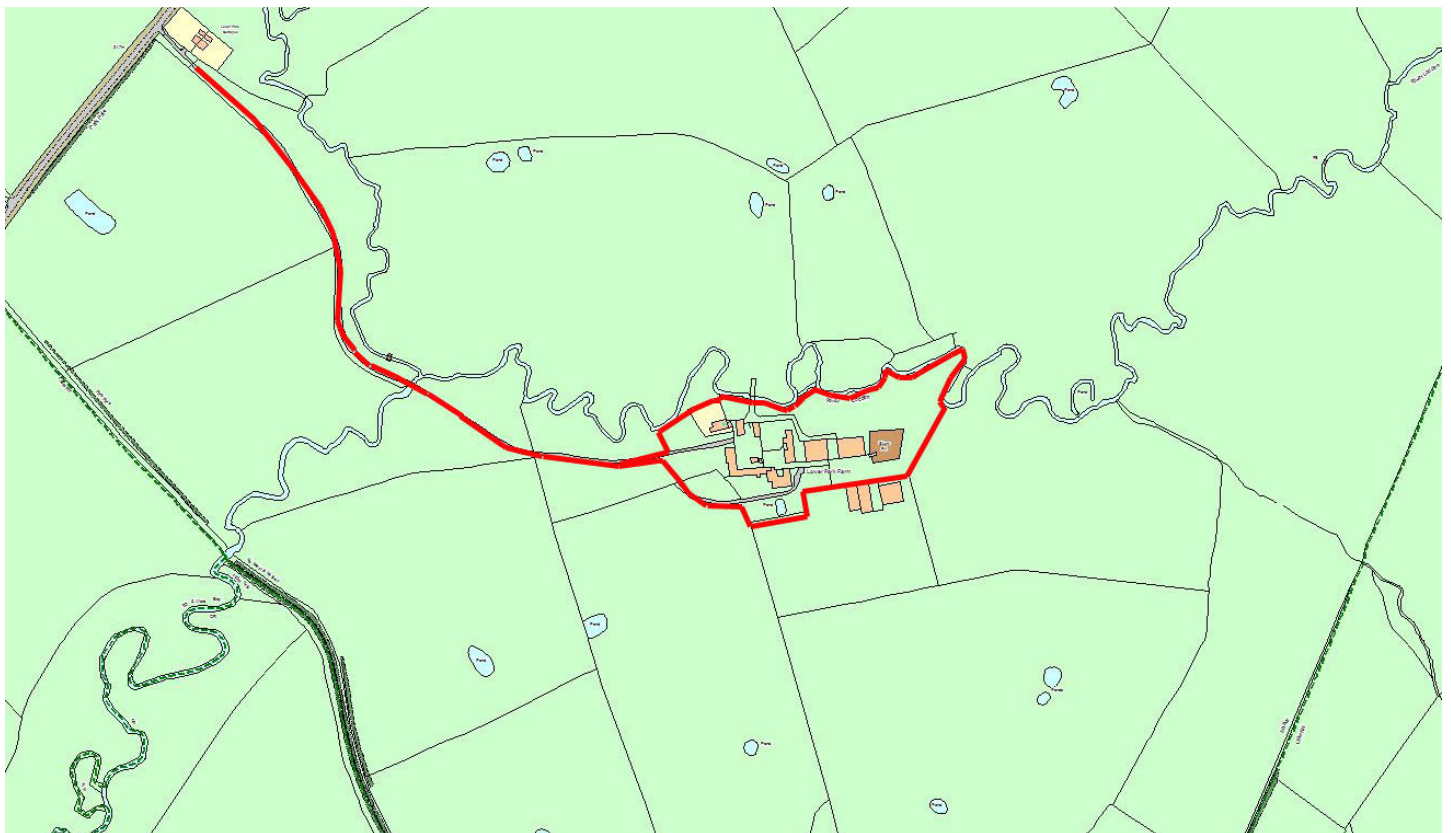
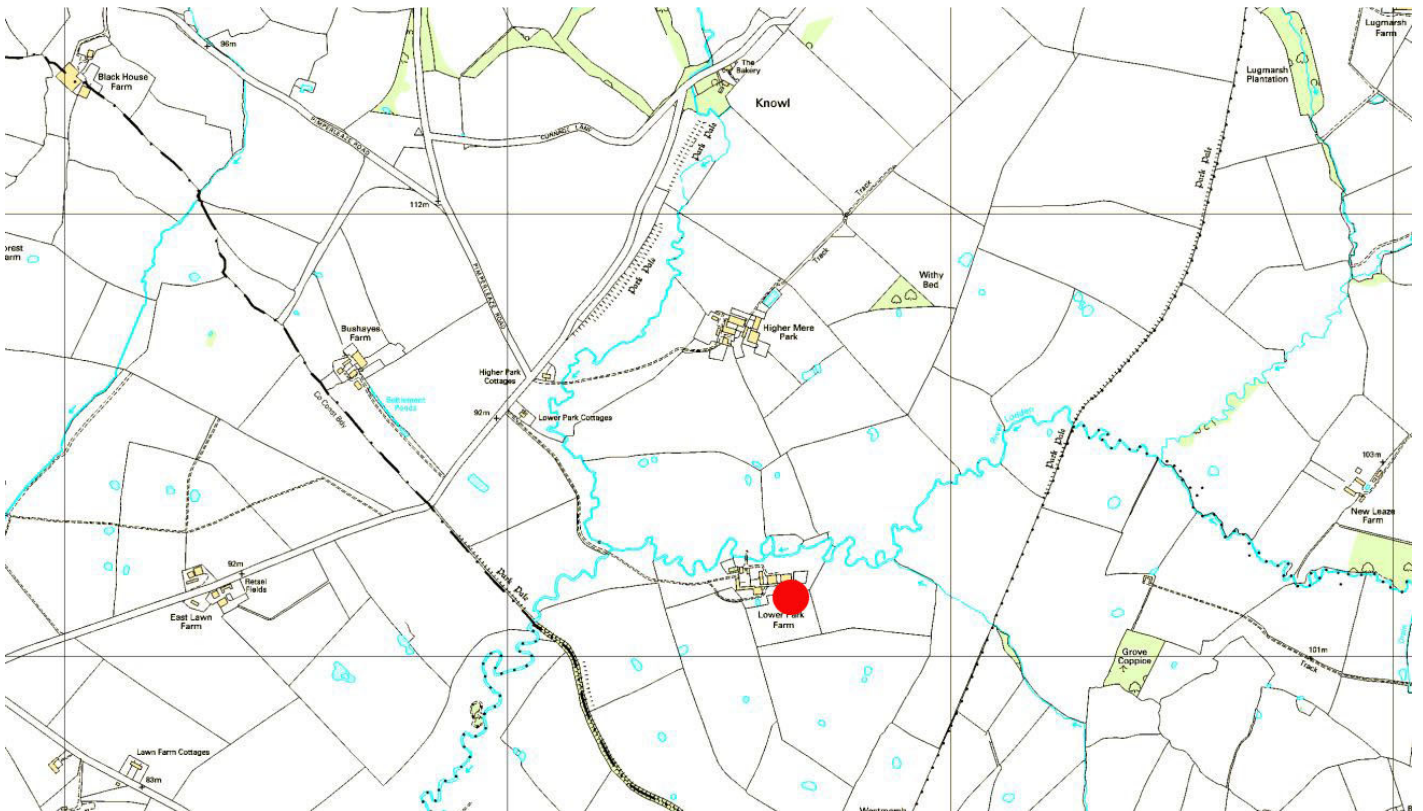
By virtue of its excessive scale, the proposed replacement dwelling would be contrary to development plan policy which seeks to limit the impact of new development within the countryside. Furthermore, it has not been satisfactorily demonstrated that the proposed design would be appropriate to its local context and promote or reinforce local distinctiveness, and therefore the proposal would be contrary to development plan policy which seeks to ensure that the design of new development is appropriate to its rural surroundings.

11. Recommendation

Planning Permission be REFUSED for the following reason:

By virtue of its excessive scale, the proposed replacement dwelling would be contrary to development plan policy which seeks to limit the impact of new development within the countryside. Furthermore, it has not been satisfactorily demonstrated that the proposed design would be appropriate to its local context and promote or reinforce local distinctiveness, and therefore the proposal would be contrary to development plan policy which seeks to ensure that the design of new development is appropriate to its rural surroundings. The proposal would therefore be contrary to policy H30 of the Salisbury District Local Plan and draft South Wiltshire Core Strategy, and the design advice contained within PPS1 and the Supplementary Planning Guidance *Creating Places*.

Lower Mere Park Farm, Mere Park, Mere. BA126AD



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Agenda Item 10

REPORT TO THE SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting	5th January 2011		
Application Number	S/2011/1639/FULL		
Site Address	Sarum Academy, Bemerton Heath, Salisbury SP2 9HS		
Proposal	Redevelopment of existing educational premises including demolition of several buildings, new build of 9,900 sqm. Redesign and configuration of external playing fields and landscape areas, 150 car parking spaces and 7 coach spaces		
Applicant	Wiltshire Council		
City/Town/Parish Council	Salisbury		
Electoral Division	Salisbury Bemerton	Unitary Member:	Cllr Ricky Rogers
Grid Ref	411604 131859		
Type of application	Full		
Case Officer	Adam Madge	01722 434380 Ext 54380 Adam.madge@wiltshire.gov.uk	

Reason for the application being considered by Committee

The proposal constitutes a significant application submitted by Wiltshire council which should be considered by way of Committee.

1. Purpose of Report

To consider the above application and to recommend that conditional planning permission be granted.

2. Main Issues

The main issues in respect of the proposed New Academy are considered to be:

- Highway and transport considerations
- Landscape impact and countryside protection
- Ecological impact
- Sustainable energy strategy and design
- Sports facilities and community use
- Local amenity issues
- Lighting

3. Site Description

The application site is located on the Northern outskirts of Salisbury on the edge of the Bemerton Heath residential housing estate. The site is situated on an elevated site above Salisbury and is surrounded by open land on its Northern and Western Boundaries consisting of agricultural land. The land slopes gently away to the South West whilst there is a slight rise in land to the North. The site is bounded on the Eastern side by a small privately owned lane called Pennings Lane below which are situated at a lower level of several metres rows of residential properties. There are views from the school site across the valley to Netherhampton and the valley below.

The existing Sarum Academy consists of buildings built predominantly at the same time as the surrounding Bemerton estate which was started shortly after the Second World War and continued in the 1950's as part of the homes fit for heroes' project. The school first opened in 1957 and was then known as St Thomas School for boys, in 1958 Westwood girls school opened. The school was then known as Westwood St Thomas school when the two schools merged in 1973 and in September 2006 Salisbury High school before opening as an academy on the 1st September 2010. The buildings on site are of a variety of sizes extending to three storeys in height and a tall central chimney built as an architectural feature on the original development. Playing fields are located to the south of the existing development.

4. Relevant Planning History

The existing Academy site has a long planning history dating back to 1957 when the first boy's school was built on the site. Various permissions have been granted by the previous Wiltshire County Council for development for the school on the land. Most recently a new reception block was built and completed in 2006. This occupies a position towards the front (east) of the site and is built in a semi circular shape. This building is to be retained as part of this development.

5. Proposal

The proposed project is predominately driven by the opportunity presented by a Department of Children and Family Services (DCFS) Building Schools for the Future – Academy Grant, of approximately £15.5 million. The Academies' programme includes all-ability, state-funded schools, established and managed by sponsors from a wide range of backgrounds, including high performing schools and colleges. Some, in this case, Bryanston School in Blandford, Dorset and Bath Spa University are established educational providers, bringing experience and knowledge which they are able to apply to their Academies in partnership with school managers. The Academies' programme seeks to break with cultures of low aspiration which afflict communities and their schools. On establishing an academy, the sponsor sets up an endowment fund, the proceeds of which are spent by the Academy Trust on measures to counteract the impact of deprivation on education in their local communities.

Wiltshire Council is seeking planning permission for a new Academy to replace the existing Academy buildings (currently there are 700 pupils on roll with capacity for 1125). The Academy would have the capacity to educate 1,150 pupils (900 pupils 11-16 and 250 pupils 16-19) and would have two specialisms of The Arts and Maths.

The present academy buildings are suffering in part due to their overall age and in part due to a lack of funding for repairs and the buildings urgently need replacement to provide a standard of education suitable for modern teaching and schooling.

The proposed Academy would be an 'extended School', with community access being a fundamental element of the scheme. The Academy would provide facilities that would enable extensive community use out of school hours, including access to the following

- Multi-use games area (MUGA), fenced and floodlit with tarmac surface, providing 4no. Netball / Tennis courts;
 - 1no. Basketball court (Netball warm-up area adjacent to courts);
 - 1no. Grass rugby pitch (90 x 50m inc run-off areas);
 - 2no. Grass football pitches (93.66 x 49.16m inc run-off areas);
 - 1no. Grass hockey pitch (101.4 x 63m) (future potential synthetic pitch);
 - 10no. Training grids (10 x 10m squares);
 - 2no. Rounders pitches;
 - 1no. cricket pitch with synthetic wicket;
 - Grass 400m running track (demarked seasonally);
 - 1no. Shotput zone;
 - 1no. Javelin zone;
 - 1no. Discuss zone
 - 1no. Trim trail
-
- Sports Hall – 622m² (5no. Badminton courts, 1no. Netball court, 1no. Basketball court, 1no. Short tennis, 1no. 5-a-side Football court and 1no. Volleyball court), including first floor viewing gallery and adjacent lunge/vending area;
 - Activity Hall – 224m² (1no. Badminton court)
 - Changing facilities – 2no. 30-person changing rooms with showers, divided into male and female with adjacent locker provision.
 - Fitness Suite – 105m²
-
- Main hall/theatre – capacity for 330 seated people;
 - Dining hall – 231.9m²;
 - Interactive theatre – inc. retractable seating for 60 people;
 - 1no. Drama studio – 90m²;
 - Sixth form centre offering conference facilities (incorporating meeting spaces and separate seminar rooms);
 - ICT rich teaching / training spaces;
 - Exhibition spaces;
 - Fashion studio;
 - Hair and Beauty studio;
 - Industrial process building (vocational training in construction and motor engineering)

The academy has agreed to make these facilities available outside of the Academy core hours through controlled lettings under the management of the Academy. Hours of use for the development are expected to be as follows:

Sports facilities:

- Monday – Saturday: 7am – 10pm (4pm to 10pm during term time)
- Sunday: 10am – 4pm

Other facilities:

- Monday – Saturday: 7am – 10pm (4pm -10pm during term time)
- Sunday: 10am – 4pm

The building as proposed would be two storey in height with some elements of the roofline protruding above this. (The existing building is a mixture of two and three storeys). The building would be primarily clad in a red brick (to be agreed with the local planning authority). There is a small amount of flint work shown to be applied primarily to the lower walls of the front elevation. The upper walls of the front elevation will be clad in metalwork which is shown in outline to be a light colour. The upper floors of the side and rear elevations are a mixture of metal cladding and different colour render walling. Other buildings such as the industrial process building are proposed as a mixture of brick and metal cladding. The roofs are to be a mixture of metal standing seam and flat roofs.

The new sports facilities at the academy are as outlined above and replace the existing sports facilities. The new facilities include both indoor and outdoor facilities which will be available to the public outside of the core hours of the academy.

The application site is accessed direct from Westwood Road through the existing Bemerton Housing estate. The proposal utilises this entrance for pedestrian, car, bus and cycle traffic. The drawings do show an alternative access for buses in the future to access the site if or when Fugglestone Red phase two is built.

Parking is proposed at 143 spaces (There are presently 46). This includes staff, pupil and visitor parking with additional spaces for coaches and delivery vehicles. The application also provides for 100 cycle parking spaces on site for pupils and staff.

6. Planning Policy

The following Development Plan policies are considered relevant to the determination of this planning application:

- Policies of the Wiltshire and Swindon Structure Plan (WSSP) 2016 (Adopted April 2006).
- C1 Nature Conservation,
- C3 Nature Conservation
- DP1 Priorities for sustainable development
- DP3 Development strategy
- RLT1 Recreation, Sport and leisure
- T5 Cycling and walking

Saved policies of the Salisbury District Council local plan

- G1 general policies for development
- G2 General criteria for development
- CN23 archaeology
- CN16 Trees
- C1 landscape
- C6 Salisbury and Wilton landscape setting
- R6 Dual use of education and sports facilities
- PS4 Education
- PS8 Renewable energy

Policies of the draft South Wiltshire core strategy

- G1 general policies for development

- G2 General criteria for development
- CN23 archaeology
- CN16 Trees
- C1 landscape
- C6 Salisbury and Wilton landscape setting
- R6 Dual use of education and sports facilities
- PS4 Education
- PS8 Renewable energy
- CP2 Strategic allocations
- CP6 Salisbury Housing needs
- CP10 Amesbury Housing needs
- CP19 Water efficiency and the river Avon SAC

National Land Use Policy

National Planning Policy comes in the form of Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs). PPGs and PPSs of relevance to the determination of this planning application are as follows:

- PPS 1: Delivering Sustainable Development, 2005
- PPS 7: Sustainable Development in Rural Areas, 2004
- PPS 9: Biodiversity and Geological Conservation, 2005
- PPG 13: Transport, 2001
- PPG 17: Planning for Open Space, Sport and Recreation, 2002
- PPS 22: Renewable Energy, 2004
- PPS 25: Development and Flood Risk, 2006

7. Consultations

Environmental Health

Details of External Lighting

No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Details of shields to prevent light pollution

No development shall commence on site until details of external cowls, louvers or other shields to be fitted to the floodlights to reduce light pollution have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be put in place before the floodlights are first brought into use and shall be maintained in accordance with the approved details

Contaminated Land

If, during development, any evidence of historic contamination or likely contamination is found, the developer shall cease work immediately and contact the Local Planning Authority to identify what additional site investigation may be necessary.

Air Quality

In light of the size of the proposed development and its proximity to the Salisbury City Air Quality Management Area we will need to see an Air Quality Assessment to consider the impact of the development upon the AQMA. An informative should be added to advise the applicant that we have standard documents available for developers to assist in completing this work if required. Please ask for either Rachel Kent or Peter Nobes.

Salisbury City Council

SCC support the scheme subject to inviting Wiltshire Council to seek a traffic impact assessment, providing this does not influence the timescale of the project, and conditions be put in place to restrict the hours of operation to Mon-Fri 8am to 6pm and Sat 8am to 1pm, and consideration is given to neighbours during construction.

Wiltshire Council Education

Support the application

Arboricultural Officer

No objection

Environment Agency

No objection subject to conditions regarding surface water management scheme, contamination, drainage, water efficiency and pollution.

Natural England

Confirmation received that a habitats regulations assessment is not required as the site lies 800m from the River Avon SAC

Sport England

No objection subject to conditions concerning the layout of the existing and proposed sports pitches and a community use agreement. Also provide comments on liasing with England Netball with regard to additional run off space on the netball pitches.

Spatial planning

No objection

Wiltshire police architectural liason officer

No comments received

County Archaeologist

Recommend that a programme of archaeological works, in the form of an archaeological watching brief, is carried out during construction in the central and southern part of the site. I also recommend that an archaeological evaluation is carried out in the field to the north, in advance of development, to ascertain the scope, nature and extent of any archaeological remains which may be present. It may then be necessary to recommend further mitigation for this area. Therefore recommend an archaeological condition.

Local Highway Authority

Following early discussions on this project and the full submission now under consideration, I am able to confirm that there are no highway objections to this significant new development of the school site.

It is noted that the overall floor space increases over the existing, but not significantly, and, more importantly, the proposed overall pupil numbers of 1125 will only slightly exceed the existing school capacity of 1100. Therefore, it is not felt appropriate that a transport statement or, more detailed, assessment is necessary as the school could increase in pupil numbers without the need to submit further planning submissions.

I am satisfied that the existing access arrangement can accommodate the new development which involves additional parking to a level of 150 spaces. This number of spaces is slightly below the Parking Strategy guidance for secondary schools, based on 150 FTE staff and 1125 pupils, but is considered acceptable. I would therefore expect all parking associated with the school to be contained within the site, although some parking control may need to be undertaken to encourage parents to park remotely. Therefore, the school travel plan should be updated in liaison with the Council's School Travel Plan Adviser. As the development is Council lead, the requirement for an updated travel plan should be identified as an informative only.

I welcome the addition of 100 cycle spaces, details of which should be provided.

I recommend that a condition be included to ensure that a construction traffic management plan is approved, to ensure the safety of pupils during construction and limit the impact of construction vehicles.

Landscape Officer

No objection

Council Ecologist

Confirms given distance from the River Avon SAC that there is no need for a Habitats regulations assessment. Otherwise to follow the recommendations in the ecology report.

Climate Change Officer

Supports the proposal

Economic development

No comment received

8. Publicity

The application has been advertised in the local press, by letter to neighbouring properties and by site notice. A neighbour notification exercise has been undertaken.

Letters of representation

1 Letter objecting to the loss of privacy to the rear of a residential property fronting 2nd letter stating that it is considered there is much support for the Academy; however concern is expressed about heavy site traffic entering the site during construction. There may also be conflict between pupil and staff traffic. The suggestion is made that traffic could use the Pennings Lane access at the side of the school from Imerys Quarry or go across open countryside from the Avenue.

Hope that the academy can go ahead but with suitable safeguards on traffic and noise that may affect local residents particularly during construction.

COGS – Support the objectives of the green travel plan but feel that the objectives need to be more wide ranging and ambitious with set targets. The targets should also take account of future developments such as Fugglestone Red phase two. Pleased with the increase in cycle stands from 2 -100. Would like to see a target adopted to get pupils trained to standards. Would welcome links with the Bemerton activity trail project to be included in the plan.

Salisbury Campaign for Better transport – The provision of a more detailed and far reaching travel plan should be a condition of any planning permission issued. The increase in car parking spaces to 150 from 102 seems excessive. Further opportunities for walking and cycling should be developed particularly where there are suitable routes such as along Pennings Lane.

9. Planning Considerations

9.1 Highway Considerations

Access to the site is gained from the main road through the Bemerton housing estate. A Transport Statement (TS) has not been submitted with the planning application because pupil numbers will be similar to that which currently exists and the highways department did not consider the submission of such a statement necessary. A revised School Travel Plan for the campus has also been submitted with the planning application.

There is only one access route to the site at present and the application envisages using this one access into the school for pupils and vehicular traffic. As stated above pupil numbers are not envisaged to rise above that which they currently are and therefore it is not considered that there will be an increase in traffic over that which currently exists. Car parking provision is slightly below Wiltshire Council's standards but does accord with Policy TR11 of the Saved policies of the Salisbury District Local Plan.

The council's highways officer has considered the application and in light of the non increase in pupil numbers and therefore the increase in vehicle movements being negligible has not requested a transport statement. Whilst there is a significant increase in parking space numbers this is largely to compensate for the lack of parking that there currently is at the site. Officers raise no objection to this level of car parking.

Salisbury City Council have expressed concern about the lack of a transport assessment and/or transport statement but in pre application discussions due to the marginal increase in pupil numbers and the lack of any other means of accessing the site it was not considered

necessary by highways officers to provide a transport assessment. The applicants have none the less provided an updated travel plan which sets out the ways in which the applicants will reduce vehicle borne traffic to the site.

Similarly third parties have asked for further enhancements to the green travel plan and the highways officer has asked that this be provided by way of an informative.

The Plan envisages the creation of 100 bicycle parking spaces in order to encourage more pupils to access the site by bike. In a recent survey carried out at the school. Many pupils expressed a preference to access the site by bicycle. The provision of a new cycle lane on Wilton road and the residential nature of the surrounding roads to the site means that cycling is an option which with increased cycle parking spaces can be encouraged.

The Highways officer has recommended a condition that enables the local planning authority in conjunction with the highway authority to approve a plan for pupils to access the site during construction. Clearly with one vehicular access, how pupils and construction traffic enter the site is going to be of significant importance. The condition will allow the local planning authority the opportunity to ensure safe access to the site.

9.2 Landscape Impact and Countryside Protection

The design and access statement includes a relevant chapter on landscape impact. Views of this proposal from the surrounding area will however be limited

The main close view of the development without actually going on the site is from Westwood Road. At present views of the existing Academy can be seen on the horizon. These views are limited and are of a utilitarian structure. The new buildings will be more prominent. However they are not considered as large as to dominate views of this area and are not considered to be distracting on the horizon being of only limited two storey height. Visual montages of the effect of the new building on views from Westwood road have been provided with the application.

Policy C7 of the saved policies of the Salisbury District local plan states that within the landscape setting of Salisbury and Wilton as defined on the proposals map new development will not be permitted during the lifetime of the plan to ensure there would be no detriment to the visual quality of the landscape and to enable allocated developments to be assimilated. The new school will effectively be within the boundaries of the existing built development but none the less it is important to consider the more wide ranging views of the site. As stated above views of the existing and proposed new buildings will be limited although there are long range views across the valley.

Photomontages have been provided of the view of the school from Netherhampton Road in Harnham. As would be expected from this viewpoint views are limited both before and after. Perhaps more relevantly are any long range views that can be obtained from the Race course where the buildings at present are relatively prominent as will the buildings in the future be. It is not considered however that views will be unduly affected by the new proposals neither would these vantage points be of such significance as to weigh heavily against any approval of this application.

The Landscape Plan for the site has drawn all the design strands together providing a variety of spaces on site for active and passive activity. Suds will be provided on site which will introduce wildflower meadows areas. Marginal plants will be provided Officers consider that the proposal complies with the aims of PPS1 and G2 (IV) of the Saved Policies of the SDLP.

9.3 Ecological Impact

A Phase 1 Habitat Survey of the application site was carried out in April 2010. This identified the site as being used at a low level by badgers to cross the site and made a recommendation that any fencing erected around the site continued to allow access for Badgers. This can be addressed by a condition requiring details of fencing to be submitted.

Because of the likelihood of birds nesting in the longer vegetation during the summer months it is recommended that no clearance of vegetation takes place between the months of September and March.

The majority of the site was not found to be suitable for reptiles however some of the surrounding area was thought to be suitable for some reptiles (particularly the quarry to the south). There are some local records of grass snake, common lizard and slow worm being found in the locality. It is recommended therefore that a full reptile survey is carried out on the site to fully establish their presence.

Officers consider that the application is in accordance with Policy C3 of the WSSP and Policy C13 of the Saved policies of the Salisbury District Local Plan and is consistent with the aims of PPS9.

9.4 Sustainable Energy Strategy and Design

Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. It should create an environment where everyone can access and benefit from the full range of opportunities. The Government has recognised the importance of schools, stating its desire for all schools to become models of sustainable development for their communities. In May 2006, the consultation document on Sustainable Schools stated that by 2020 the DCSF would like *'all schools to be models of energy efficiency and renewable energy, showcasing wind, solar and bio-fuels sources in their communities, and maximising their use of rainwater and waste water resources'*.

Planning Policy Statement 22 (Renewable Energy) emphasises that development of renewable energy, alongside improvements to energy efficiency, will make a vital contribution to cutting carbon dioxide emissions. This Policy stance is reinforced by Policy RE6 of RPG10. This national legislation provides a strong strategic policy framework which supports the development of renewable energy and low carbon development and even though there is no guidance within the current Local Plan, there is a strong presumption in favour of this type of development and the Feed in Tariffs (FITs) scheme is designed to incentivise the uptake of micro generation renewable energy.

A Chapter on sustainability has been included with the design and access statement. The report states that the buildings have been designed as a low-energy sustainable school with a predicted Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Very Good' with an aim to get as close to excellent as possible incorporating the following design elements:

- Solar collectors (in part) to support hot water demand
- Rainwater harvesting, to flush some of the WC's in the school
- Passive solar design by orientation of the building
- High insulated, air tight building using gas fired boilers.
- Cross ventilation of internal areas to minimise energy consumption
- Efficient artificial lighting with intelligent controls

- It is proposed that external lighting will be provided by wall mounted low energy luminaries to illuminate the building perimeter. External lighting will be time/switch/photo cell controlled.

Biodiversity is seen as a key target for the school. There are permeable parking spaces within the car parking areas to allow for natural draining and sustainable urban drainage schemes throughout the landscape

The Climate Change Officer has been consulted on the proposal and, is satisfied that the use of renewable energy technologies had been considered adequately within the project.

The scheme has given considerable thought to renewable energy and the way that the design can capitalise on existing resources. The achievement of BRE Green very good rating will ensure that the school is fit for the twenty first century.

Officers consider that the proposed design and energy saving mechanisms of the development are in accordance with Government guidance and regional and local policy.

9.5 Sports Facilities and Community Use

At present there are the following sports facilities available at the Academy

- 4 number Netball and tennis courts
- 2 number basketball courts
- 1 number rugby pitch
- 1 football pitch
- 1 hockey pitch
- 10 no training grids
- 2 disused squash courts
- Gymnasium
- 5 Badminton Court Sports Hall

It is intended as part of the proposals to substantively enhance the existing facilities at the site and to allow the facilities to be open to the public a lot more at the times that are noted at the top of the report. As a result the sports facilities will then be open at the times set out below.

Upon completion of the development, there will be the following provision –

- number netball/tennis courts
- number basketball court
- 1 number rugby pitch
- number football pitches
- 1 number hockey pitches
- 10 number training grids

- number rounder's pitches
- 1 no cricket pitch
- 1 no Athletics 400m running track
- 1 no shot put
- 1 no javelin
- 1 no Discus
- Trim trail
- Gymnasium
- 5 Badminton Court Sports Hall

In addition there is provision in place to provide most of these facilities in the interim period whilst the Academy is being developed.

Sport England welcomes the intention to provide a facility for the whole community and is keen to ensure that community use of the new refurbished sports facilities at the proposed Academy is maximised. The application includes a 'Community Access Statement' which outlines the intention for the new Academy to be at the heart of the community, and indicates that the sports facilities would be available for community use out of school hours. These features of the proposed development can be secured by a condition stating the requirement for a Community Use Scheme to be submitted prior to development commencing. This accords with Sport England Policy and would include details of hours of use, access and management responsibilities. Sport England also requests that details be submitted of the layout and specification of the proposed playing fields to ensure they are constructed to an acceptable specification. This can also be secured by condition.

Planning Policy Guidance Note 17: Planning for Open Spaces, Sport and Recreation (2002) states that one of its objectives is ensuring that everyone has access to high quality and well-maintained sports and recreational facilities. Officers consider that the proposed recreational provisions constitute improved facilities, further enhanced by the addition of floodlighting and substantial community use. The proposal is considered to be in accordance with Policy TR17 and consistent with the aims and objectives of Sport England and with Government guidance.

9.6 Amenity

The existing academy sides on to the residential area of Bemerton Heath. It is proposed to demolish the majority of the existing buildings and replace the bulk of the buildings further to the south. As the site sides on to residential housing it is important to consider the impact that the development will have on this housing.

The site is bounded by a single track lane owned by the Wilton estate known as Pennings Lane. This is generally used as a pedestrian lane although houses on Westwood road do have garages that back onto it. There is a significant drop in the region of 6 metres between the side of the new academy building and the rear of houses in Westwood Road. There is a distance of 20M between the boundary of the new academy buildings and the fence abutting penning Lane. There is a distance in excess of 40M between the backs of properties in Westwood Road and the new Academy although this varies in part because of the tapering nature of Westwood road in relation to the academy site

It is considered that the distance between the edge of the academy buildings and neighbouring properties in Westwood Road is sufficient to ensure that there will be no overlooking of neighbouring properties or overshadowing. The positioning of houses on Westwood road to the East of the academy helps in this respect. The height of the new

academy at primarily 8M (excluding plant and tanks etc) is also not considered to be excessive.

One neighbouring letter has been received raising concerns about the proximity and height of the academy to houses in Westwood Road. Whilst this is a consideration and the situation will change from that at present it is not considered that there will be a significant enough effect on properties in Westwood Road as to warrant refusal of planning permission. In view of this it is considered that the new building would meet Saved policy G2 of the adopted local plan that requires development to avoid unduly, disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers.

9.7 Lighting

A new Muga is marked out for tennis and netball pitches on the far side of the building it is proposed to floodlight this through the use of 8 -10 Metre high floodlighting. This is situated the furthest away from residential properties. And therefore there is unlikely to be a significant effect on neighbouring residents. None the less the environmental health department have asked for a condition regarding details of all the lighting including light spillage levels to be submitted.

On the other side of the development adjacent residential properties whilst there will be lighting, this will be smaller 5M high column mounted lighting which is unlikely to cause significant effects in terms of light spillage to neighbouring properties. Other lighting particularly towards the front of the site will be low light 10 lux lighting.

The proposal is located in a semi-rural area on the edge of the built up settlement of Salisbury. It is important therefore to consider the effect of any lighting on the surrounding area. The provision therefore of a light spillage diagram will enable the local authority to ensure that there is no significant light pollution into the open countryside.

10 Recommendation

That conditional permission be GRANTED for the following reasons:

The Council is of the opinion that the proposed development gives rise to no material harm, is in accordance with the Development Plan and that there are no material considerations that indicate that the decision should be made otherwise. The development is part of the Government's Building Schools for the Future – Academy Grant Programme and the development of new Academy buildings at Sarum Academy represents an opportunity to provide education, training and recreation to all members of the local community, with no significant adverse impact on the surrounding environment subject to the imposition of the following conditions.

- The decision to grant planning permission has been taken having regard to policies C1, C3, Dp1, DP3, RLT1 and T5 of the Wiltshire and Swindon Structure Plan 2016 (Adopted April 2006) and policies G1,G2,CN23,CN16,C1,C6,R6,PS4 and PS8 of the saved policies of the Salisbury district council local plan and policies G1,G2,CN23,CN16,C1,C6,R6,PS4,PS8,CP2,CP6,CP10,CP19 of the Draft South Wiltshire Core strategy.

Subject to the following conditions:

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

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

- 2 No development shall take place on site until samples of materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

- 3 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the amenity of surrounding properties and the wider landscape

- 4 No development shall commence on site until details of external cowls, louvers or other shields to be fitted to the floodlights to reduce light pollution, have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be put in place before the floodlights are first brought into use and shall be maintained in accordance with the approved details

Reason: In the interests of the amenity of the wider landscape

- 5 The measures detailed in the approved Phase 1 habitat Survey (Clark Webb Ecology Ltd document dated 12th April 2010 – 17th September 2010) shall be carried out in full and in accordance with timescale/programme.

Reason: In the interests of wildlife conservation.

- 6 Prior to commencement of development an air quality assessment shall be submitted to and agreed in writing with the local planning authority. Such recommendations as are made in the document shall be implemented prior to first occupation of the development.

Reason: In order to ensure continued monitoring of the Salisbury Air quality management area

- 7 No development shall commence until a drainage strategy to address pollution prevention (with particular attention paid to the car parking area) has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The details shall include specification of how the scheme will be maintained and managed after completion.

Reason: To protect controlled waters from pollution

- 8 All existing trees shall be retained, unless shown on the approved drawings as being removed. All trees on and immediately adjoining the site shall be protected from damage as a result of works on site, in accordance with the details submitted in the letter and

enclosures from Kier Group to Wiltshire Council dated 29 June 2009, for the duration of the works on site and until at least five years following contractual practical completion of the approved development. In the event that trees become damaged or otherwise defective during such period, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by no later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority.

Reason: To ensure the continuity of amenity afforded by existing trees.

9 No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

10 Development shall be halted and the Local Planning Authority informed should any unexpected grounds conditions, including made ground or potentially contaminated land, be discovered during the course of development. No further development shall be carried out until the applicant has submitted and obtained written approval from the Local Planning Authority for a remediation strategy detailing how the unsuspected contamination will be dealt with.

Reason: To prevent pollution of groundwater and to safeguard the amenity of the site.

11 A construction traffic management plan shall be submitted to and approved in writing by the local planning authority. Development shall then be carried out in accordance with the plan as approved.

Reason In order to ensure the safety of pupils accessing the site during construction works.

12 No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

Reason: In the interests of sustainable and prudent use of natural resources.

13 No development shall commence on site until a Construction Environmental Management Plan, incorporating pollution prevention measures, has been submitted to and approved in writing by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

Reason: To prevent pollution of the water environment.

14 Prior to the commencement of the development a Community Use Agreement for the indoor and outdoor sports facilities at the school shall be submitted to and approved in writing by the local planning authority. The agreement shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The agreement shall be implemented upon commencement of use of the development.

Reason: To secure well managed and safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Sport England/LDF Policy.

15 Prior to the commencement of development, a scheme setting out the proposed layout and specification of the existing and proposed playing fields on the site shall be submitted to and approved in writing by the local planning authority, in consultation with sport England. The layout and specification of the playing fields shall comply with Sport England Technical Design Guidance Note 'Natural Turf for Sport'. The scheme shall include a timetable for provision. The playing fields shall be provided in accordance with the approved scheme.

Reason: To ensure the replacement areas of playing field are fit for purpose, and to accord with Sport England/LDF Policy

Informative

A revised Green Travel Plan should be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

In light of the size of the proposed development and its proximity to the Salisbury City Air Quality Management Area we will need to see an Air Quality Assessment to consider the impact of the development upon the AQMA. An informative should be added to advise the applicant that we have standard documents available for developers to assist in completing this work if required. Please ask for either Rachel Kent or Peter Nobes.

Note to Applicant:

This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

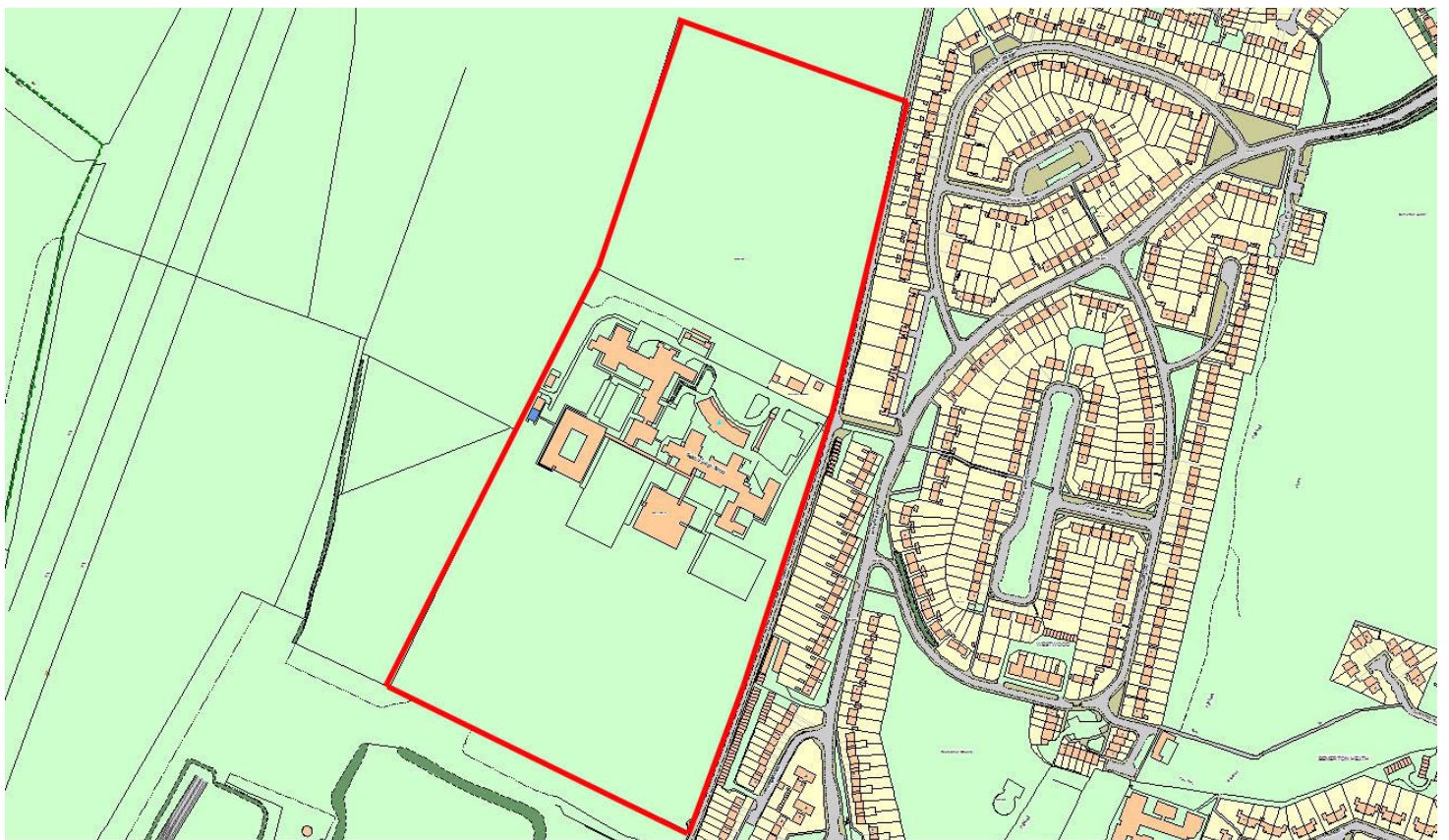
Plan References:

1178 P02 Buildings to be retained and demolished.
1178 P01 Sarum Academy location plan
1178 P003 Proposed Site Plan
1178 P006 Reception and learning resource plan.
1178 P007 6th Form Ground Floor Plan
1178 P008 Sports Hall as existing
1178 P09 Sports Hall as proposed
1178 P010 Ground Floor Plan
SKM001 Incoming Services
Arup P05 Proposed Drainage Strategy
IY 013-Rev A Tracking Diagram
SKBE01 External Lighting Strategy Issue A
1178 P027 Ground floor setting out
1178 P026 Proposed North/South Site section
1178 P016 Proposed Material Board

1178 P015 Proposed South and East elevation
1178 P014 Proposed North and West elevations
1178 P011 First Floor Plan
1178 P012 Roof plan
1178 P013 Proposed Building sections
IY 007 Rev B Sports Pitch provision 2013 -2014
IY 001- Rev C Colour landscape masterplan
IY006 Rev A Sports facilities during construction
IY 005-Rev B Detail area Entrance
IY 004-Rev A Detailed area-Petals
IY 003-Rev B Proposed Sports pitch and outdoor play provision
IY 002-Rev C Security Fencing Parking and Access
IY 010 Rev E General arrangement North
IY 009 Rev C Tree mitigation and planting strategy
IY 008 Rev C Future Proofing diagram
IY 012 Rev D Planting strategy
IY 011 Rev E General arrangement South
Arup P01 Refuse Vehicle tracking
Arup P02 Fire Tender tracking
Arup P04 Existing drainage
Arup P03 Coach tracking
Sarum Academy Design and access statement dated 17.10.2011
Charlie Noton Tree survey and constraints plan dated June 2010
Cotswold archaeology assessment dated May 2010
Wiltshire Council Asbestos register and survey dated 15/9/2010
Condition survey dated 1st September 2010
Environmental Noise Survey dated July 2010
Clarke Webb Ecology Limited Extended Phase 1 habitat survey dated 12th April 2010
PFA consulting flood risk assessment dated 16/9/2011
WYG Ground Conditions assessment Report June 2011
Sitesafe UXO Desk Study dated 28th July 2010

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Sarum Academy, Bemerton Heath, SP2 9HS



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Agenda Item 11

REPORT TO THE SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting	05 th January 2011		
Application Number	S/2011/1611		
Site Address	Stonehenge Campsite, Berwick St James, Salisbury. SP3 4TQ		
Proposal	Erection of 2 log pods for tourist accommodation on two approved caravan pitches and creation of a fire pit		
Applicant	Mr William Grant		
City/Town/Parish Council	Berwick St James		
Electoral Division	Till & Wylve Valley	Unitary Member	Cllr Ian West
Grid Ref	407390 140549		
Type of Application	Full		
Case Officer	Lucy Minting	01722 434377 Ext 54377 Lucy.minting@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor West has requested that the application be determined by Committee due to

- Visual impact upon the surrounding area
- General appearance
- Considerable amount of interest from local residents

1. Purpose of report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

2. Report summary

The main issues in the consideration of this application are as follows:

- Planning appeal
- Wooden pods - The effect on the character and appearance of the locality including its effect on the special landscape area within which the site is located and the nearby Winterbourne Stoke Conservation Area
- Archaeological considerations
- Additional firepit - The effect on the living conditions of occupants of nearby dwellings through potential noise and disturbance
- Other queries

The application has generated comments from 2 parish councils; and 15 letters of objection/observations/recommended conditions from the public.

3. Site Description

The site forms part of the Stonehenge Campsite on the outskirts of Berwick St James within the Special Landscape Area and is adjacent to the Winterbourne Stoke Conservation Area.

Planning permission was allowed at appeal for ‘Change of use of land to touring caravan and camping site, including retention of access, driveway, hardstandings, shower/wc block, chemical toilet disposal area, cess pit and electric hook-up points.’

The campsite is currently divided into three distinct parts comprising an upper paddock, closest to the Berwick Road, a middle paddock (both outside of the application site), and a levelled lower section (the subject of this application) closest to the river.

The lower section contains 5 hard surfaced standings, currently used as caravan pitches, as well as various associated facilities in connection with the campsite.

There is direct access from this lower part of the field onto a public footpath which leads into the village of Winterbourne Stoke, some 200 metres to the east. This lower section is the closest part of the site to the river, although the land is raised above the flood plain and separated from the river by a 50 metre strip of grass and woodland.

4. Relevant Planning History		
Application Number	Proposal	Decision
213	Re-building of shed & piggeries	AC 01.06.50
TP/59	Construction of new access to highway	AC 27.06.51
TP/226	Site chosen for the erection of house or bungalow	AC 12.10.55
S/2010/0007	Change of use of land to touring caravan and camping site, including retention of access, driveway, hardstandings, shower/wc block, chemical toilet disposal area, cess pit and electric hook up points	Refused 11.05.2010 Allowed at appeal 11.11.2011

5. Proposal

The planning consent allows 15 caravan pitches on the lower section of the campsite. This application is to change two of these approved pitches to permanent wooden pods for tourist accommodation.

The planning consent is subject to a condition restricting a maximum of 10 firepits on the upper and middle paddocks of the campsite. This application is also proposing an additional firepit in this part of the site.

6. Planning Policy

Adopted Salisbury District Local Plan **Page 48** saved policies, including the saved policies listed in

Appendix C, of the draft South Wiltshire Core Strategy:

G1 – General principles for development
G2 – General criteria for development
C2 – Development in the countryside
C6 – Special landscape area
CN11 – Views in and out of conservation areas
T9 – Touring caravans and tents
T7 – Tourist accommodation in the countryside

Wiltshire & Swindon Structure Plan:

DP14 – Development in open countryside
RLT10 – Tourist accommodation

Government Guidance:

PPS 7 – Sustainable development in rural areas
PPS4 – Planning for Sustainable Economic growth - PPS4 cancels objectives (i-iii) and paragraphs 1 (ii-iv), 2, 3, 4, 5, 6, 7, 16 (i-ii), 17, 18, 19, 30 (i-ii), 32, 34 (i-ii), 35, 36, 37, 38, 39, 40 of PPS7.

Good Practice Guide for Planning & Tourism.

7. Consultations

Environmental Health

No objections concerning this application.

With respect to your specific question regarding noise impact the change of distance between where the fire pits are currently permitted and where the proposed fire pit would be located is minor. By way of example, and assuming that the noise generated by people around one fire pit on the eastern edge of the existing approved area and one fire pit in the proposed location will be the same and assuming no significant difference in screening, the difference in noise at the nearest dwellings would only be between 2 and 3 dB. A change of this amount is generally accepted to be imperceptible to humans.

Strategic Landscape

No objections to the installation of log pods on pitches 11 and 12. Agree with the submitted documents that the visual impact of the pods will be less than a caravan.

In light of the inspectors appeal decision and imposed condition, the suggested location for firepit 11 is inappropriate and should not be permitted. Fire pits are only to be permitted in the Rally Field/Blue Land to protect the ambience and amenity of local residents.

Highways

No highway objections - it is considered that the proposed development will not detrimentally affect highway safety.

Archaeology

Given the very small footprint of impact proposed, does not consider it necessary to recommend an archaeological condition.

Berwick St James Parish Meeting

Support subject to conditions:

If the Council is minded to accept this application then the 2 log pods should have no plumbing, no furnishing and have a maximum period of occupation of say 28 days. The static pods must be place of a caravan and not in addition to one and must be for tourist use only. Appropriate precautions to be in place for the firepit.

Winterbourne Stoke Parish Council

Support subject to conditions:

1. The erection of the two pods is supported subject to the condition that they are for tourism uses only
2. The creation of an additional firepit is not supported. The Parish Council concurs fully with the comments made by the Strategic Landscape Consultee who reiterated condition 7 of the Inspector's report.

Wiltshire Fire & Rescue Service

Comments which can be added as an informative.

CPRE

Supports the pods as long as they are only for tourism, and holds with previous decisions against the firepit.

8. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

15 letters of letters of objection/observations/recommended conditions received

Summary of key relevant points raised:

- Pods maybe used as long term accommodation units and not for tourism purposes (applicant has stated contractors from Bulford have been living on the site)
- Pods will be permanent features within special landscape area with constant visual impact. The permitted use of the site is for temporary touring caravans/tents and it is unlikely for all pitches to be occupied or in use in the winter
- Appearance of pods is preferable and less obtrusive to caravans – suggestion that they should be resited to pitches 9 and 10 as more preferable to see from garden of Keepers Cottage than caravans
- Design is inappropriate to English countryside and in exposed/prominent location when normally found in wooded areas
- Pods are taller and wider than the average caravan and very distinctive – query height of bearers from ground level and colour of pods.
- Solid foundations will require archaeological investigations
- Query if pods will remain in original positions
- Concern over future applications for more pods
- Consider there is a lack of interest in site, and permanent pods will not encourage tourism although may be used as residential units.

- Firerisk - Firepit is very close to the public footpath, closer to adjoining thatched cottages (than the approved area for firepits) and log pods/caravans/car parking areas within campsite
- Noise and disturbance from users of firepit
- Lack of information on size and usage of firepit
- Conflicts with Caravan Site Licence (rental of pods/possibly for long term accommodation)
- Query differences between positions of pitches on approved, proposed plans and within design and access statement
- Query if car parking is proposed – AGENT has confirmed no formal car parking spaces are proposed in this application
- Query accessibility to site for delivery of pods
- Suggested conditions:
 - Query utility services to pods which should include no fixtures inside (furniture/cooker) outside (aerials, satellite dishes, flagpoles, telephone cables, electricity cables, water pipes, solar panels, gas canisters) and not be connected to water, drainage/or power supply to prevent permanent occupation
 - Occupation of the pods - shall only be used for recreational or tourism use
 - Rentals for people staying the pods shall be restricted to a maximum period – no greater than 28 days
 - Occupation of the pods should be limited to a specific time of year
 - Firepit should only be used when prevailing wind conditions ensure any smoke and flames will neither endanger or become a nuisance to the immediate neighbourhood
 - The pods are in lieu of caravan pitches – ensure overall total of 15

9. Planning Considerations

9.1 Planning Appeal decision

The Inspector's decision to S/2010/0007 is attached at appendix A. He considered that the main issues to consider were:

The effect on the character and appearance of the locality and effect on the Special Landscape Area (SLA) and nearby Conservation Area - The Inspector considered that there are only limited views of the site from nearby residential properties and that in the medium to long term these would reduce as existing and proposed landscaping matured and that with conditions to secure the landscaping and control the extent of the camping and caravanning; the 'harm to the character and appearance of the locality including the SLA would not be material.'

The effect on the living conditions of occupants of nearby dwellings - The Inspector considered that subject to conditions limiting the area for and numbers of tents and caravans together with limitations on firepits, amplified and non-amplified music and additional landscaping; the development 'would not be material harmful to the living conditions of occupants of nearby dwellings.'

Economic benefits - The inspector considered that the development 'accords with PPS4 (policy EC7) which urges Councils to support sustainable rural tourism and leisure development to help deliver the Government's tourism strategy.'

9.2 Wooden pods - The effect on the character and appearance of the locality including its effect on the special landscape area within which the site is located and the nearby Winterbourne Stoke Conservation Area

As this application is for permanent wooden pod structures which would remain on site at all times whether or not they are occupied, in lieu of two approved caravan pitches; saved policy T7 of the local plan (which is also listed as a saved policy in Appendix C, of the draft South Wiltshire Core Strategy) is relevant. This policy states that small scale proposals for permanent holiday accommodation will be granted permission where it can be demonstrated that there is no adverse effect on the quality of the landscape and the criteria set out in policy T9 are satisfied including that the use would not be detrimental to the amenities of residents in the area.

The site of the proposed log pods are in the south eastern corner of the site where there is a large earth bank to the south and west and existing topography limits views from the north and east.

The pods are wooden structures with metal sheet roofs, with a brown granular finish having the appearance of a shingle roof. The wooden pods are 2.83m wide, 4.77m long and 2.65m high with the roof form curved over the whole pod and internally have a single open space. The agent refers to the fall-back position that these plots could still be used by caravans should the application be refused and that the proposed pods given their height, size and materials would have a lesser impact than white caravans on the plots.

The maximum length of caravan that may be towed on British roads by a car (with a Gross Vehicle Weight not exceeding 3.500kg) is 7 metres and the maximum width for towing caravans on the road is 2.55 metres. Caravans over 7m (23') long MUST be twin axle and towed by a vehicle exceeding 3500kg.

It is not considered that this proposal to site two wooden pods for tourist accommodation on two of the caravan hardstandings will alter the favourable conclusions made by the Inspector to the original approval for change of use of the land to a camping and caravan site.

Third party suggestions include that the occupation of the pods should be limited to particular months. The site has planning permission for caravans on a year round basis and as such it is considered unreasonable to restrict the months of use. Conditions to limit the use of the pods as holiday accommodation are however considered necessary.

The appeal decision is conditioned that there shall be a maximum of 15 caravans on any day of the calendar year in this part of the site. This application is for two wooden pods in lieu of two caravan pitches and as such it is important that a condition is adding making it clear these pods are in lieu of two caravan pitches and not in addition.

Objections have been raised to the permanency of the proposed pods and that this will change the nature of the campsite from a temporary touring caravan and tents to more permanent structures and suggested conditions including that they should not be connected to water/drainage or power.

Given the fact that conventional touring caravans/motorhomes generally provide these facilities it is not considered reasonable to restrict connection on this basis.

9.3 Archaeological considerations

Following queries over the foundations and infrastructure requirements for the pod; it has been confirmed that the pods will sit on top of a hardstanding created by removing 6-8 inches of topsoil and adding 6 inches of recycled hard core from the site and 2 inches of

South Carney gravel or thinned road paintings (the same as pitches 1-5 on site), so that it is level with the existing ground level. The 1.5 Ton wooden PODS will then sit on top of the hard standings just like a Caravan, Motor home, car or Tent.

The pods would not be connected directly to a water supply or foul drainage cesspit but each pod contains an electric hook-up in a similar fashion to a caravan. They also possess their own oil filled heater and lamp. Water and shower/wc facilities are already provided on site by existing facilities.'

A written scheme of investigation for archaeological watching brief dated May 2010 submitted in relation to the previous application states:

'Some groundworks have been already been undertaken and a large area to the south, shown as plots 9-12, has been stripped of topsoil. No archaeological features or finds were present in this area during a site inspection in April 2010.'

In light of the findings of the written scheme of investigation and the relatively minor works proposed to create hardstandings no further archaeological work is recommended.

9.4 Additional firepit - The effect on the living conditions of occupants of nearby dwellings through potential noise and disturbance

The planning permission for the campsite is subject to the following condition:

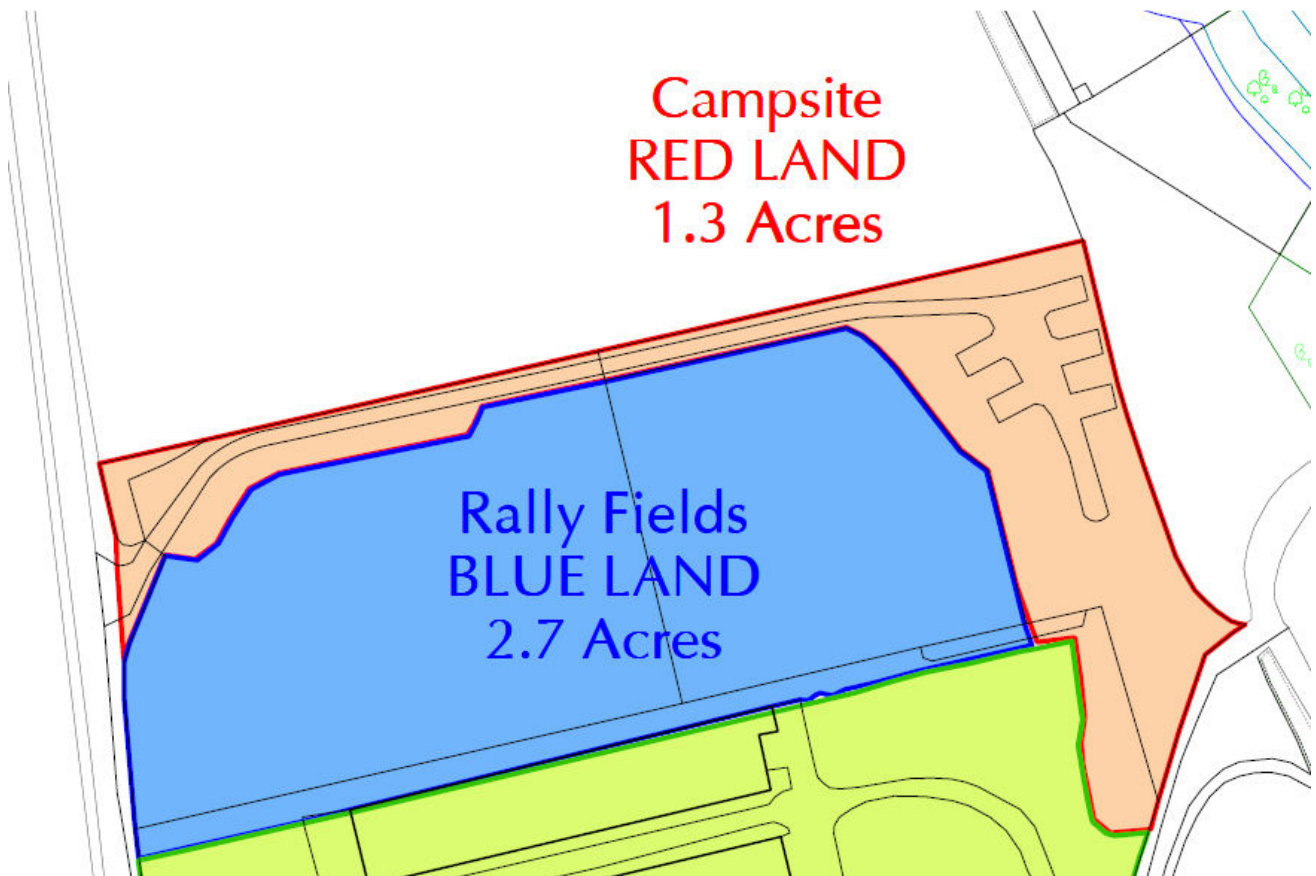
7. A maximum of 10 fire pits shall be permitted within the land notated as "Rally Fields/Blue Land" on drawing WGDP 01 within the site and no other fires (excluding domestic barbecues and domestic garden/maintenance fires) shall be lit within any part of the site.

Lots of campsites voluntarily control open fires as part of their site rules possibly to avoid damage to grass/fire risks. The firepits were controlled following concerns about potential impact to neighbours from noise/anti-social behaviour at unsociable hours. The Inspector's report refers to firepits in paragraph 63:

63. Conditions to restrict the location and number of fire pits and to prevent the playing of amplified music at any time in the appeal sites and to place a time limit of 2300 hours for the termination of the playing of unamplified music on any day will help to prevent noise and disturbance to nearby residents of the site at unsociable hours.

It was suggested at the appeal inquiry that there should be no fires at all on site apart from domestic barbeques (these would not usually pose the same problem due to their small scale and once the food is cooked people don't generally linger to keep the fire alive). The Inspector disagreed but ensured that the firepits were on the furthest part of the site from neighbours.

The permitted firepits are allowed anywhere in the rally fields/blue land, shown on the plan below:



The approximate distances to the nearest dwellings from this area where firepits are allowed have been roughly scaled, as has the location of the proposed firepit in the campsite/red land and the distances to the dwellings. In straight line terms the proposed firepit is approx 30m further from Till Cottage to the north, 30m closer to Willow Brook to the east and approximately the same distance to Keepers Cottage to the south.

The environmental health department were asked to specifically comment on the proposed fire pit and potential impact to neighbour amenity. They have advised that the change of distance between where the fire pits are currently permitted and where the proposed fire pit would be located is minor. They have advised that assuming that the noise generated by people around one fire pit on the eastern edge of the existing approved area and one fire pit in the proposed location will be the same and assuming no significant difference in screening, the difference in noise at the nearest dwellings would only be between 2 and 3 dB. A change of this amount is generally accepted to be an imperceptible to humans.

The agent has suggested that a condition could be added to restrict the hours of operation of the fire pit. Such a condition was not added to the previous consent and in light of the comments from the environmental health department to the application is not considered necessary.

It is not considered that the additional firepit in this location will have a potential significant impact upon neighbour amenity over and above the firepits that already allowed in the blue land.

9.5 Other queries raised:

Fire safety- concerns have been raised that the firepit will be a fire risk to thatched dwellings in the area. This is not a reason to refuse planning permission as this is not controlled through the planning system, although the council could evoke environmental legislation should such fires become a statutory nuisance. Wiltshire Fire & Rescue service has

advised that the pods will be subject to the Regulatory Reform (Fire Safety) Order 2005 and the campsite will need to have a fire risk assessment enforced by the Fire Service.

10. Conclusion

Subject to conditions, the development will not cause any significant demonstrable harm to interests of acknowledged importance, in this case, the impact on the character and appearance of the area or the living conditions of nearby properties.

11. Recommendation

Planning Permission be **GRANTED** for the following reason:

The development will not cause any significant demonstrable harm to interests of acknowledged importance, in this case, the impact on the character and appearance of the area or the living conditions of nearby properties. The development is in accordance with the relevant 'saved' policies of the Adopted Salisbury District Local Plan, including the saved policies listed in Appendix C, of the draft South Wiltshire Core Strategy, namely:

- G1 – General principles for development
- G2 – General criteria for development
- C2 – Development in the countryside
- C6 – Special landscape area
- CN11 – Views in and out of conservation areas
- T9 – Touring caravans and tents
- T7 – Tourist accommodation in the countryside

And 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) Notwithstanding the Town and Country Planning (Use Classes) Order 1987 as amended by the Use classes (Amendment) Order 2005 (or any Order revoking or re-enacting those Orders), the holiday accommodation units hereby permitted shall not be occupied by any one person for a period of more than 28 continuous days in every calendar year, unless otherwise approved, in writing, by the Local Planning Authority.
Reason: Permission has been granted on the basis of a holiday accommodation use, in the interests of the rural economy. The accommodation is inadequate for permanent residential use and permitting permanent residential accommodation in this open countryside location would be contrary to planning policy.

- Policy:
- G1 – General principles for development
 - G2 – General criteria for development
 - C2 – Development in the countryside
 - C6 – Special landscape area
 - CN11 – Views in and out of conservation areas
 - T9 – Touring caravans and tents
 - T7 – Tourist accommodation in the countryside

- (2) Notwithstanding the Town and Country Planning (Use Classes) Order 1987 as amended by the Use classes (Amendment) Order 2005 (or any Order revoking or re-enacting

those Orders), the holiday accommodation units hereby approved shall be used only for holiday accommodation only and for no other purpose.

Reason: Permission has been granted on the basis of a holiday accommodation use, in the interests of the rural economy. The accommodation is inadequate for permanent residential use and permitting permanent residential accommodation in this open countryside location would be contrary to planning policy.

Policy:G1 – General principles for development
G2 – General criteria for development
C2 – Development in the countryside
C6 – Special landscape area
CN11 – Views in and out of conservation areas
T9 – Touring caravans and tents
T7 – Tourist accommodation in the countryside

- (3) This permission approves the erection of two pods in lieu of 2 caravan pitches on the land outlined notated as Campsite/red land on plan reference PV409/WFG Pod Planning Application Plan, such that the land notated as Campsite/Red Land shall only be used to accommodate a maximum of 13 caravans in addition to the holiday accommodation units hereby approved on any day of the calendar year.

Reason: For the avoidance of doubt.

- (4) This development shall be in accordance with the following drawings:

Plan Reference: 1. Floor Plan
Plan Reference: 2. Roof Plan
Plan Reference: 3. Front View
Plan Reference: 4. Side View
Plan Reference: 5. Rear View
Plan Reference: 6. Cross Section
Plan Reference: 7. Long Section
Plan Reference: PV 409/WFG Pod Planning Application Plan
Plan Reference: Stonehenge Campsite Land Use Plan 18 April 2011
Reason: For the avoidance of doubt and in the interests of proper planning

INFORMATIVE: Wiltshire Fire & Rescue

The applicant should be made aware of the letter received from Wiltshire Fire & Rescue Service regarding advice on fire safety measures. This letter can be found on the application file which can be viewed on the council's website against the relevant application record.

Appeal Decisions

Inquiry held on 17-18 May 2011

Site visit made on 19 May 2011

by **K Nield BSc(Econ) DipTP CDipAF MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 11 July 2011

Appeal A Ref: APP/Y3940/C/10/2139334

Land at Stonehenge Campsite/Summerfield House, Berwick Road, Berwick St. James, Wiltshire, SP3 4TQ

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
- The appeal is made by Mr W F Grant against an enforcement notice issued by Wiltshire Council.
- The Council's reference is S/2010/1661
- The notice was issued on 24 September 2010.
- The breach of planning control as alleged in the notice is without planning permission, the use of the land for temporary events (in particular the use as a temporary camping site for the stationing and human habitation of tents) in excess of that permitted by Part 4, Class B of the Town and Country Planning (General Permitted Development) Order 1995.
- The requirements of the notice are:
 - (a) Remove any tents stationed on the Land in excess of that permitted by Part 4, Class B of the Town and Country Planning (General Permitted Development) Order 1995; and
 - (b) Cease permanently the use of the Land for temporary events, in particular the use as a temporary camping site for the stationing and human habitation of tents, in excess of that permitted by Part 4, Class B of the Town and Country Planning (General Permitted Development) Order 1995.
- The period for compliance with the requirements is one month from the date the notice takes effect in respect of both (a) and (b) above.
- The appeal is proceeding on the grounds set out in section 174(2)(a) and (e) of the Town and Country Planning Act 1990 as amended.

Summary of Decision: The enforcement notice is quashed and planning permission is granted as set out in the Formal Decision below.

Appeal B Ref: APP/Y3940/C/10/2142020

Land at Stonehenge Campsite/Summerfield House, Berwick Road, Berwick St. James, Wiltshire, SP3 4TQ

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
- The appeal is made by Mr W F Grant against an enforcement notice issued by Wiltshire Council.
- The Council's reference is S/2011/0001.
- The notice was issued on 15 November 2010.
- The breach of planning control as alleged in the notice is: without planning permission, the carrying out of engineering and other operations on the land, including materially altering the landform by excavating and re-profiling the ground to form levelled areas; formation of hardstandings; formation of earth bunds and associated fencing; installation of a cesspool/waste disposal point and enclosing fencing, installing electrical

hook-ups and lighting; materially altering the position of and widening an access onto a classified road and resurfacing and improvements to an existing track; partial construction of a new track, formation of a pathway and erection of a toilet block and washing up building.

- The requirements of the notice are:
 - (a) Permanently demolish all the hardstandings, remove the new vehicular access and track surfacing materials, pathway surfacing materials, cesspool/waste disposal point and associated fencing, lighting and electrical hook-up points from the Land;
 - (b) Return the excavated and re-profiled parts of the Land to its former landform, levels and profiles prior to development took place, i.e. to match that of the land immediately adjacent;
 - (c) Permanently demolish the toilet/shower block and washing up building and reinstate the land to its condition before development took place, i.e. to match the levels and profile of the land immediately adjacent;
 - (d) Reduce the height of the earth bunds and associated fencing so that where adjacent to Berwick Road as shown between the approximate points X-X on the plan attached to the Notice, the height of the bunds or the fences or their combined height does not exceed one metre;
 - (e) Permanently remove the partly constructed track formed between the approximate points Y-Y as shown on the plan attached to the Notice and reinstate the Land to its condition to match the levels and profiles that of the land immediately adjacent;
 - (f) Permanently remove all demolition materials arising from steps (a)-(e) from the Land;
 - (g) Re-seed all the reinstated areas with grass.
- The period for compliance with the requirements is 3 months in respect of items (a) – (f) listed above and 3 months or by the end of the next planting season following the date the notice takes effect, whichever date is the later of the two in the case of item (g) listed above. The planting season is stated by the Council to run from 1 November to 31 March the following year.
- The appeal is proceeding on the grounds set out in section 174(2)(a), (c), (e), (f) and (g) of the Town and Country Planning Act 1990 as amended.

Summary of Decision: The enforcement notice is quashed and planning permission is granted as set out in the Formal Decision below.

Appeal C Ref: APP/Y3940/A/10/2136994
Stonehenge Campsite, Berwick Road, Berwick St. James, Salisbury, SP3 4TQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by W F and S R Grant against the decision of Wiltshire Council.
- The application Ref S/2010/7/FULL, dated 24 December 2009, was refused by notice dated 11 May 2010.
- The development proposed is described as the retention of access, driveway, hardstandings and change of use of land to touring caravan site.

Summary of Decision: The appeal is allowed and planning permission is granted as set out in the Formal Decision below.

Application for costs

1. At the Inquiry an application for full costs in respect of Appeal B was made by Mr W F Grant against Wiltshire Council and in respect of Appeal C by W F and S R Grant against Wiltshire Council. The application is the subject of a separate Decision.

Procedural matters

2. At the opening of the Inquiry the appellants withdrew the appeals under ground (e) in respect of both Appeal A and Appeal B. No evidence was called in respect of those appeals by either party.
3. In respect of Appeal C the Council had amended the description to "*Change of use of land to touring caravan and camping site, including retention of access, driveway, hardstandings, shower/wc block, chemical toilet disposal area, cess pit and electric hook-up points*". As the appellants have applied this revised description in the appeal documentation and I consider it describes the extent of the development more fully I intend to determine the s78 appeal on that basis.
4. The oral evidence at the Inquiry was taken on oath.

The enforcement notices

5. There are some minor errors in the notice in respect of Appeal B. Within the requirements of the notice under sections (b) and (e) words appear to be omitted which reduce the clarity of the requirements. I can make corrections to the notice without injustice to the parties.

Preliminary matters

6. The parties submitted an agreed Statement of Common Ground (SCG) at the opening of the Inquiry. The SCG agreed relevant planning policy guidance applicable to the development and other matters including some agreed conditions.
7. The SCG also contained Plan WGDG 01 prepared to assist the description and assessment of the parts of the site as a whole. This termed the area to the north of the site comprising the access, track and main caravan site with laid out pitches as "Campsite" (or Red Land) on the Plan. A field area broadly to the south of the access and west of the Red Land is termed "Rally Fields" (or Blue Land) and a further area to the south of the Rally Fields is termed "Parkland and Summerfield" (or Green Land).
8. These descriptive terms are used, with some variation, throughout the evidence by both parties and have relevance to some of the matters agreed by the parties and suggested conditions. As this subdivision of the site assists with the description of the scheme I will apply those terms.
9. The plans attached to the two enforcement notices include all the above listed areas. However, the application site boundary for Appeal C includes all the Campsite area but only (the eastern) part of the Rally Fields.
10. There is a single appellant in respect of both Appeal A and Appeal B but two appellants in respect of Appeal C. For clarity in the overall decisions I shall use the term "appellants" throughout.

The appeal under ground (c) (Appeal B)

11. The appeal under ground (c) is that the matters described in the notice (if they occurred) do not constitute a breach of planning control. I noted at my visit, and it was not in dispute at the Inquiry, that the operational development comprising the alleged breach had occurred.

12. The appellants accept that several items of the alleged breach require planning permission. Broadly these comprise the toilet/shower block and washing up building, cesspool/waste disposal point and associated fencing, lighting and electrical hook-up points. The appellants have not raised matters under this ground in connection with these items of operational development itemised in the Appeal B notice where there is a breach of planning control.
13. The appellants' case under this ground is in respect of two matters identified in the alleged breach. Firstly, earth bunds with a mesh fence either side of the access, slightly inset from the site frontage with Berwick Road (B3083) and secondly in respect of an access track leading from Berwick Road into the site and providing vehicular and pedestrian access mainly to caravan pitches in the eastern part of the site.
14. The earth bunds are grassed with some additional landscaping. A green coloured flexible mesh fence has been positioned mainly along the forward face of the bunds which in some places exceeds the height of the bunds (but in other places does not). The combined effect of the bunds and fence is to form a means of enclosure to The Rally Fields and it also provides a partial visual screen into the site from the public domain along the highway. The bunds are inset from the highway by varying but fairly short distances. In the following assessment I shall describe the combined height of the bunds and where higher the fence as together comprising "the bunds".
15. There is some disagreement between the principal parties regarding the total height of the bunds. The Council has provided measurements from ground level at the edge of the highway indicating that the height varies from 1.1 metres (m) to 1.65m. The appellants have taken measurements from the mid-point of the highway where the camber is highest and indicate that the height of the bunds above that point vary from less than 1m to 1.32m. Without doubting their accuracy, I find the basis of the appellants' measurements from the camber to be rather contrived and I am more persuaded by the Council's measurements in providing a total height of the bunds.
16. The appellants contend that the bunds are permitted development under Part 2 Class A of Schedule 2 to the General Permitted Development Order 1995 (as amended) (GPDO). That permits "*The erection, construction, maintenance, improvement or alteration of a gate, fence, wall, or other means of enclosure*" subject to compliance with a number of specified criteria.
17. However, criterion (a) of Class A does not permit such development adjacent to a highway used by vehicular traffic where the height of any gate, fence, wall or means of enclosure exceeds 1m above ground level.
18. In this case although the bunds are inset slightly from Berwick Road they clearly perform a function of separating the appeal site from that highway. In the context of this site they act as a boundary to the highway. Notwithstanding their inset from the highway I consider that it is positioned adjacent to them. As they exceed 1m in height they are not permitted development under Part 2 Class A.
19. With regard to the access there is no dispute that until (at least) 2008¹ there was a simple grass farm track leading from Berwick Road. Additional photographs show that reasonably extensive engineering operations to remove

¹ Photographs in Appendices 3 and 11 of evidence of Stephen Hawkins

the surface and create a base and apply scalplings were undertaken. These works also appear to have widened the track (from its appearance in earlier photographs) and altered the position of its junction with Berwick Road.

20. Taken together those are engineering operations which cumulatively are significant in scale and exceed works that could reasonably be regarded as incidental to the provision of a means of access. As a matter of fact and degree, I find the proposed works beyond that which is permitted by Part 2 Class B, neither are they permitted by any other Class of the GPDO. The proposed works, in my opinion, are such that they fall within the meaning of "development" under s55 of the Act for which an express grant of planning permission is required.
21. In a ground (c) appeal the burden of proof lies with the appellants and since this has not been discharged in respect of the matters in dispute the appeal under ground (c) fails.

The appeals under ground (a) (Appeal A and Appeal B) and the s78 appeal (Appeal C)

Background

22. It is not in dispute that the areas termed "Campsite" and "Rally Fields", all formerly comprising agricultural land, have been used for camping and caravanning activities to varying degrees for some 2-3 years². The Campsite area initially contained 5 hard surfaced standings used with various facilities/buildings provided in connection with that use. This area previously contained a number of modest agricultural buildings now mostly demolished. Until December 2010 this area had certification firstly from the Caravan & Camping Club and then the Caravan Club to use that part of the site as a Certified Location.
23. The Rally Fields comprise two paddocks. The upper paddock (nearest Berwick Road) has been used for temporary touring and camping "events" under permitted development rights provided under Part 4 Class B of Schedule 2 and Part 27 of Schedule 2 to the GPDO. Use of the lower paddock for camping and caravanning took place when there was high demand such as around the summer solstice.

Main issues

24. There is no dispute between the parties that planning policies at both national and local level, whilst seeking (in general terms and subject to various criteria) the protection of the countryside from inappropriate development, support tourist related development in the countryside including the development of caravan and camp sites.
25. Saved policy T9 of the adopted Salisbury Local Plan (LP) is in line with the general thrust of SP³ policy RLT10 and policy EC7 in PPS4⁴. It is a permissive policy allowing the provision of new touring caravan/camping sites adjacent to the main holiday routes subject to a number of criteria. Amongst other matters the criteria require the site to be well screened from vantage points, highways and residential development and that trees and other landscaping are

² Evidence of Anthony Allen

³ Wiltshire and Swindon Structure Plan (SP)

⁴ Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4)

planted within and around the site. In addition the policy requires that the use should not be detrimental to the amenities of residents of the area. The site of the appeals lies in close proximity to the A303 and the parties agree that it is a main holiday route as required by policy T9.

26. In the light of the above I consider that the main issues in these appeals are:

- (i) the effect on the character and appearance of the locality including its effect on the Special Landscape Area (SLA) within which the site is located and the nearby Winterbourne Stoke Conservation Area (CA),
- (ii) the effect on the living conditions of occupants of nearby dwellings through potential noise and disturbance, and
- (iii) whether other considerations including economic benefits outweigh any harm that is identified.

Reasons

Character and appearance

27. The appeal site adjoins the south-western extent of the CA which in that area comprises a meadow and other open land near the river. The parties agree that the proposed development preserves the elements of the setting and character of the CA that make a positive contribution to that heritage asset. I see no reason to differ. Consequently, there is no conflict with national policy HE 10 in PPS5⁵.
28. The wider area around the appeal site falls within both the Salisbury Plain West High Chalk Plain and the Wylde Chalk River Valley landscape character areas described in the Wiltshire Landscape Character Assessment. The appeal site is situated on the valley floor of the River Till.
29. A recent Landscape Character Assessment was undertaken for Salisbury District⁶. That indicates that the appeal site lies within Character Area A1: Till Narrow Chalk River Valley which is situated towards the north-east of Salisbury and running through adjacent areas of chalk downland (Area D). Within that area the overall condition of the landscape is good with moderate to high landscape character sensitivity and moderate visual sensitivity. I acknowledge that within the general description of the landscape character of the area there are pockets exhibiting some variation to the general landscape characteristics. I have noted the evidence of interested parties in this regard who pointed out some local variations in the area near the appeal site.
30. The appeal scheme contained proposals for enhancing the planting both at the site boundaries and within the site. The Council confirmed that this contained an appropriate mix and size of species for this location. The Council also confirmed that assumed growth rates to maturity for the suggested species were acceptable.
31. A detailed assessment of the visual effect of the cumulative effect of the appeal schemes from various viewpoints within the Till Valley and on the surrounding downland was undertaken by the appellants' landscape consultant. The Council's assessment was of a more limited nature. In addition, I was able to

⁵ Planning Policy Statement 5: Planning for the Historic Environment (PPS5)

⁶ Salisbury Landscape Character Assessment: Chris Blandford Associates (February 2009)

- look at the site from various viewpoints at my site visit and reach my own conclusions on the visual effect of the schemes on the landscape.
32. In the main the appellants' photographic evidence, assessment, and its conclusions were not disputed by the Council. It was accepted by the Council that the visual envelope of the Campsite and Rally Fields areas is very limited with only a few areas of land in the public domain from which clear views of the site can be gained.
33. In the short to medium term persons using a public right of way alongside the River Till to the east of the site would be able to see (the upper parts of) caravans stationed in the nearest pitches alongside the eastern edge of the Campsite area although a steep embankment serves to restrict views into the site from the path. In the longer term planting within and outside the site would provide screening for much of the year.
34. Views into the proposed development in the Rally Fields would be gained from a section of the public right of way to the south-east of Summerfield House, and from a section of bridleway to the west of the B3083. In the medium term it would be possible to see substantial numbers of tents in the Rally Fields from the bridleway but views into that area would reduce towards the longer term due to growth in the landscaping that has taken place or is further proposed.
35. I agree with the Council that glimpses of tents in the Rally Fields would be gained from the hillside position of a byway to the east (Viewpoint 22). However, that would be at a distance of approximately 1.5 km from the site. At the time of my (spring) visit those views were restricted by vegetation and, as the photographic evidence indicates, they would not be prominent even in the winter time when there would be less leaf growth.
36. Views into the site from the B3083 are currently limited to a section of about 300m leading south from the A303. The site entrance, part of the access track and earth bunds with fencing would be clearly visible from the road. I am satisfied that planting of the earth bunds along the site frontage, some of which has taken place, would provide reasonable short term visual screening which would be enhanced over the medium term by additional planting such that only the top parts of tents in the upper paddock area of the Rally Fields would be visible. Over the longer term those views into the site would diminish further.
37. The parties agree that the fence along the bunds is prominent in some views and I do not differ in that respect. I consider that its removal, secured by a planning condition if all other matters are acceptable, would be in the interest of the visual amenity of the area.
38. Planting alongside the northern boundary would also provide substantial screening of the site from the B3083. The Council expressed doubts at the Inquiry that there was sufficient space between the access track and the site boundary to allow for sufficient plant growth. Although I saw on my visit that the width of the planting strip varied I consider that there is adequate space to allow planting which would provide a screen over a period of between 5 – 10 years. Planting has taken place alongside the boundary outside the appellants' land but no scheme is before me that would allow for the management of that area which reduces the weight I have attached to it in contributing to a screen.

39. The A303 is in an elevated position to the north-west of the appeal site where there is an exposed section following the removal of trees and vegetation by the Highways Agency and which allows views towards the site from passing vehicles. However, traffic on that road is reasonably heavy and moving at considerable speed so such views as there are from that position are likely to be fleeting in the short term but would reduce with screening from the existing and proposed landscaping .
40. There are a number of residential properties within the visual envelope of both the caravan site and the Rally Fields. In the short term views of the Rally Fields from Scotland Lodge, which is at a slightly elevated position above the A303 can be gained. These views would significantly reduce in the medium term as the landscaping matures. Views from the other dwellings are limited. However, I noted that parts of the site can be seen presently from Over the Hill to the south and parts of the gardens of Till Cottage and Keepers Cottage.
41. In all these cases the limited views that exist at present would reduce in the medium to long term as the existing and proposed landscaping at the edges of the site matures. Control of the extent of the camping and caravanning to minimise the visual impact and to ensure adequate landscaping can be secured through planning conditions, if all other matters are acceptable. Consequently, both the use of the site for camping and caravanning together with the related operational development would be well screened in the medium to long term (5-9 years).
42. Overall, I found the appellants' assessment of visual impact persuasive in indicating that there would be very limited visual impact of the appeal schemes on both the local and wider areas of the landscape. It is, in any event, based on a worst-case scenario of all the proposed caravan pitches being occupied and tents present in both paddocks of the Rally Fields. However, I agree with the appellants that the situation for most of the period being considered would be less than that further reducing the likely visual impact.
43. I note the Council's concern that the assessment does not fully consider the visual effect of vehicles at the site entrance (either entering or leaving) or on the access track. I accept that vehicles and caravans in those positions could be visible particularly from some of the elevated viewpoints. Such activity is likely in most cases to be of a transient nature and even at the busiest times is not likely to be harmful to the landscape character for anything other than a short time. Consequently, I have not attached significant weight to that concern.
44. Taking all the above factors into account I consider that there would be limited conflict with SP policy RLT10 and LP policy T9. I do not consider that the harm to the character and appearance of the locality including the SLA from the appeal proposals would be material and it would not of itself lead me to dismiss the appeals.

Living conditions

45. The Council has raised objections in this regard only in respect of the enforcement notice issued in respect of the alleged change of use (Appeal A) and not the scheme comprising the s78 appeal (Appeal C). Notwithstanding that, compelling evidence was given at the Inquiry by a number of the interested parties who live near the site (and others) to indicate that at various times the use of parts of the site for camping and caravanning had led to noise

and disturbance to their living conditions at unsocial hours. The evidence provided indicated that this was primarily from music (both amplified and non-amplified) played late at night particularly from those parts of the Rally Fields and Summerfield House closest to the dwellings. Some of the interested parties indicated that the music and other noises could be heard over a wide area.

46. I have no doubt that much of the problem in this regard stemmed from the fairly uncontrolled use of the site at that time. Suggested planning conditions discussed at the Inquiry to limit the area for camping and caravanning (and the numbers of caravans and tents) together with limitations on amplified and non-amplified music and greater visual screening would, in my opinion, go a very considerable way to resolving the concerns that were aired. Such conditions can be attached to a planning permission, if all other matters are acceptable.
47. Subject to the imposition of planning conditions as discussed above attached to any permissions granted in respect of these appeals I conclude on this issue that the development proposed in Appeal A and Appeal C would not be materially harmful to the living conditions of occupants of nearby dwellings and would accord with the overall aims of LP policy T9(iv).

Economic benefits

48. The parties agree that the use of the site for tourist related purposes would lead to economic benefits both to the immediate and wider areas. The scheme would provide one FTE⁷ job and there was agreement that there would be some visitor spend, albeit unquantified, in the area.
49. The proposed development, taken as a whole, accords with national planning policy in PPS4 (policy EC7) which urges Councils to support sustainable rural tourism and leisure developments to help deliver the Government's tourism strategy. It is also supported by the Government's commitment to promote sustainable growth and jobs⁸.

Fallback position

50. The appellants have permitted development rights which enable them to make use of the site for camping⁹ and caravanning. For the days that such activity would be covered by these rights the numbers of tents and caravans at the site would be fairly uncontrolled and could be significantly greater than those suggested in the schemes now before me with the suggested conditions. There is a reasonable likelihood that some of the problems brought to my attention by uncontrolled camping and caravanning in the past would re-occur under this fall back position. Consequently I can attach considerable weight to it in my overall balance of considerations.

Other matters

51. A number of other matters are brought to my attention by the interested parties. There is concern that the appeal schemes would have a harmful effect on nature conservation interests in particular the nearby SSSI¹⁰ along the River Till. However, no substantive evidence was produced to support that contention and I cannot attach significant weight to it.

⁷ Full time equivalent (FTE)

⁸ Ministerial Statement dated 23 March 2011 by Greg Clark, Minister of State for Decentralisation

⁹ Under Part 4 Class B of Schedule 2 and Part 27 of Schedule 2 to the GPDO

¹⁰ Site of Special Scientific Interest (SSSI)

52. Concern was also expressed by interested parties and the local Parish Councils in respect of the effect of the schemes on highway safety, particularly slow moving large vehicles and some vehicles towing caravans seeking to exit the site onto the B3083. The initial consultation responses of the Highways Agency and the Highways Department of the Council¹¹ did not raise objections in this respect, however shortly before the Inquiry an objection was received¹² indicating the view of the relevant highways officer that visibility from and of vehicles leaving the site access is restricted by a hedge that had recently been planted along the roadside site frontage. The principal parties agree that greater visibility can be secured by re-positioning the planting along the bunds and that this could be secured through a condition, if all other matters are acceptable.
53. I have had regard to other matters raised including the effect on archaeology, and sewerage and waste water disposal. None alters my view as to the main issues on which these appeals turn.

Conditions

54. The parties have both suggested¹³ a number of conditions in the event that the appeal is successful. A number of the suggested conditions are common to the individual appeals, notwithstanding differences in site boundaries. Conditions relevant to the individual appeals are set out in the Annexes to this decision.
55. A number of conditions are suggested mainly to safeguard the visual amenity of the area. For this reason a condition is required for details of any existing and proposed landscaping to be submitted to the Local Planning Authority and approved in writing. In connection with Appeals B and C I will attach a condition requiring the removal of the mesh fence. I also agree that a number of conditions should be attached in respect of all the appeals for the provision and maintenance of landscaping including a requirement for a landscape management plan. These landscape conditions require the permitted use to cease and all tents and other incidental development to be removed in the event that the conditions are not satisfied.
56. I agree that a condition is required to put a restriction on the siting and number of caravan pitches. Whilst the parties agreed in principle that they should only be within the area notated as "Campsite/Red Land" on Drawing WGDP 01 contained in the SCG to the easternmost part of the site, to protect the visual amenity and character of the area and also help to safeguard the living conditions of occupants of nearby dwellings, they differed as to the number of pitches and caravans that would be appropriate in that area.
57. The appellants have suggested that that part of the site could accommodate 15 caravans laid out as illustrated on Drawing: Landscape Plan 2010. The Council considers that the area should be restricted to the northern part of that area such that it would accommodate 11 pitches and caravans (Plots 1-8 and 13-15 on Drawing: Landscape Plan 2010). The disputed area is well contained by earth embankments following the excavation and re-profiling of the ground in that area and it is reasonably well screened by existing vegetation. It is the nearest area to the garden of Keepers Cottage across the public right of way but a considerable distance from the house and the most private part of the

¹¹ Evidence of Charlie Bruce-White

¹² Document 13 to the Inquiry

¹³ Contained in the Statement of Common Ground

garden. In consequence, I lean to the view of the appellants that there would not be a materially harmful effect on the amenities of the occupants of Keepers Cottage from the use of pitches 13-15 on Drawing: Landscape Plan 2010 and the condition I will impose will reflect that conclusion.

58. Conditions are suggested to limit the area for tented camping, the number of tents and the number of days that the use would be permitted. The area to be used is not in dispute by the parties (the area notated as Rally Fields/Blue Land on drawing WGDP 01) but the number of tents and number of days that would be available for camping are in dispute.
59. The appellants suggest that the defined area for tented camping should only be used for such purposes between 19 March and the 30 September inclusive within any calendar year and that it should be used for a maximum of 20 tents on any day within that time period save for 10 days when a maximum of 100 tents would be permitted and a further 14 days when a maximum of 40 tents would be permitted.
60. The Council has suggested a more restrictive approach within the same area. It suggests that that land could be used for tented camping for up to a maximum of 100 days between 1 March and 1 October inclusive within any calendar year. Within that period the Rally Fields should not be used for the stationing of more than 20 tents in total on any day save for between 18 - 25 June inclusive when no more than 100 tents in total could be stationed there and no more than 40 tents in total on Bank Holiday weekends. As the Council's suggested period for use is similar in span to that suggested by the appellants I do not see any particular benefit to the overall visual amenity of the area to limiting the number of days to 100 when the area could be used for a limited use of a maximum of 20 tents. The location of those tents away from dwellings is not likely to lead to harm to the living conditions of occupiers of nearby dwellings. Further such a limitation of use suggested by the Council would, to my mind, be difficult to monitor either by itself or by local residents.
61. The further limitations in respect of use by up to a maximum of 100 tents (8 days) and use by up to a maximum of 40 tents on Bank Holiday weekends suggested by the Council do not differ markedly from the limitations suggested by the appellants and which would, in my view, be simpler to monitor. For those reasons I will impose conditions along the lines suggested by the appellants in respect of these matters.
62. To support the above conditions I agree that an up-to-date written record of all persons visiting the site is maintained and permitted development rights that would otherwise allow camping and caravanning on other parts of the site should be removed. Circular 11/95¹⁴ advises that such permitted rights should only be removed in exceptional circumstances and I consider that this is such a case to safeguard the living conditions of occupants of nearby dwellings and also as uncontrolled camping and caravanning on the remainder of the site would cause harm both to the visual amenity and character of the area.
63. Conditions to restrict the location and number of fire pits and to prevent the playing of amplified music at any time in the appeal sites and to place a time limit of 2300 hours for the termination of the playing of unamplified music on any day will help to prevent noise and disturbance to nearby residents of the site at unsociable hours.

¹⁴ Circular 11/95: The Use of Conditions in Planning Permissions

64. A condition to restrict access to and egress from the land used for tented camping from the southernmost access to the site will safeguard the living conditions of the occupants of Over the Hill. A condition requiring the provision of an alarm system installed to the cesspit will help to prevent pollution to water courses.

65. Finally I will attach a condition to require a written scheme of investigation of archaeological remains and to implement a programme of work based on the findings prior to any ground works being undertaken.

Balance of considerations and conclusion on the ground (a) and s78 appeals

66. Although I have found some limited conflict with SP policy RLT10 and LP policy T9 in respect of the effect of the schemes I do not consider that the proposed development would have a materially harmful effect on the character and appearance of the locality including the SLA. Any resulting harm would be significantly outweighed by direct and indirect economic and tourism benefits to the locality and the wider area. In addition I found that the scheme would not, subject to conditions, have a harmful effect on the living conditions of occupants of nearby dwellings.

67. I conclude that for the reasons given above and having regard to all other matters raised the appeals under ground (a) and s78 should succeed.

The appeal on grounds (f) and (g) (Appeal B)

68. As there is success on ground (a) which leads to the corrected notice being quashed, there is no need to go on to consider the appeals on grounds (f) and (g).

Formal decisions

APP/Y3940/C/10/2139334 (Appeal A)

69. I allow the appeal, and direct that the enforcement notice be quashed. I grant planning permission, on the application deemed to have been made under section 177(5) of the 1990 Act as amended, for the development already carried out, namely the use of the land for temporary events (in particular the use as a temporary camping site for the stationing and human habitation of tents) in excess of that permitted by Part 4, Class B of the Town and Country Planning (General Permitted Development) Order 1995 at Land at Stonehenge Campsite/Summerfield House, Berwick St. James, Salisbury, SP3 4TQ, shown on the plan edged red attached to the enforcement notice, subject to conditions attached at Annex A to this decision.

APP/Y3940/C/10/2142020 (Appeal B)

70. I direct that the enforcement notice be corrected by the deletion of "to development took place" and the substitution thereof of the words "to the development taking place" in paragraph 5 requirement (b) and by the deletion of "profiles that" and the substitution thereof of the words "profiles to that" in paragraph 5 requirement (e).

71. Subject to the above corrections I allow the appeal, and direct that the enforcement notice be quashed. I grant planning permission, on the application deemed to have been made under section 177(5) of the 1990 Act as amended, for the development already carried out, namely the carrying out of engineering and other operations on the land, including materially altering

the landform by excavating and re-profiling the ground to form levelled areas and formation of hardstandings; formation of earth bunds and associated fencing, installation of a cesspool/waste disposal point and enclosing fencing, installing electrical hook-ups and lighting; materially altering the position of and widening an access onto a classified road and resurfacing and improvements to an existing track; partial construction of a new track, formation of a pathway and erection of a toilet block and washing up building at Land at Stonehenge Campsite/Summerfield House, Berwick St. James, Salisbury, SP3 4TQ, shown on the plan edged red attached to the enforcement notice, subject to conditions attached at Annex B to this decision.

APP/Y3940/A/10/2136994 (Appeal C)

72. I allow the appeal and grant planning permission for a change of use of land to touring caravan and camping site, including retention of access, driveway, hardstandings, shower/wc block, chemical toilet disposal area, cess pit and electric hook-up points at Stonehenge Campsite, Berwick Road, Berwick St. James, Salisbury, SP3 4TQ in accordance with the terms of the application (Ref S/2010/7/FULL, dated 24 December 2009) and the details submitted therewith and thereafter and subject to conditions set out at Annex C to this decision.

Kevin Nield

INSPECTOR

ANNEXE A

SCHEDULE OF CONDITIONS FOR APPEAL A: APP/Y3940/C/10/2139334

1. The development shall be carried out strictly in accordance with the approved plans insofar as they fall within the area of land outlined in red on the enforcement notice (Landscape Plan 2010 and drawing WGDP 01).
2. The land notated as "Campsite/Red Land" on drawing WGDP 01 shall only be used to accommodate a maximum of 15 caravans on any day of the calendar year.
3. No amplified music shall be played or broadcast at any time on any day of the calendar year on the land notated "Campsite/Red Land" or land noted as Rally Fields/Blue Land or land notated as Parkland and Summerfield/Green Land on drawing WGDP 01.
4. No unamplified music shall be played after 2300 hours on any day of the calendar year on the land notated "Campsite/Red Land" or land notated as "Rally Fields/Blue Land" or land notated as "Parkland and Summerfield/Green Land" on drawing WGDP 01.
5. The use of the land for tented camping shall be strictly limited to that part of the site within the area notated as "Rally Fields/Blue Land" on drawing WGDP 01 and shall be used only in connection with the use of the area notated as "Rally Fields/Blue Land" as a whole. No caravans, motorhomes, campervans or other vehicle or structure adapted for human habitation which would fall within the definition of a caravan shall be stationed or parked on this land, which shall not be used for any camping other than for tented camping purposes between 19th March and the 30th September inclusive within any calendar year. That part of the application land within the area notated "Rally Fields/Blue Land" on drawing WGDP 01 shall be used only in connection with the use of the area notated as "Rally Fields/Blue Land" as a whole for a maximum of 20 tents on any day within the time period specified above, save for 10 days when a maximum of 100 tents and also a maximum of 40 tents on 14 additional days can be stationed within the period prescribed above. For the avoidance of any doubt, any day or part thereof when a tent or tents are stationed on the land or when activities incidental to camping are continuing (for example, the stationing of portaloos) is to be regarded as a day's use for the purposes of this condition.
6. Notwithstanding the provisions of any Class of the Schedule to Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that order with or without modification), there shall be no stationing of any tents on any part of the land other than on the area referred to as Rally Fields/Blue Land on drawing WGDP 01 or within the approved caravan site, and there shall be no stationing of caravans outside of the approved caravan site.
7. A maximum of 10 fire pits shall be permitted within the land notated as "Rally Fields/Blue Land" on drawing WGDP 01 within the site and no other fires (excluding domestic barbecues and domestic garden/maintenance fires) shall be lit within any part of the site.

8. Within seven days of the date of implementation of the permission hereby granted the applicant/site manager shall keep an up-to-date written record of all persons visiting the site for the purposes of recreation and the number of caravans and tents there on any day. The written record shall be maintained daily thereafter and made available to the Local Planning Authority for inspection at reasonable notice.
9. There shall be no vehicular access and egress to and from the land used for tented camping from the southernmost vehicular access to the site (adjacent to Over the Hill).
10. Within one month of the date of implementation of the permission hereby granted, the details of any existing external lighting installed on the land and any additional external lighting proposed, shall be submitted to and approved by the Local Planning Authority. Details shall include the type of light appliance, the height and position of fitting, illumination levels and details of measures to reduce light pollution including any external cowls, louvres or other shields to be fitted to the lighting. Development shall be carried out in accordance with the approved details and maintained as such thereafter. Other than those agreed, there shall be no further lighting of the site, unless otherwise agreed through a new planning permission.
11. The use hereby permitted shall cease and all caravans, tents and other incidences of the use shall be removed within three months of the date of failure to meet any one of the requirements set out in (i) to (iv) below:
 - (i) Within 3 months of the date of this decision, a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas together with details of all existing planting and proposed planting to be undertaken including details of planting locations, size, densities and times of planting and arrangements for aftercare and maintenance, shall be submitted to and approved in writing by the Local Planning Authority, the plan to include a timetable for its implementation;
 - (ii) Within 3 months of the date of this decision, if the Local Planning Authority refuses to approve the scheme submitted under (i) above or fails to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State;
 - (iii) An appeal is made in pursuance of (ii) above, and that appeal has been finally determined and the submitted scheme has been approved by the Secretary of State.
 - (iv) The approved landscape management plan has been implemented in full in accordance with the approved timetable.
12. Within 3 months of the date of this decision details of a scheme for an alarm system to be fitted to the cess pit to provide warning against overflowing shall be submitted to and approved in writing by the Local Planning Authority. The system shall be installed within 3 months of the approval by the Local Planning Authority and shall thereafter be retained and maintained.
13. Within one month of the date of the permission hereby permitted visibility splays of 4.5m x 75m measured from the centre line of the access adjacent to the northern site boundary shall be provided across the site frontage. The

visibility splays shall be maintained permanently thereafter free from obstruction above a height of 300mm.

14. The fence along the side and top of the earth bunds fronting the Berwick Road (B3083) and within the site shall be removed within three months of the date of the permission hereby granted.

ANNEXE B

SCHEDULE OF CONDITIONS FOR APPEAL B: APP/Y3940/C/10/2142020

1. The development shall be carried out strictly in accordance with the approved plans insofar as they fall within the area of land outlined in red on the enforcement notice (Landscape Plan 2010 and drawing WGDP 01).
2. Within one month of the date of implementation of the permission hereby granted, the details of any existing external lighting installed on the land and any additional external lighting proposed, shall be submitted to and approved by the Local Planning Authority. Details shall include the type of light appliance, the height and position of fitting, illumination levels and details of measures to reduce light pollution including any external cowls, louvres or other shields to be fitted to the lighting. Development shall be carried out in accordance with the approved details and maintained as such thereafter. Other than those agreed, there shall be no further lighting of the site, unless otherwise agreed through a new planning permission.
3. The use hereby permitted shall cease and all tents and other incidences of the use shall be removed within three months of the date of failure to meet any one of the requirements set out in (i) to (iv) below:
 - (i) Within 3 months of the date of this decision, a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas together with details of all existing planting and proposed planting to be undertaken including details of planting locations, size, densities and times of planting and arrangements for aftercare and maintenance, shall be submitted to and approved in writing by the Local Planning Authority, the plan to include a timetable for its implementation;
 - (ii) Within 3 months of the date of this decision, if the Local Planning Authority refuses to approve the scheme submitted under (i) above or fails to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State;
 - (iii) An appeal is made in pursuance of (ii) above, that appeal has been finally determined and the submitted scheme has been approved by the Secretary of State.
 - (iv) The approved landscape management plan has been implemented in full in accordance with the approved timetable.
4. Within 3 months of the date of this decision details of a scheme for an alarm system to be fitted to the cess pit to provide warning against overflowing shall be submitted to and approved in writing by the Local Planning Authority. The system shall be installed within 3 months of the approval by the Local Planning Authority and shall thereafter be retained and maintained.
5. Within one month of the date of the permission hereby permitted visibility splays of 4.5m x 75m measured from the centre line of the access adjacent to the northern site boundary shall be provided across the site frontage. The visibility splays shall be maintained permanently thereafter free from obstruction above a height of 300mm.

6. The fence along the side and top of the earth bunds fronting Berwick Road (B3083) and within the site shall be removed within three months of the date of the permission hereby granted.

ANNEXE C

SCHEDULE OF CONDITIONS FOR APPEAL C: APP/Y3940/A/10/2136994

1. The development shall be carried out strictly in accordance with the approved plans (Site location Plan, Planning application plan: PV 316/WFG/TA, Landscape Plan 2010 and drawing WGDP 01).
2. The land notated as "Campsite/Red Land" on drawing WGDP 01 shall only be used to accommodate a maximum of 15 caravans on any day of the calendar year.
3. No amplified music to be played or broadcast at any time on any day of the calendar year on the land notated "Campsite/Red Land" or land notated as "Rally Fields/Blue Land" on drawing WGDP 01.
4. No unamplified music to be played after 2300 hours on any day of the calendar year on the land notated "Campsite/Red Land" or land notated as "Rally Fields/Blue Land" on drawing WGDP 01.
5. The use of the land for tented camping shall be strictly limited to that part of the site within the area notated as "Rally Fields/Blue Land" on drawing WGDP 01 and shall be used only in connection with the use of the area notated as "Rally Fields/Blue Land" as a whole. No caravans, motorhomes, campervans or other vehicle or structure adapted for human habitation which would fall within the definition of a caravan shall be stationed or parked on this land, which shall not be used for any camping other than for tented camping purposes between 19th March and the 30th September inclusive within any calendar year. That part of the application land within the area notated "Rally Fields/Blue Land" on drawing WGDP 01 shall be used only in connection with the use of the area notated as "Rally Fields/Blue Land" as a whole for a maximum of 20 tents on any day within the time period specified above, save for 10 days when a maximum of 100 tents and also a maximum of 40 tents on 14 additional days can be stationed within the period prescribed above. For the avoidance of any doubt, any day or part thereof when a tent or tents are stationed on the land or when activities incidental to camping are continuing (for example, the stationing of portaloos) is to be regarded as a day's use for the purposes of this condition.
6. Notwithstanding the provisions of any Class of the Schedule to Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that order with or without modification), there shall be no stationing of any tents on any part of the land other than on the area referred to as Rally Fields/Blue Land on drawing WGDP 01 or within the approved caravan site, and there shall be no stationing of caravans outside of the approved caravan site.
7. A maximum of 10 fire pits shall be permitted within the land notated as "Rally Fields/Blue Land" on drawing WGDP 01 within the site and no other fires (excluding domestic barbecues and domestic garden/maintenance fires) shall be lit within any part of the site.
8. Within seven days of the date of implementation of the permission hereby

- granted the applicant/site manager shall keep an up-to-date written record of all persons visiting the site for the purposes of recreation and the number of caravans and tents there on any day. The written record shall be maintained thereafter and made available to the local planning authority for inspection at reasonable notice.
9. There shall be no vehicular access and egress to and from the land used for tented camping from the southernmost vehicular access to the site (adjacent to Over the Hill).
10. Within one month of the date of implementation of the permission hereby granted, the details of any existing external lighting installed on the land and any additional external lighting proposed, shall be submitted to and approved by the Local Planning Authority. Details shall include the type of light appliance, the height and position of fitting, illumination levels and details of measures to reduce light pollution including any external cowls, louvres or other shields to be fitted to the lighting. Development shall be carried out in accordance with the approved details and maintained as such thereafter. Other than those agreed, there shall be no further lighting of the site, unless otherwise agreed through a new planning permission.
11. The use hereby permitted shall cease and all caravans, tents and other incidences of the use shall be removed within three months of the date of failure to meet any one of the requirements set out in (i) to (iv) below:
- (i) Within 3 months of the date of this decision, a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas together with details of all existing planting and proposed planting to be undertaken including details of planting locations, size, densities and times of planting and arrangements for aftercare and maintenance, shall be submitted to and approved in writing by the Local Planning Authority, the plan to include a timetable for its implementation;
 - (ii) Within 3 months of the date of this decision, if the Local Planning Authority refuses to approve the scheme submitted under (i) above or fails to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State;
 - (iii) An appeal is made in pursuance of (ii) above, and that appeal has been finally determined and the submitted scheme has been approved by the Secretary of State.
 - (iv) The approved landscape management plan has been implemented in full in accordance with the approved timetable.
12. Within 3 months of the date of this decision details of a scheme for an alarm system to be fitted to the cesspit to provide warning against overflowing shall be submitted to and approved in writing by the Local Planning Authority. The system shall be installed within 3 months of the approval by the Local Planning Authority and shall thereafter be retained and maintained.
13. Within one month of the date of the permission hereby permitted visibility splays of 4.5m x 75m measured from the centre line of the access adjacent to the northern site boundary shall be provided across the site frontage. The visibility splays shall be maintained permanently thereafter free from obstruction above a height of 300mm.

14. The fence along the side and top of the earth bunds fronting Berwick Road (B3083) and within the site shall be removed within three months of the date of the permission hereby granted.

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