

AGENDA

Meeting: STRATEGIC PLANNING COMMITTEE
Place: Council Chamber, County Hall, Trowbridge
Date: Wednesday 16 March 2011
Time: 10.30 am

Please direct any enquiries on this Agenda to Roger Bishton, of Democratic and Members' Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 713035 or email roger.bishton@wiltshire.gov.uk

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

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Briefing Arrangements:	Date	Time	Place
<u>PARTY SPOKESMEN</u>	16.03.2011	9.30am	Council Chamber

Membership:

Cllr Mark Connolly	Cllr Julian Johnson
Cllr Christine Crisp	Cllr Mark Packard
Cllr Andrew Davis	Cllr Anthony Trotman
Cllr Peter Fuller	Cllr Ian West
Cllr Russell Hawker	Cllr Fred Westmoreland
Cllr Charles Howard	Cllr Graham Wright
Cllr Chris Humphries	

Substitutes:

Cllr Ernie Clark	Cllr John Knight
Cllr Peter Colmer	Cllr Jacqui Lay
Cllr Bill Douglas	Cllr Francis Morland
Cllr Nick Fogg	Cllr Leo Randall
Cllr Mollie Groom	

PART I

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

1. **Apologies for Absence**

2. **Membership Changes**

3. **Attendance of Non-members of the Committee**

4. **Minutes of the Previous Meeting** (*Pages 1 - 8*)

To approve and sign as a correct record the minutes of the meeting held on 16 February 2011. (copy attached)

5. **Declarations of Interest**

Councillors are requested to declare any personal or prejudicial interests or dispensations granted by the Standards Committee.

6. **Chairman's Announcements**

7. **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 10.20am 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 (acting on behalf of the Director of Resources) no later than 5pm on Wednesday 9 March 2011. Please contact the officer named on the first page 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.

8. **S/2010/1942 - Exeter House Special School, Somerset Road, Salisbury, SP1 3BL - Two Storey Extension to Special School, Provision of New Car Parking Area and Associated Alterations and Landscape/Planting (Pages 9 - 18)**

A report by the Case Officer is attached.

PART II

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

None

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STRATEGIC PLANNING COMMITTEE

DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 16 FEBRUARY 2011 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Mark Connolly, Cllr Christine Crisp (Vice Chairman), Cllr Andrew Davis (Chairman), Cllr Charles Howard, Cllr Chris Humphries, Cllr Julian Johnson, Cllr Mark Packard, Cllr Leo Randall (Reserve), Cllr Ian West, Cllr Fred Westmoreland and Cllr Graham Wright

Also Present:

Cllr John Brady, Cllr Christopher Cochrane, Cllr Ian McLennan and Cllr Bill Moss

1. **Apologies for Absence**

Apologies for absence were received from Cllr Russell Hawker, Cllr Peter Fuller and Cllr Anthony Trotman.

2. **Membership Changes**

Cllr Trotman was substituted by Cllr Leo Randall.

The Committee noted that Cllr Charles Howard was a new member of the Strategic Planning Committee, replacing Philip Brown.

3. **Attendance of Non-members of the Committee**

Cllr John Brady and Cllr Chris Cochrane were also present.

Cllr Bill Moss and Cllr Ian MacLennan were present as local ward members.

4. **Minutes of the Previous Meetings**

The minutes of the meeting held on 07 July 2010 and the meeting held on 21 July 2010 were presented

Resolved:

To confirm and sign as a correct record the minutes of the meetings held on 07 July and 21 July.

5. **Declarations of Interest**

None

6. **Chairman's Announcements**

There were no Chairman's announcements.

7. **Public Participation**

The Chairman outlined the procedure for public participation.

8. **S/2009/1943 - Land North, West & South of Bishopdown Farm, Salisbury, SP1 3WS - Erection of 500 Dwellings, 4 New Vehicular Accesses off Pearce Way, Associated Landscaping & Public Open Space and Creation of a Country Park with Associated Parking, Infrastructure & Facilities**

The Committee received a presentation from the Planning Officer which set out the main issues in respect of the application put before them. Members' attention was drawn to two pieces of late correspondence outlining objections to the application.

A site visit had taken place on Monday 14th February in respect of this application, which had been attended by Cllr Andrew Davis, Cllr Christine Crisp, Cllr Charles Howard, Cllr Chris Humphries, Cllr Julian Johnson and Cllr Leo Randall.

Also in attendance was Cllr Moss (local member).

There followed a number of technical questions to officers wherein the following points were highlighted:

- ✓ No 'zone' of protection existed around Old Sarum in planning, other than statutory measures concurrent with its status as a listed monument.
- ✓ The flats/apartments forming the gateway entries to areas of the development were confirmed as roughly 12metres or 3-storeys high.
- ✓ The emerging core strategy (to be debated and voted upon at Council on 22nd February 2011), was a material consideration, however the officer was not in a position to advise how much weight should be given to it.
- ✓ Crossings bisecting Green Lane were available for pedestrians and cyclists.
- ✓ The bulk of the houses were designed to a Code Level 3 standard (following the code for sustainable homes).
- ✓ There are reservations about the position and spread of the affordable homes provision in respect of the north-south axis.

Public Participation:

Mrs Elizabeth Antony, spoke in objection to the application

Mr Frank Palmer spoke in objection to the application

Mr Steve Hannath spoke in objection to the application

Mr Chris Rees, Agent, spoke in support of the application

Mr Ron Champion, Chairman, Laverstock and Ford Parish Council spoke in objection to the proposal.

Cllr Ian MacLennan, local Wiltshire Council member for Laverstock and Ford spoke in objection to the proposal citing a number of concerns summarised below:

- The loss of land means the loss of the strategic gap between the edge of Salisbury suburbs and the village of Ford.
- The rural / farmland nature of the land makes development on such a large scale out-of-character and invasive.
- The local community including the Parish Councillor do not object to development in the general sense, rather they in fact feel they have taken their fair share of the burden of need.
- Provision of the Country Park should not be conditional on the granting of 500 houses; in fact the land should remain in its current rural state.

Cllr Bill Moss, local Wiltshire Council member for Salisbury St Marks and Bishopdown, spoke in objection to the proposal citing a number of concerns:

- Residential use of a rural site
- Questionable necessity of the housing given the depressed economic climate
- Insufficient/unsatisfactory infrastructure to support the development
- Other large developments underway nearby at Old Sarum and Long Hedge

Debate

The Chairman explained that as usual the Committee's role in this case was to consider the merits of the application, but as it had been referred to appeal on the basis of non-determination, they were to provide officers with their view on how they would have determined the application had it not been appealed. This could then be communicated to the Inspector as part of the appeal consideration.

Contributions from members of the Committee emphasised the following:

- The northern edge of Salisbury is an extremely sensitive area for new developments of scale to be taking place.
- A feeling that consultation could have better been carried out, and made more meaningful, through mechanisms such as the Salisbury and Southern Wiltshire Area Boards, to mitigate some of these concerns through re-designs
- The existing suggested conditions, although excellent, should be added to, on the basis that members objected in principle to the development, because of the impact it would have on Ford and on open space in the area – policies G2, H23, C7.
- A reduced requirement in numbers for houses in South Wiltshire.

- The desirability of a meaningful strategic gap between Hampton Park and Ford.
- The proposed buildings would be obtrusive in the landscape.

Following the views of the local members, and after the contributions summarised above, members decided the following

Resolved:

That notwithstanding the appeal against non determination, the Council as Local Planning Authority would have REFUSED the application, for the following reasons:

- 1. The proposal for 500 dwellings would involve the redevelopment of a significant area of agricultural land which (prior to the formal adoption of the South Wiltshire Core Strategy) is currently 'open countryside' and outside any housing policy boundary. The site is visually important as it forms an area of open land that provides a strategic landscape gap between the built up limit of the city and the adjacent rural settlement of Ford to the north. Consequently, this large scale proposal would extend housing into the important landscape setting of Salisbury and result in the loss of the existing and attractive open gap between Pearce Way and the adjacent rural settlement. The proposal is therefore contrary to the aims of policy G2, H23 & C7 of the Salisbury District Local Plan.**
- 2. Based on the information submitted to date, and notwithstanding the discussions between the applicants and the Highways Agency, the Agency's Direction of Non Approval remains in place, and it is understood that the applicants have not yet satisfactorily met all of the Agency's requirements. As a result, and in the absence of any mitigation measures being agreed, it is therefore considered that as currently proposed, the scheme would be likely to result in additional car borne traffic using the road systems around the site, thus exacerbating existing congestion problems on the Strategic Road Network, contrary to the sustainable transport and accessibility aims of policies G2, G9 and TR1, & TR12 of the Salisbury District Local Plan, policies DP1, DP2, DP7, T3, T5 & T6 of the Wiltshire Structure Plan, PPG13, and the guidance within Circular 5/05.**
- 3. Based on the information submitted to date, and notwithstanding the discussions between the applicants and the Council's Highways department, an objection on highway safety remains. In the absence of a suitable legal agreement securing off site highway works and a contribution towards the Council's transport strategy, and in the absence of suitably detailed plans of the layout of the housing and surrounding highway system, the scheme as submitted does not in the opinion of the Local Planning Authority adequately facilitate a reduced speed limit of Pearce Way or provide a safe environment for**

users of the proposed highways system in and around the site. As a consequence, it is considered that the proposal has failed to demonstrate that the development would not adversely affect highway and pedestrian safety, and would not adversely affect the wider highway system around the site. The scheme as currently proposed is therefore considered to be contrary to the aims of draft Core Strategy policy 2 of saved policies G1, G2, G9, and TR1, TR12 of the Salisbury District Local Plan, policy DP1, DP2, DP7, T3, T5, & T6 of the Wiltshire Structure Plan 2006, and Planning Policy Guidance Note 13.

4. The proposal would necessitate the provision and transfer of land for a new school, and a financial contribution towards the provision of a new school building and associated infrastructure. However, in the absence of a suitable legal agreement or similar measure to facilitate the provision of commuted payments towards infrastructure, the proposal fails to mitigate for the impact resulting from the development, as a result, the proposal would be contrary to Core Strategy policy 2, the guidance in Circular 5/05, Salisbury District local plan policy G9, and policies DP2 & DP7 of the Wiltshire Structure Plan.
5. The proposal would necessitate the enhancement of an existing community facility, and would require a financial contribution towards such an enhancement. Similarly, several areas of public open play space are proposed throughout the housing development, which the applicant has indicated would be privately owned and run. However, in the absence of a suitable legal agreement or similar measure to facilitate the provision of commuted payments towards the enhancement of the community centre, or an agreement securing that play areas would be made freely available to the general public in perpetuity, the proposal fails to mitigate for the impact resulting from the development, as a result, the proposal would be contrary to Core Strategy Policy 2, the guidance in Circular 5/05, and Salisbury District Local Plan policies G9 , R2 & R4 and policies DP2 & DP7 of the Wiltshire Structure Plan.
6. The proposal is located adjacent to the River Bourne; part of the River Avon SAC/SSSI, and would also affect existing hedging and trees along Green Lane, footpath 11, and the ecology of the proposed Country Park area. A long term management plan/construction environmental management plan, is required in order to ensure the proper management of the Country Park area, and to demonstrate that the drainage and river systems are protected. Furthermore, a detailed arboricultural statement and habitat protection plan is needed to ensure the protection and enhancement of trees and hedging along Green Lane and Footpath no.11.

In the absence of information to demonstrate that the proposal would not be likely to have a significant effect on the protected river system, the scheme would be contrary to the aims of policy G9, C11, C12,C13, C15, C17, & C18 of the Salisbury District Local Plan, policies C1,C2, &

C3 of the Wiltshire Structure Plan, and the aims of PPS9, Core Strategy policy 2 & 20, and the guidance in Circular 5/05, which aims to ensure that proposal mitigate for their impacts.

7. The proposal would necessitate the provision and transfer of land for a Country Park, and a financial contribution towards future maintenance and associated infrastructure. It is considered that issues related to the overall layout, future use, and maintenance of the Country Park area have not yet been satisfactorily resolved. In particular:

- a suitable plan or scheme has yet to be received which adequately mitigates for the concerns expressed regarding anti-social behaviour; and**
- Additional information and assessment is needed regarding the likely impact on archaeological features and other heritage assets within the landscape, including Old Sarum SAM.**
- the proposed works and the long term management of those works shown on the submitted plans have not yet been agreed with those parties likely to have future responsibility for the Park, and**
- further consideration needs to be given to the future management and establishment of the ecological enhancement of the park area, and**
- The retention in perpetuity of the play areas for free public use has not been secured.**
- A suitable legal agreement to secure the above, the land transfer, and the future maintenance of the Country Park.**

In the absence of the above information, it is therefore considered that the proposals currently indicated on the submitted plans would not achieve the aims of Core Strategy policy 2, policies R2, C1, C2, C7,C8, G9, & CN21-CN23, of the Salisbury District Local Plan, Wiltshire Structure Plan policies DP2, DP7, C1, C2, C3, C10 & RTL2; PPS5, and the aims of Secure by Design.

8. The proposal would generate a requirement for 40 percent affordable housing provision as part of the development. Whilst the submitted scheme indicates that such provision would be made, the locational details and the sizes of the affordable units are not yet considered acceptable, and also, in the absence of a suitable legal agreement or similar measure to secure such a facility, the proposal fails to mitigate for the impact resulting from the development, and as a result, the proposal would be contrary to the guidance in PPS3, Salisbury District Local Plan policy G9 & H25 and the Council's adopted Affordable Housing SPG, the emerging draft Core Strategy policy 2, 3 & 6, and the guidance in Circular 5/05, which aims to ensure that proposal mitigate for their impacts.

9. The application site is located close to the Conservation Area surrounding Old Sarum Scheduled Ancient Monument, and is visible from

it and the surrounding historic landscape. The site and area is therefore rich in heritage assets and important archaeological deposits.

It is considered that there is a need for more sophisticated graphic information to confirm that views from the surrounding landscape, including to and from Old Sarum SAM have been safeguarded. It is also considered that additional information is required regards the likely impact of the development on archaeological deposits.

In the absence of such additional information, the Local Planning Authority has to conclude that the scheme may not safeguard the character and setting of the heritage assets. It is therefore considered that the policy requirements of PPS 5 have not been satisfied, in particular, the provisions of policies HE6.1, 6.2, 7.4, 7.5, 9.1, 9.2, 9.4, 10.1, 10.2. The proposal would therefore also fail to accord with policies CN11 & CN20 of the Salisbury District Local Plan, and aims of policy HE2 & HE6 of the Wiltshire Structure Plan.

10. In the absence of a suitable legal agreement, a scheme and suitable financial contribution for public art, or the provision of household waste and recycling bins, water and drainage services, cannot be secured. The proposal would therefore fail to accord with policies G2 (ii), G3, G5, G9, & D8 of the Salisbury District Plan, policies DP2 & DP7 of the Wiltshire Structure Plan, and policy WCS6 of the Wiltshire Structure Plan waste and recycling supplementary guidance, and conflict with Core Policy 2 of the SW Core Strategy.

(Duration of meeting: 10.30 am - 12.45 pm)

The Officer who has produced these minutes is Liam Paul, of Democratic & Members' Services, direct line 01225 718376, e-mail liam.paul@wiltshire.gov.uk

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

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Agenda Item 8

Deadline	24/02/11		
Application Number:	S/2010/1942		
Site Address:	Exeter House Special School, Somerset Road, Salisbury, SP1 3BL		
Proposal:	Two storey extension to special school, provision of new car parking area and associated alterations and landscape/planting.		
Applicant / Agent:	Ms V. Cloyer / Mr Andrew Batty		
Parish:	CITY		
Grid Reference:	414765 131329		
Type of Application:	FULL		
Conservation Area:		LB Grade:	
Case Officer:	MR W Simmonds	Contact Number:	01722 434553

Reason for the application being considered by Committee

The application constitutes a 'significant application' by Wiltshire Council to develop Wiltshire Council land, as defined within the Scheme of Delegation Specific to Planning.

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:

- Principle and policy
- Design and impact on landscape
- Impact upon highway safety
- Impact upon neighbour amenity
- Impact on nature conservation interests and the designated County Wildlife Site (CWS)

Neighbourhood Responses

Two representations were received objecting to the proposal

No representations of support received

Salisbury City Council - No observation

Two representations were received from third parties objecting to the proposal on the grounds that

- dog walkers use the field
- school traffic is hazardous
- potential noise disturbance
- disturbance to neighbours from internal and external lighting
- adverse impact on the character of the landscape
- insufficient planting proposed

3. Site Description

The application site consists of the existing Exeter House School and an adjacent grass field adjoining the school site to the immediate west.

The school is located within the northern suburbs of Salisbury and shares its location with two neighbouring schools to the immediate east, namely St Mark's C of E Junior School and Wyndham Park Infants School.

The school occupies the most westerly position of the three adjoining schools. The existing Exeter House School site consists of a linear, approximately rectangular strip of fairly level ground orientated on a north-south axis, with the principal school buildings located towards the south and external hard surfaced and grassed play areas towards the north.

The majority of the proposed extension is sited on the adjacent grassland to the immediate west of the existing school site. The grassland constitutes an area of approximately 0.8 hectare which forms part of the wider County Wildlife Site containing species rich grassland. The grassland has a mix of deciduous and coniferous trees along the south and west boundary. Beyond the south and west boundary of the field are dwellinghouses on Cambridge Road, Dorset Road and the eastern head of Queensberry Road.

To the north of the field is dense woodland and vegetation separating the site from Bartlett Road and Balmoral Road.

4. Relevant Planning History

89/0284	Deemed application - proposed erection of infants school (replacement premises for Salisbury Wyndham Park Infant School) and outline application proposed erection of new school.	AC	19/04/89
91/0538	Deemed application - erection of replacement premises for Salisbury Exeter House Special School.	AC	12/06/91
91/0539	Deemed application - erection of hydrotherapy pool as part of replacement premises pool, Salisbury Exeter House Special School.	AC	12/06/91
91/1020	Erection of replacement premises for Salisbury Exeter House Special School with alteration to existing access and construction of new access.	AC	21/07/91
99/1930	Erection of a cycle store and one storage shed.	AC	29/12/99
04/627	Covered walkway.	AC REG 3	23/04/04
04/946	Single storey infill area below retained roof to extend teaching classroom area.	AC	08/06/04
06/1593	Alterations and extension to provide single storey enclosed waiting area.	AC	25/09/06
08/8010	Retention of single mobile with toilets WCC 759 (99) at Exeter House Special School, five year planning permission is requested	NOBJ	19/08/08
08/8019	Retention of single mobile classroom with specialist rooms for disabled and an extension WCC798 (02)	NOBJ	10/11/08
09/0596	Retention of a covered walkway at Salisbury Exeter House connecting mobiles WCC 798 (02)	AC	18/06/09

5. Proposal

The application seeks to expand the facilities of the school to match the requirements of the maximum current pupil intake. The number of pupils attending the school is 97 and currently exceeds

the recommended space provision. Consequently the proposals aim to increase teaching provision and ancillary accommodation accordingly to bring it in line with Government guidelines. The proposals provide for a small increase in pupil numbers from 97 to 106.

The application proposes the construction of a two storey extension on the western side of the existing school (on the site of a part of the Bishopdown County Wildlife Site), together with associated alterations, landscaping and planting. Also proposed is the creation of a new car parking area within the frontage of St Marks Junior School to the immediate east.

6. Planning Policy

Local Plan: policies G1 & G2 (General Criteria for Development), G8 (Groundwater Protection), D1 & D2 (Design Policies), C2 (Rural Environment), C7 (Landscape Setting of Salisbury & Wilton), C11 (Nature conservation), CN21 (Archaeology), TR11 (Transportation), PS1 (Public Services) & PS5 (New Education Facilities)

The site lies within the designated Landscape Setting of Salisbury and Wilton and is a County Wildlife Site. The site is an Area of Special Archaeological Significance and is within a Groundwater Vulnerability Zone.

Central government planning policy – PPS1 Delivering Sustainable Development, PPS 9 Biodiversity and Geological Conservation, Adopted Wiltshire Structure Plan Policy C3

7. Consultations

Wiltshire Council Strategic Landscape – Content with the ecological survey submitted with the application. No European protected species present, content in respect of impact on CWS and mitigation proposed. No objections raised.

Salisbury City Council – No observation

Wilts Fire & Rescue Service – Standard advice letter re fire appliance/fire fighting access, water supplies for fire fighting and domestic sprinkler protection

Wiltshire Highways – No

Natural England – No response received

Rights of Way officer – No response received

8. Publicity

The application was advertised by site notice, press advert and neighbour consultation. The consultation period expired on 10.02.2011

Two representations were received from third parties objecting to the proposal on the grounds that

- (i) dog walkers use the field
- (ii) school traffic is hazardous
- (iii) potential noise disturbance
- (iv) disturbance to neighbours from internal and external lighting
- (v) adverse impact on the character of the landscape
- (vi) insufficient planting proposed

9. Planning Considerations

9.1 Principle and policy

The application seeks to expand the facilities of the school to match the requirements of the maximum current pupil intake. The number of pupils attending the school is 97 and currently exceeds the recommended space provision. Consequently the proposals aim to increase teaching provision

and ancillary accommodation accordingly to bring it in line with Government guidelines. The proposals provide for a small increase in pupil numbers from 97 to 106.

The application site is within the designated Landscape Setting of Salisbury and Wilton, is an Area of Special Archaeological Significance, a Groundwater Vulnerability Zone and forms part of the Bishopton County Wildlife Site (CWS).

Within the Landscape Setting of Salisbury and Wilton, built development or changes of use of land are permissible only where, in addition to being fully in accordance with the relevant policies of the local plan, it can be demonstrated that the quality of the landscape will not be impaired (Policy C7).

Applications for development which may affect a known or potential site of archaeological interest (Policy CN21) are normally required to have provided an archaeological evaluation to be carried out before the application is determined. In the case of the current application the applicant has engaged in pre-application discussion with the Assistant County Archaeologist who has advised that pre application archaeological works are not considered necessary for the site.

Policy C3 of the adopted Wiltshire Structure Plan and policy C11 of the adopted local plan deal with the impacts of development on non-statutory sites or areas including County Wildlife Sites and states that development will only be permitted where the importance of the development outweighs the local nature conservation interests present.

9.2 Design and impact on landscape

The proposed extension takes the form of a two storey side extension to the western side of the existing school, with direct links from the existing school building. The proposed extension has an approximately rectangular footprint orientated along an approximately north/south axis and features a variety of roof forms (mono-pitched, flat roofed) and external materials which act to break up the bulk and mass of the extension.

An existing triangular area of woodland beyond the north west boundary of the site provides effective screening in longer range views from the direction of Old Sarum.

The extension has the approximate overall dimensions of being 81 metres long, 26 metres wide and 11.5 metres tall (to the highest part of the roof). The highest part of the roof of the proposed extension remains subservient to the main roof of the existing school building by approximately 1.2 metres, and the majority of the roof over the proposed extension is set approximately 2.5 metres lower than the main roof of the existing school building.

The external facing materials for the proposed extension consist predominantly of light red stock brickwork with recessed panels of darker, medium red stock brickwork. The mono-pitched roofs have interlocking concrete double roman tiles (with solar heating panels and solar photovoltaic panels mounted on the south facing roof slope. Within the north facing end elevation and east facing courtyard elevations there are smaller areas of painted render.

Whilst the proposed extension is large, it has been designed in terms of form, design and materials to minimise its visual impact within the immediate and wider surrounding area. The proposal is thereby considered compatible in terms of the scale, design and character of the existing school property and proposes the use of appropriate and complementary materials.

By reason of the appropriate scale, design and materials of the proposed development, being subservient in height to the existing main school building, and by reason of the significant levels of existing and proposed boundary screening/planting, together with additional new planting within the application site, it is considered the proposal would not adversely affect visual amenity within the immediate surrounding area and would not have an adverse impact on the quality of the wider designated Landscape Setting of Salisbury and Wilton.

9.3 Highway safety

The application, whilst significantly increasing the amount of built development, will only marginally increase the number of school places (from the current 97 to an increased total 106). The proposal includes the creation of a new area of car parking for staff (providing spaces for 25 cars) on the adjacent St Mark's junior school site.

The Highways officer has visited the site and assessed the proposal and raises no objection.

It is considered the proposed extension, by reason of the small increase in the total number of additional pupil places provided, and by reason of improvements in the provision of car parking spaces for staff, would not be detrimental to Highway safety.

9.4 Impact on neighbour amenity

The proposal brings the built form of the school buildings closer to neighbouring residential properties to the west and south, in particular those properties towards the northern end of Dorset Road and at the head of Queensberry Road.

The existing boundary along the east and south side of the CWS consists of a mix of deciduous and coniferous trees and hedgerow. The west facing elevation of the proposed extension would (at its closest point) be approximately 18 metres from the western boundary of the CWS, and approximately 27 metres from the closest part of the nearest adjacent dwelling, being number 25 Dorset Road (the curtilage of the property is separated from the CWS boundary by an unmade access road).

An existing triangular area of woodland beyond the north west boundary of the site provides effective screening in longer range views from the direction of Old Sarum. The majority of the eastern side elevation of the proposed extension would be significantly screened by the existing Exeter House school building.

To mitigate against the impacts of the extension on the closest neighbouring properties to the south and west, a landscape strategy has been developed. The landscape strategy includes the supplementation of the existing vegetation along the southern and western boundaries, including the addition of new trees. Also proposed is the creation of a new 'secondary screen' of planting set at a distance of approximately 5 metres away from the facing wall of the western elevation.

The supplementation of the existing boundary screening, together with the creation of a secondary row of tree and shrub planting and other planting and landscaping proposed around the area surrounding the proposed extension is considered sufficient to mitigate against undue impacts on the amenity of neighbouring residents.

Taking into consideration the distance and relationship between the proposed new extension and the closest neighbouring dwellings, together with the existing and proposed levels of boundary screening and additional new planting/screening within the site, it is considered proposed development would not unduly disturb, interfere, conflict with or overlook adjoining dwellings or uses to the detriment of existing occupiers.

9.5 Impact on nature conservation interests and the designated County Wildlife Site (CWS)

The applicant has engaged in pre-application discussions and site meeting(s) with relevant stakeholders including in respect of the impact of the proposed development on the CWS and nature conservation interests.

Submitted as part of the application was a Phase 1 Habitat Survey and an Ecological Mitigation Strategy (included in full at Appendix D of the submitted Design and Access Statement).

The consultation response from the Principal Ecologist (Strategic Landscape Team) raises no objection to the proposed development and the submitted Ecological Survey, Ecological Mitigation and Construction Method Statement. The basis of the proposed ecological mitigation is that the part of the Bishopdown CWS lost under the footprint of the extension and associated landscaped areas

will be addressed through the enhancement of the remaining part of the CWS and an adjacent parcel of the same CWS. To this end a Management Plan has been produced to ensure the remaining parts of the CWS are enhanced by the addition of suitable seeding and are subsequently appropriately managed to maintain the chalk grassland flora for the benefit of biodiversity.

Consequently, subject to appropriate controls over the undertaking and performance of the scheme of Ecological Mitigation, Construction Method Statement and Management Plan (by Condition), it is considered the proposed development would not have undue impacts on the Bishopdown County Wildlife Site or on nature conservation interests.

10. Conclusion

The proposed development is acceptable in principle and accords with the provisions of the development plan, and in particular the relevant saved policies of the adopted Salisbury District local plan.

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 G1 & G2 (General Criteria for Development), G8 (Groundwater Protection), D1 & D2 (Design Policies), C2 (Rural Environment), C7 (Landscape Setting of Salisbury & Wilton), C11 (Nature conservation), CN21 (Archaeology), TR11 (Transportation), PS1 (Public Services) & PS5 (New Education Facilities) of the saved policies of the adopted Salisbury District local plan and the aims and objectives of PPS1, PPS 9, and Adopted Wiltshire Structure Plan Policy C3 insofar as the proposed development accords with the principles of sustainable development and the general criteria and principles for development as set out within the local plan. The proposed development is considered to be of an appropriate scale, design and materials and would not unduly affect the amenity of neighbours. The proposal would not have undue detrimental impacts on visual amenity within the surrounding area and would not adversely affect the landscape character of the wider Landscape Setting of Salisbury and Wilton. The proposed development would not affect any European Protected Species and would not adversely affect nature conservation interests or the Bishopdown County Wildlife Site.

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. This development shall be in accordance with the submitted drawing[s] deposited with the Local Planning Authority on 30.12.2010, as amended by the amended drawings received on 24.02.2011, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt

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

accordance with the approved details prior to the first use/occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

POLICY: G2, D2, C7

4. No development shall commence on site until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.

REASON: To ensure the proper management of the landscaped areas in the interests of visual amenity.

POLICY: G2, D2, C7

5. The development hereby approved shall be carried out in accordance with the details of the submitted Construction Method Statement (Appendix K of the submitted Design and Access Statement), unless otherwise agreed in writing by the local planning authority.

Reason: To minimise the impact of the development on the surrounding area and wider environment

Policy: G2

6. No construction work shall take place on Sundays or public holidays or outside the hours of 7.00am to 6.00pm Monday to Friday and 8.00am to 1.00pm on Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason: In the interests of the amenity of neighbours

Policy: G2

7. The development hereby approved shall be carried out in accordance with the details of the submitted Ecological Report and Management Plan for Bishopdown County Wildlife Site (Appendix D of the submitted Design and Access Statement), unless otherwise agreed in writing by the local planning authority.

Reason: To mitigate against impacts on nature conservation and the Bishopdown County Wildlife Site

Policy: G2, C11

INFORMATIVE

All birds are legally protected and their nests and eggs are protected during the breeding season. For most species this is between 1st March and 31st August but it may occur outside this period. If there is a likelihood breeding birds are present, you must delay tree works until young birds have left the nest or the nest has been abandoned.

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Key

Outline of acquisition area

Area in ownership of Wirralshire Council

Notes

This map shows the location of the proposed acquisition area in relation to the surrounding area. It is not intended to be used as a title deed or to show boundaries. The acquisition area is shown in red. The area in ownership of Wirralshire Council is shown in blue. The map is for information only. It does not constitute an offer of any financial product. The acquisition area is shown in red. The area in ownership of Wirralshire Council is shown in blue. The map is for information only. It does not constitute an offer of any financial product.



SL190/1942

Wirralshire Council

Executive Homes Special School

Site Location Plan

Scale: 1:5000

North Arrow

Map Date: 15/01/2018

Map No: 11/250 @M 1/2500 @As Planning

11/250 @M 1/2500 @As Planning

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