

AGENDA

Meeting: Southern Area Planning Committee
Place: Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Thursday 6 February 2014
Time: 6.00 pm

Please direct any enquiries on this Agenda to David Parkes of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01225) 718220 or email david.parkes@wiltshire.gov.uk

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

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Membership:

Cllr Richard Britton	Cllr George Jeans
Cllr Richard Clewer	Cllr Ian McLennan
Cllr Brian Dalton	Cllr Ian Tomes
Cllr Christopher Devine (Vice-Chairman)	Cllr Fred Westmoreland (Chairman)
Cllr Jose Green	Cllr Ian West
Cllr Mike Hewitt	

Substitutes:

Cllr Terry Chivers	Cllr Helena McKeown
Cllr Ernie Clark	Cllr Leo Randall
Cllr Tony Deane	Cllr John Smale
Cllr Dennis Drewett	Cllr John Walsh
Cllr Peter Edge	Cllr Bridget Wayman
Cllr Russell Hawker	Cllr Graham Wright

AGENDA

Part I

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

1 **Apologies for Absence**

To receive any apologies or substitutions for the meeting.

2 **Minutes** (*Pages 1 - 22*)

To approve and sign as a correct record the minutes of the meeting held on Thursday 16 January 2014.

3 **Declarations of Interest**

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

4 **Chairman's Announcements**

To receive any announcements through the Chair.

5 **Public Participation and Councillors' Questions** (*Pages 23 - 24*)

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 30 January 2014. 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.

At its meeting on 16 January 2014 the Committee received three questions beyond the deadline for which a written response could be prepared. Written responses have since been prepared, and are attached to this agenda for the Committee's information.

6 **Planning Appeals** (*Pages 25 - 26*)

To receive details of completed and pending appeals.

7 **Planning Applications**

To consider and determine the following planning applications:

7a **13/02939/FUL: Salisbury Divisional Police HQ, Wilton Road, Salisbury, SP2 7HR** (*Pages 27 - 38*)

7b **13/07359/FUL: 88 Ridge, Chilmark, Salisbury, SP3 5BS** (*Pages 39 - 46*)

8 **Urgent Items**

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

Part II

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

None

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SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 16 JANUARY 2014 AT SOUTH WILTS GRAMMAR SCHOOL FOR GIRLS, STRATFORD ROAD, SALISBURY, WILTSHIRE, SP1 3JJ.

Present:

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

Also Present:

Cllr Dr Helena McKeown, Cllr John Noeken and Cllr John Smale

1 Apologies for Absence

Councillor Brian Dalton gave apologies that he would be late to arrive for the meeting. Councillor Dalton arrived at 18:15.

2 Minutes of the Previous Meeting

The minutes of the meeting held on 28 November 2013 were presented for consideration. It was,

Resolved:

That subject to the inclusion of an informative on the provision of a footpath in relation to Minute 129 - 13/03515/VAR: Milford House Nursing Home, Salisbury, SP1 1NJ - to APPROVE as a correct record and sign the minutes.

3 Declarations of Interest

There were no declarations.

4 Chairman's Announcements

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

It was also announced that there would be a change in the agenda order, with application 13/05892/FUL: 18c Firs Road, Firsdown, Salisbury, to be taken as the first planning application to be considered.

5 **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

Three related questions had been received beyond the deadline for which a written response could be provided at the meeting. The questions were detailed as below, with written answers to be provided with the agenda for the next meeting.

- 1) Can you please ensure that all submitted documents are downloaded on the file. There is at least one application on the agenda this evening that has included only a fraction of the Parish Council response?
- 2) If the Ward Councillor calls an application in to Committee can the call-in and the reasons behind it be flagged up on the website in a timely manner?
- 3) If an application has been subject to a pre-app and the applicant refers to that pre-app in the D & A and/or on the application forms can the content of that pre-app be published on site and referred to in the agenda report?

Councillor Jose Green also delivered a comment from a parish council within her Division about concerns regarding inconsistent decisions on planning matters, and requested parishes be updated regarding any plans to arrange training for parish councils.

6 **Planning Appeals**

The committee received an update on recently received appeal decisions as detailed in the agenda.

7 **Salisbury Conservation Area Appraisal and Management Plan**

The Senior Planning Officer (Conservation) presented a report which recommended the Salisbury Conservation Area Appraisal and Management Plan be presented to Cabinet for approval with the support of the Southern Area Planning Committee, and approving the disaggregation of the Conservation Area into four parts, as detailed in the report.

The process of producing the plans beginning with surveys conducted in 2007 was detailed, and it was explained that the plans had been utilized by the planning service for some time, but as they were still in draft form they currently had limited weight.

A discussion followed, where it was confirmed that most of the work for the plans had been conducted in 2008, and then updated in 2012. It was also stated that it could not be confirmed when or if the document would be updated in future, but additional consultation would need to take place should any changes become necessary and be proposed.

It was further confirmed that proposals for Article 4 Directions - the removal of certain householders' permitted development rights - needed to undergo a separate legally prescribed consultation, and therefore had not been included in the Plans at this stage.

There were also queries about the document's integration with the Salisbury Public Realm Strategy and to confirm that Salisbury City Council had been consulted on the Plans.

After debate, it was,

Resolved:

That the City of Salisbury, Britford, Milford Hill and Old Manor Hospital Conservation Area Appraisals and Management Plans be presented to Cabinet with a recommendation to approve the document, including the proposed boundary changes to the conservation area.

8 The Wiltshire County Council (Sheet SU 14 NE) Rights of Way Modification Order No. 11 2006 (Milston restricted Byway No. 16)

Public Participation

Mr Andrew Smith spoke in objection to the proposed Order.

The Definitive Map and Highways Record Team Leader introduced a report on The Wiltshire County Council (Sheet SU 14 NE) Rights of Way Modification Order No. 11 2006 (Milston restricted Byway No. 16), for which relevant objections had been received and which would therefore need to be forwarded to the Secretary of State for the Environment, Food and Rural Affairs for determination.

Members of the Committee then had the opportunity to ask technical questions of the officer, where in response to queries it was stated the Council could not remain neutral on the proposed Order.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Local Member, Councillor John Smale, then requested the matter be deferred for arrangement of a site visit by the Committee.

A debate followed, where the weight of evidence in the report was assessed, and whether it met the requirement of showing the route had been in use for a 20-year period.

After discussion, it was,

Resolved:

That the Wiltshire County Council (Sheet SU14 NE) Rights of Way Modification Order No. 11, 2006 (Milston Restricted Byway No. 16) is

forwarded to the Secretary of State for Environment, Food and Rural Affairs for determination with the recommendation that the Order be confirmed with the modification to the Order map to show the Restricted Byway to be added by a broken line and small arrowheads.

9 Planning Applications

Attention was drawn to the late list of observations and representations, as well as alterations to reports, provided at the meeting and to be made available on the council website.

10 13/05892/FUL: 18c Firs Road, Firsdawn, Salisbury, SP5 1SQ

Public Participation

Mrs Joan Curtis spoke in objection to the application.

Mr Damian Gutteridge spoke in objection to the application.

Mr Brian Edgeley, Firsdawn Parish Council, spoke in objection to the application.

The Area Development Manager introduced a report which recommended that permission be granted. Key issues for the proposal included the impact on the surrounding area.

Members of the Committee then had the opportunity to ask technical questions of the officer, where it was confirmed that the proposed dwelling was higher than a previous proposal which had been refused by the Committee, but officers considered that the conditions detailed in the report were sufficient to mitigate previous concerns.

Members of the Public then had the opportunity to present their views to the Committee, as detailed above.

The Local Member, Councillor Christopher Devine, then spoke in objection to the application.

A debate followed, where the level of development in the area and the scale of the proposed dwelling were felt to have an unacceptable impact on neighbouring and wider amenity.

After discussion, it was,

Resolved:

That the application be REFUSED for the following reason:

The proposal, by reason of the increase in size of the dwelling and the resulting intensification in its use as a larger house, would result in an over-development of the site, to the detriment of the character and amenities of the area. Furthermore, the additional bulk created by the increase in size would result in an overbearing impact on neighbouring

properties. This is contrary to Policies D3 and G2 of the Salisbury District Local Plan (which are saved policies of the South Wiltshire Core Strategy).

- 11 **13/01494/FUL: Tesco and Avon and Riverside Houses, 21-25 Castle Street, Salisbury, SP1 1TT**

Public Participation

Mrs Karen Rogers spoke in objection to the application.

Mrs Mary Webb spoke in objection to the application.

Mr Tony Negal spoke in objection to the application.

The Planning Officer introduced a report which recommended that approval be granted. It was confirmed the proposals involved the demolition and replace the current buildings, with a similar brickwork façade, and that key issues included the principle of the proposed retail outlet and hotel for the area, the impact on the character and appearance of the area, impact on noise and local amenity and highways considerations.

Members of the Committee then had the opportunity to ask technical questions of the officer. Details were sought about tree planting on the site.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Local Member, Councillor Dr Helena McKeown, then spoke in objection to the application.

A debate followed, where the inelegant design of the proposal was considered, as well as the extent to which the proposals could regenerate the area. The impact of the hotel on local businesses or the nearby Maltings site was raised, in addition to problems of access and bringing more cars into the centre of Salisbury.

After debate, it was,

Resolved:

That Planning Permission be GRANTED subject to the following conditions:

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

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

- 2. No development shall commence within the proposed development site until:**
 - a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the**

analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

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

- 3** No development shall commence on site until a scheme of acoustic insulation for the purposes of preventing and controlling the emission of noise from all externally mounted plant and equipment, including a timetable for implementation has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the approved details and shall be maintained at all times in accordance with the approved details thereafter.

Reason: In the interests of the amenities of the area.

- 4** No development shall commence until a scheme for the discharge and control of fumes, gases and odours from the supermarket and hotel, including a timetable for implementation has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the approved details and shall be maintained at all times thereafter.

Reason: In the interests of the amenities of the area.

- 5** No development shall commence until a Construction Environmental Management Plan, incorporating pollution prevent measures, including a timetable for implementation 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.

- 6** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this suspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To protect controlled waters from pollution, by potential land contaminants being revealed and disturbed by construction.

7 No development shall comment on site (including any works of demolition) until a Construction Method Statement, has been submitted to and approved in writing by the local planning authority. This shall include the following:

- a) The parking of vehicles of site operatives and visitors;**
- b) Loading and unloading of plant materials;**
- c) Storage of plant and materials used in constructing the development;**
- d) The erection and maintenance of security hoarding;**
- e) Wheel washing facilities;**
- f) Measures to control the emission of dust and dirt during construction;**
- g) A scheme for recycling/disposing of waste resulting from demolition and construction works;**
- h) Hours of construction, including deliveries;**
- i) Routing of construction traffic.**

The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the local planning authority.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general and the natural environment through the risks of pollution and dangers to highway safety during the demolition and construction phases of the development.

8 No development shall commence until a Service Management Plan has been submitted to and approved in writing by the Local Planning Authority for the retail use. The agreed Service Management Plan shall be implemented in accordance with the agreed details.

Reason: To ensure that adequate provision is made within the site to accommodate service vehicles in the interests of highway safety.

9 The hotel development hereby approved shall not be first brought into use until a Service Management Plan has been submitted to and approved in writing by the Local Planning Authority for the retail use. The agreed Service Management Plan shall be implemented in accordance with the agreed details.

Reason: To ensure that adequate provision is made within the site to accommodate service vehicles in the interests of highway safety.

10 No development shall commence until a Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority for the retail use. The agreed Waste Management Plan shall be implemented in accordance with the agreed details.

Reason: to ensure facilities are provided for the source separation and storage of different types of waste for recycling and or composting.

- 11 The hotel development hereby approved shall not be first brought into use until a Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority for the retail use. The agreed Waste Management Plan shall be implemented in accordance with the agreed details.**

Reason: to ensure facilities are provided for the source separation and storage of different types of waste for recycling and or composting.

- 12 The car parking spaces and access roads thereto shown on the approved drawings shall be completed prior to the occupation of the development land uses for which they are intended.**

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

- 13 The development hereby approved shall not be occupied until details of the cycle parking spaces and a timetable for implementation of these spaces have been submitted to and approved in writing by the local planning authority and shall be implemented in accordance with the approved details.**

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car in the interests of sustainable development.

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

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

- 15 No walls of the development hereby permitted shall be constructed until a sample wall panel, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall demonstrate the face bond of the brickwork and the mortar mix and finish and pointing style and shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.**

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

- 16 No development shall commence on site until details of the position, design, external appearance and decorative finish of all railings, fences (including the replacement fencing to the carpark), gates, walls, bollards and other means of enclosure have been submitted to and approved in writing including a timetable for implementation by the Local Planning Authority. Development shall be carried out in accordance with the approved details and the agreed timetable for implementation (including the removal and replacement of the palisade fencing to the car park).**

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

- 17 No development shall commence on site until large scale details (1:10 scale) of all window types (including elevations and sections of the windows, head, sill and window reveal details) and rainwater goods 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.

- 18 No development shall commence until a method statement detailing how the brickwork facades to the Castle Street elevation will be retained has been submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.**

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

- 19 No development shall commence until details of the shopping trolley storage area (which shall be within the footprint of the building) have been submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.**

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

- 20 No development shall commence until a scheme of water efficiency measures to reduce the water consumption of the replacement retail store and hotel has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented and thereafter retained in accordance with the approved details.**

Reason: In the interests of the conservation of water and energy resources.

- 21 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following**

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

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

- 22** The window glass in the ground floor Castle Street and Riverside elevation frontages shall be clear glass (unless otherwise marked on the approved plans) and shall not be painted or otherwise obscured.

Reason: To safeguard the appearance and character of the shopping street in the interests of visual amenity and the character and appearance of the area.

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

Plan reference: M1112/121D Proposed Ground Floor Plan, received by this office 23/10/2013

Plan reference: M1112/120C Proposed Site Plan, received by this office 23/10/2013

Plan reference: M1112/122D Proposed Mezzanine Floor Plan, received by this office 23/10/2013

Plan reference: M1112/123D Proposed Second Floor Plan, received by this office 23/10/2013

Plan reference: M1112/124D Proposed Third Floor Plan, received by this office 23/10/2013

Plan reference: M1112/125B Proposed Roof Plan, received by this office 23/10/2013

Plan reference: M1112/131B Proposed North and South Elevations, received by this office 23/10/2013

Plan reference: M1112/132C Proposed Section, received by this office 23/10/2013

Plan reference: M1112/127C Proposed Elevations in context (with the exception of the Castle Street Elevation which is amended by M1112/128D), received by this office 21/11/2013

Plan reference: M1112/128D Proposed Castle Street Elevation, received by this office 02/12/2013

Plan reference: M1112/129C Proposed Riverside Elevation, received by this office 21/11/2013

Plan reference: M1112/130C Proposed Southern Boundary Elevation, received by this office 21/11/2013

Plan reference: M1112/133C Remaining Elevations, received by this office 21/11/2013

Plan reference: M1112/135A Section and Elevation Details – River Frontage 01, received by this office 21/11/2013

Plan reference: M1112/137A Section and Elevation Details – East Facing Hotel 01, received by this office 21/11/2013

Plan reference: M1112/139A Section and Elevation Details – River Frontage 01, received by this office 21/11/2013

Plan reference: M1112/140A Section and Elevation Details – River Frontage 02, received by this office 21/11/2013

Plan reference: M1112/136A Section and Elevation Details – River Frontage 02, received by this office 21/11/2013

Plan reference: M1112/138A Section and Elevation Details – East Facing Hotel 02, received by this office 21/11/2013

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

INFORMATIVE: Materials

Please note that the Planning Office does not have the facility to receive material samples. Please deliver material samples to site, with a notification to the planning office where they are to be found.

INFORMATIVE: Protected Species

Many wildlife species are legally protected. The applicant should be aware that if it becomes apparent that the site is being used or has previously been used by protected species, work should STOP immediately and the applicant's or the council's ecologist should be contacted on 01225 718458 for advice on how to proceed.

INFORMATIVE: Permission not authorising work on land outside the applicant's control & party wall act

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

INFORMATIVE: Advertisement consent required

This permission does not permit the display of any advertisements which require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007 or under any Regulation revoking and re-enacting or amending those Regulations, including any such advertisements shown on the submitted plans.

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.

INFORMATIVE: Environment Agency

Construction Environmental Management Plan

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

The use of plant and machinery

Oils/chemicals and materials

Wheel washing

The use and routing of heavy plant and vehicles

The location and form of work and storage areas and compounds

The control and removal of spoil and wastes

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at:

<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>

Flood Risk

The site lies within very close proximity of the River Avon, designated a 'main' river. The proposal includes extensive demolition works, prior to major construction works, within close proximity to the river. It is important the works are carried out in a sensitive manner, and do not adversely impact on the river corridor.

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws the prior written consent (Flood Defence Consent) of the Environment Agency (EA) is required for any proposed works (permanent or temporary), including demolition works, or structures in, under, over or within 8 metres of the top of the bank of the River Avon, designated a 'main' river. The need for this consent is over and above the need for planning consent. The applicant is advised to contact Daniel Griffin on 01258 483 421 to discuss the scope of EA controls, and to obtain an application form.

INFORMATIVE: Highways

The applicant should make contact with the Area Highway Engineer with regards to protecting pedestrians using the footway across the site frontage as a footway closure may be required.

A recess took place from 2005-2010

12 **S/2012/1603/S73: Stonehenge Campsite, Berwick St James, Salisbury, SP3 4T**

Public Participation

Mr Paul Grant, applicant, spoke in support of the application.

The Planning Officer introduced a report which recommended that permission be granted. Key issues included details of a planning appeal decision as detailed in the agenda papers, and the acceptability of the revised lighting scheme that had been submitted.

Members of the Committee then had the opportunity to ask technical questions of the officer, where clarity was sought on the views of the light consultant, and that for previous refusals the presence of uplighting had been a principle concern, and these were no longer proposed.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Local Member, Councillor Ian West, then detailed some of the local concerns over the number of lights proposed for the site.

After discussion, where the need for site visits in relation to future applications with similar issues was raised, it was,

Resolved:

That Planning Permission be APPROVED subject to the following conditions:

- 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).**

Reason: For the avoidance of doubt.

- 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.**

Reason: To protect the visual amenity and character of the area and also help to safeguard the living conditions of nearby dwellings.

- 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.**

Reason: To prevent noise and disturbance to nearby residents of the site.

- 4** No 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.

Reason: To prevent noise and disturbance to nearby residents of the site at unsociable hours.

- 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.

Reason: To protect the visual amenity and character of the area and also help to safeguard the living conditions of nearby dwellings.

- 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.

Reason: To protect the visual amenity and character of the area and also help to safeguard the living conditions of nearby dwellings.

- 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.

Reason: To prevent noise and disturbance to nearby residents of the site.

- 8** 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 made available to the local planning authority for inspection at reasonable notice.

Reason: To support the other conditions.

- 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).

Reason: To safeguard the living conditions of the occupants of Over the Hill

- 10** All external lighting shall be carried out in accordance with the approved Lighting Condition 10 Plan dated 3rd October 2013, received by this office on 7th October 2013 and Condition 10 External Lighting Schedule dated 3rd October 2013, received by this office on 7th October 2013.

Downlighter units numbered 1, 2 and 4 on the External Lighting Schedule for sign illumination shall be mounted so that they are angled into the site and away from the roadway.

Downlighter units numbered 3, 7, 8, 9, 10, 11,12,13,17, 36, 37, 38 & 39 on the External Lighting Schedule shall be mounted with the bottom surface/the source of illumination parallel to and not more than 1m high above ground level.

Wall mounted and bollard light units numbered 5, 6, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 & 32 on the External Lighting Schedule shall be mounted to not exceed 1m high above existing ground level.

Wall mounted downlighter units numbered 33 and 34 on the External Lighting Schedule shall be mounted with the bottom surface/the source of illumination not more than 2m high above ground level.

All lights shall be on timers to switch off at 10pm.

The lighting hereby approved shall be installed in accordance with the agreed details and maintained as such thereafter. Any existing lights already installed shall be amended to be in accordance with the agreed external lighting scheme as detailed above within 3 months of the date of this decision.

Other than those agreed, there shall be no further lighting of the site, unless otherwise agreed through a new planning permission.

Reason: In order to safeguard visual amenity.

11 All landscaping shall be carried out in accordance with the Stonehenge Campsite Landscape Management Plan 2009-2014 (dated 10th October 2012, reference WFG/TA/10.10.11) and the Detailed Planting Proposals 2009-2014 (dated 16/11/2012, reference 390-11 Rev A) accompanying planning application S/2012/1777 subject to the following amendments:

a) Paragraphs 5.4, 5.5 and 5.6 are replaced as follows:

The first phase will be undertaken at some point between years 2 and 5 (where year 1 is 2009). The first phase will include removal of the 6 individual conifers along the eastern part of the boundary and 9 of the trees in the solid tree belt. This will open up gaps in the existing planting, allowing light in and allowing the establishment of broadleaf species.

In the longer term (that is, between years 10 and 12 unless otherwise agreed in writing by the local planning authority), the remaining conifers will be removed and the gaps will be planted with further broadleaf woodland planting.

b) Paragraph 5.12 which refers to the woodland mix and the associated table is amended to exclude the use of non-native species of Corsican Pine, Larch, Thuja or Evergreen Holm Oak (*Quercus ilex*) or Scots Pine (*Pinus Sylvestris*). Where already planted, these shall be removed within 3 months of the date of this decision, with the exception of the 10 Scots Pine (*Pinus Sylvestris*) already planted which shall be removed by 31st March 2018.

c) The planting key on the Detailed Planting Proposals plan is amended to exclude the use of non-native species of Corsican Pine, Larch, Thuja or Evergreen Holm Oak (*Quercus ilex*) or Scots Pine (*Pinus Sylvestris*). Where already planted, these shall be removed within 3 months of the date of this decision, with the exception of the 10 Scots Pine (*Pinus Sylvestris*) already planted which shall be removed by 31st March 2018.

The approved landscape management plan shall be implemented in full in accordance with the approved timetable.

Reason: To ensure adequate landscaping in order to safeguard visual amenity.

12 The approved alarm system that has been fitted to the cesspit providing warning against overflowing, and was agreed in writing by the local planning authority on the 21st October 2011 shall be retained and maintained.

Reason: To help prevent pollution to watercourses.

13 The visibility splays of 4.5m x 75m across the site frontage measured from the centre line of the access adjacent to the

northern site boundary shall be maintained permanently free obstruction above a height of 300mm.

Reason: In the interests of highway safety.

13 **13/04963/FUL: 2a and 4 Earls Court Road, Amesbury, SP4 7NA**

Public Participation

Miss Ruth Underwood spoke in objection to the application.

Ms Julie Edwards spoke in objection to the application.

Mr Johnnie Johnson spoke in objection to the application.

Mr Richard Greenwood, agent, spoke in support of the application.

The Area Development Manager presented a report which recommended that the application be delegated to the Area Development Manager to approve, subject to the signing of a Section 106 legal agreement to secure financial contributions as detailed in the report. Key issues were stated to include the principle of further residential development on the site, the impact on the character of the area and residential amenity, highway safety and archaeological concerns.

It was explained the application was for five dwellings in groupings of two and three, with ten parking spaces allocated at one end of the development. A previous application for six dwellings and a higher ridgeline had been refused.

Members of the Committee then had the opportunity to ask technical questions of the officer, where details were sought on the materials to be used, the wall to the rear that lay adjacent to a public footpath and nearby listed buildings.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Local Member, Councillor Fred Westmoreland, then spoke regarding the application, detailing the complexity of some of the concerns regarding the design, access and principle of the application, but that on balance it was suitable.

A debate followed, where the location of the parking spaces to one side of the dwellings was raised as a potential design issue, and the overall character of the area assessed to determine if the proposed dwellings would unduly impact it. The scale of the proposed dwellings and whether this was appropriate was also discussed.

After debate, it was,

Resolved:

To delegate to the Area Development Manager to APPROVE, Subject to the applicant entering into a Section 106 agreement requiring financial contributions towards affordable housing and recreation provision, 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 section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. Before development is commenced, a schedule of materials and finishes, and, where so required by the local planning authority, samples of such materials and finishes, to be used for the external walls and roofs of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the building is appropriately detailed

3. Prior to commencement of the development hereby approved full details of the “new trellis privacy fence between 1.8m and 2.4m high” and the “new retaining wall” shown on drawing no. 0776/02A dated 09/2013 shall be submitted to the local planning authority for approval in writing. The details shall include plans of the design and appearance of the fence and wall and, in the case of the fence, its method of fixing. The fence and wall shall be erected/constructed prior to first occupation of any of the houses, and both shall be retained and maintained in place thereafter.

REASON: The application contains insufficient detail to enable assessment of the fence and wall at this time. The fence is necessary to ensure the privacy of neighbouring properties is safeguarded.

4. Prior to erection of the sheds shown on drawing no. 0776/02A dated 09/2013 details of their design and appearance shall be submitted to the local planning authority for approval in writing. The sheds shall then be erected in accordance with the approved details.

REASON: The application contains insufficient detail to enable assessment of the sheds at this time. Assessment is necessary to ensure the design of the sheds would not have a detrimental impact on amenity.

5. No works, including demolition works, shall commence until a report providing the results of a bat survey undertaken by an independent ecologist has been submitted for local planning authority approval. The report will include the findings of a phase 1 bat survey and any subsequent phase 2 surveys deemed necessary by the ecologist, provide details of any necessary mitigation measures and recommend whether a Natural England licence is required for works

to proceed. The works will be undertaken in accordance with the recommendations of the approved report.

REASON: To safeguard protected wildlife species.

6. 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) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any buildings forming part of the development hereby permitted.

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

7. 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) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the side elevations or roofslopes of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

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

REASON: In the interests of highway safety.

9. No construction works or deliveries shall take place on Sundays or public holidays or outside the hours of 8.00am and 6.00pm weekdays or 8.am to 1.00pm on Saturdays.

REASON: In the interests of neighbouring amenities- Policy G2

10. No burning of waste shall take place on the site during the demolition or construction phase of the development.

REASON: In the interests of residential amenity.

11. This development shall be in accordance with the submitted drawings:

- 0766/01 rev D, dated September 2013 and received to this office on 07/11/13
- 0766/02 rev A, dated September 2013 and received to this office on 09/10/13
- 0766/03 rev A, dated September 2013 and received to this office on 09/10/13
- 0766/04 rev A, dated September 2013 and received to this office on 09/10/13

REASON: For the avoidance of doubt.

12. Prior to commencement of the development hereby approved a scheme shall be submitted to the local planning authority indicating how surface water will be managed on site to prevent run-off from the car parking court on to the public highway. The scheme shall be implemented as approved prior to first occupation of any of the new houses and retained thereafter.

REASON: To ensure appropriate management of surface water in the interests of amenity and highway safety.

13. **INFORMATIVE:**

There is a risk that reptiles such as slow worms or grass snakes could occupy the application site. These species are protected by the Wildlife and Countryside Act 1981 (as amended) and planning permission does not provide a defence against prosecution under this Act. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation by hand. If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist.

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding and planning permission does not provide a defence against prosecution under this Act. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. The season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

- 14 **13/04200/FUL: Lyvers Farm, Lyvers Lane, East Grimstead, Salisbury, SP5 3RX**

Public Participation

Mr Nigel Lilley, agent, spoke in support of the application.

Mr Anthony Cooper, applicant, spoke in support of the application.

Mr Robert Amor, East Grimstead parish Council, spoke in objection to the application.

The Area Development Manager presented a report which recommended that permission be granted. Key issues were stated to include the principle of the development in its location, design and impact and highway safety.

Members of the Committee then had the opportunity to ask technical questions of the officer, where it was confirmed that demolition of existing structures was a part of the application.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

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

A debate followed, where whether the site was in a sustainable location in the open countryside as required by national policy was raised, along with concerns regarding affordable housing contributions.

After debate, it was,

Resolved:

That Planning Permission be REFUSED for the following reasons:

- 1. The application site lies within an unsustainable location in open countryside. The proposal, to clear the site and erect a large detached house and outbuilding for unrestricted occupation, comprises inappropriate and unsustainable development in the open countryside as a matter of principle. Furthermore, the domestication of the site as a consequence of the erection of the dwelling and the laying out of a garden with associated domestic paraphernalia would detract from the visual amenities and essentially pastoral character of the area. This is contrary to Policies G1, G2(iv), C2 and H23 of the Salisbury District Local Plan (which are 'saved' policies in the South Wiltshire Core Strategy), Policy CP1 of the South Wiltshire Core Strategy, and the National Planning Policy Framework (paragraph 55).**
- 2. The application site has previously been used for uses falling within Class B1 and/or has extant consent for uses falling within Class B1 and Class B8. Policy CP5 of the South Wiltshire Core Strategy seeks to protect sites such as this which provide employment opportunities. As the site is considered to be appropriate for continued employment use and as it has not been demonstrated that the site is no longer viable for any other employment use following genuine and sustained attempts to sell or let it, its use for non-Class B1 and B8 would be detrimental to the economic objectives of the Core Strategy, and more specifically, would be contrary to Policy CP5.**

INFORMATIVE: The applicant is advised that reason no. 2 would be addressed in the event of a satisfactory planning obligation being

submitted, and it is acknowledged that the applicant is agreeable to this. The reason for refusal is necessarily imposed to enable the matter to be taken into account by an inspector in the event of an appeal. The reason would be withdrawn when the obligation is provided at that time.

15 **Urgent Items**

There were no urgent items

(Duration of meeting: 6.00 - 10.20 pm)

The Officer who has produced these minutes is Kieran Elliott of Democratic Services, direct line (01225) 718504, e-mail kieran.elliott@wiltshire.gov.uk

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

Wiltshire Council

Southern Area Planning Committee

06 February 2014

Public Questions

At its meeting on 16 January 2014 the Committee was informed of three questions which had been submitted by a member of the public beyond the deadline for which a written response could be prepared for the meeting.

A written response has now been provided, as detailed below.

1. Can you please ensure that all submitted documents are downloaded on the file? There is at least one application on the agenda this evening that has included only a fraction of the Parish Council response?

It is the IPA's policy to upload representations to the web in their original form unless they contain inappropriate or defamatory content (which will be blacked out). Signatures, email addresses and telephone numbers will also be blacked out. In the planning committee agenda reports representations will be summarised. If you are concerned that there are representations that are not displayed fully please contact the south team on 01722 434541.

2 If the Ward Councillor calls an application in to Committee can the call-in and the reasons behind it be flagged up on the website in a timely manner?

All representations, including call-in requests from Council Members, are uploaded to the web in a timely manner. Very occasionally technical issues or higher than normal workloads may delay this process slightly.

3 If an application has been subject to a pre-app and the applicant refers to that pre-app in the D & A and/or on the application forms can the content of that pre-app be published on site and referred to in the agenda report?

Pre-app correspondence is confidential. It is a matter for the applicant to decide whether or not pre-app correspondence should be submitted as part of their planning application. The local planning authority will not upload pre-app correspondence to the web under other circumstances.

Andrew Guest
Area Development Manager (South)

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Wiltshire Council

Southern Area Planning Committee

06 February 2014

APPEALS

Appeal Decisions

Application Number	Site	Appeal Type	Application Delegated/ Committee	Appeal Decision	Overturn	Costs
S/2013/0071	Land adj Parish Church Steeple Langford	WR	COMMITTEE	DISMISSED	YES	
S/2012/1450 & 1451	Dairy House Barn, Whiteparish	WR	DEL	ALLOWED		

Outstanding Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee	Overturn
S/2012/1705	Hillbilly Acre, Clarendon	H	ENF	
S/2013/0024	Lime Tree Cottage, Flower Lane, Amesbury	WR	DEL	
S/2012/1566	Penruddocke Arms, Dinton	WR	NON DET	
E/2012/1543/OUT	Granby Gardens, Ludgershall	H (was WR)	NON DET	
13/00451/FUL	Site at Old Southampton Road, Whaddon	WR	DEL	
13/01159/FUL	Parcel of land to South of B3089 between Teffont and Dinton	WR	DEL	
S/2012/1613/FULL	Ridge Side, The Ridge, Woodfalls, Salisbury	WR	DEL	
S/2013/255/LBC	Park Cottage, Milton, East Knoyle, SP3 6BG	H	DEL	
13/02645/FUL	Land off St Margaret's Close, rear of 37 Fowlers Road	WR	DEL	
13/01691/ADV	Fabric Land, 45-49 Catherine Street, Salisbury	WR	DEL	
13/03615/FUL	Land at Duck Lane, Laverstock	WR	DEL	
13/03164/FUL	9 Hilltop Close, Shrewton	WR	DEL	

New Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee		Overturn
13/03834/FUL	Dillons Farm, East Grimstead	H	DEL		

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

27 January 2014

Date of Meeting:	06 February 2014		
Application Number:	13/02939/FUL		
Site Address:	Salisbury Divisional Police HQ, Wilton Road, Salisbury, SP2 7HR		
Proposal:	Change of Use from Police Divisional HQ to education (University Technical College). Demolition of custody suite, refurbishment and remodelling of retained buildings, new extensions and associated external works.		
Applicant / Agent:	Aedas Architects		
Parish Council	Salisbury		
Electoral Division	Fisherton & Bemerton Village	Unitary Member	Cllr John Walsh
Grid Reference:	Easting: 413098 Northing: 130585		
Type of Application:	Full		
Conservation Area:	Cons Area: N/A	LB Grade: N/A	
Case Officer:	Charlie Bruce-White	Contact Number: 01722 434682	

Reason for the application being considered by Committee

Cllr Walsh has called in the application due to the scale of development, environmental/highway impact and car parking.

1. Purpose of report

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

2. Report summary

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

1. Principle of development;
2. Highways implications;
3. Air quality;
4. Character & appearance of the area;
5. Amenities of adjoining and nearby property;
6. Archaeology;
7. Other matters.

3. Site Description

The site relates to the Salisbury Police Station situated on the Wilton Road (A36), to the west of the town centre. The purpose built Police Headquarters building opened in 1956 and is 4 storeys including the basement. The building was extended in the 1970s with a wing to the West of the site known as the Nixon building. There is a single storey custody facility which connects into the East end of the old building. To the rear of the site there is an existing workshop area with training facilities and a row of smaller garages. This forms a natural break with the northern section of the wider site which does not form part of this application.

This north section includes 7 Police houses and an area of undeveloped land. The ownership of this land will transfer to Wiltshire Council and it is intended that the police houses would be vacated prior to the handover of the UTC. The intention is that this land could be made available for residential development in the future, possibly with access from Montgomery Gardens (via Chancery Close) only. This would be, of course, a matter for a separate planning application to be considered on its own merits, and so has no bearing on the current application before the Committee.

The site is bordered to the East and West by residential areas and to the South by Wilton Road which is a busy road into Salisbury and major bus route. The proposed UTC site is 1.14 ha. The site is within the Salisbury Housing Policy Boundary.

4. Relevant Planning History

None relevant

5. Proposal

The proposal is for works to redevelop part of the existing Police Station site for educational use, as a University Technical College. The project proposes the redevelopment of the 1950s Divisional Headquarters building, the 1970s extension, and the existing vehicle maintenance & training facilities. The single storey custody facility will be demolished and this area will be landscaped to provide external recreational and social space for the college.

A new extension will be added linking the two wings and providing large social gathering and learning spaces, with a smaller extension to the front of the site creating a prominent new entrance to the west of the 1950s building frontage. Physical education will be delivered off-site and therefore sports facilities are not included in the proposal.

Why the site is becoming available

The site is becoming available due to a strategic agreement between Wiltshire Council and the Wiltshire Police and Crime Commissioner to move to a position of joint positioning of public facing services. The University Technical College (UTC) was not party to those decisions and was only approved by the Government at the end of March 2013. The direction of travel was agreed between Wiltshire Council and Wiltshire Police Authority in 2011 with the pace of change accelerating recently to facilitate Central Government investment in the UTC.

The relocation was being considered on a longer time line than is now envisaged, however the opportunity of the UTC offer to use the Wilton Road building was felt by the Police and Crime Commissioner too timely to ignore. The building is in need of extensive renovation and is energy inefficient. Wiltshire Police have concluded that such investment could not be made without threatening investment in front line policing. A commercial sale was considered but there is only a very small market in the public sector for such large buildings, as demonstrated by the long period of disuse for the former Manor Hospital site.

Ownership of the site will transfer from the Police Authority to Wiltshire Council, which will then lease it to the UTC (which will be a charitable trust established under the Academies legislation) on a 125-year lease at peppercorn rent. The timeframe for the opening of the UTC would be September 2015.

6. Planning Policy

Local Plan: policies G1, G2, D1, D3, TR11, TR14, PS1

Core Strategy: core policy 21

Central government planning policy: NPPF

7. Consultations

City Council	Support subject to conditions including appropriate boundary treatment, retained access to former police houses, improvement to cycling facilities/links, Air Quality Assessment, new right turn lane on Wilton Rd, new pedestrian crossing point on Wilton Rd, new park and ride bus stop, restriction on student car parking.
Highways Agency	No objection subject to conditions to secure travel plan and adequate pick-up / drop-off facilities to prevent queuing on Wilton Road.
Highways Officer	No objection subject to conditions to secure adequate pick-up / drop-off facilities to prevent queuing on Wilton Road.
Public Protection	No objection subject to conditions to mitigate potential noise and disturbance from the proposed workshops/laboratories/catering facilities
Environment Agency	No objection subject to conditions to prevent surface water flooding and groundwater pollutions
Archaeology	No objection subject to archaeological watching brief
Ecologist	No objection subject to condition to secure trees that enhance biodiversity
Natural England	No objection

8. Publicity

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

11 letters of representation were received, raising the following concerns/objections:

- Would exacerbate existing on-street parking problems;
- Existing road infrastructure is insufficient to deal with increased use;
- The workshop facing dwellings on Montgomery Gardens should have obscured glazing in this elevation in order to safeguard residents' privacy;
- A restriction should be put in place limiting the number of evening / after hours events in order to protect the amenity of neighbours who could be affected by noise/disturbance;
- Uncertainly over future access to police houses.

9. Planning Considerations

9.1 Principle of development

Local Plan policy PS1 states that the development of community facilities will be permitted within or adjoining the settlements. Core Policy 21 seeks to protect land and buildings used for community uses, and the proposal complies with this policy since an alternative community use is being provided.

9.2 Highways implications

The applicant has submitted a detailed Transport Assessment and further supplementary information following discussions with the Highways Agency and Council Highways Officers. The assessment reveals that overall traffic movements from the proposed UTC would be greatly reduced in comparison to the existing police station. However peak flows would be increased, which includes those periods relating to the morning drop-off and afternoon pick-up of students travelling by car. The Highways Agency have therefore sought reassurances that this would not create a problem through increased queuing and obstruction on the A36. Based upon the projected traffic and capacity of the A36, the Highways Agency are satisfied that this would not be a problem, so long as queuing *within the site* does not overspill onto the A36.

The applicant has detailed the proposed pick-up / drop-off facility, which would make use of the existing access road and forecourt within the site which benefits from separate in/out accesses. The potential for the build up of queues is greater for the afternoon pick-up, where an element of waiting may be involved, and consequently the applicant has detailed that 25 parking spaces would be made available at the rear of the site for this purpose in order to provide additional capacity in the event that the forecourt fills up. A condition shall also be imposed which will require the operation of the pick-up / drop-off facility to be reviewed on an annual basis (for the first 4 years of the operation of the UTC) with measures put forward for improvements where considered necessary. Other measures would include the provision of “no waiting / no parking” restrictions outside of the site on the A36, as well as a travel plan which will promote non-car based transport options. Consideration was given to a dedicated right turn facility on the A36 for vehicles entering the site, however, given the results of the peak period capacity assessments, with no queuing forecast, such a facility was not considered necessary. The Highways Agency conclude that the application will not have a detrimental impact upon the A36.

A number of local residents have raised concerns that surrounding residential streets will be inundated by student car parking. On this matter, the applicant’s transport consultants comment as follows:

Student parking will not be accommodated within the site. It is likely that there will be a small number of Year 13 students who will want to drive to the College (although they will be discouraged from doing so). Parking within the Wilton P&R site is an option although some students may be tempted to park on Canadian or Australian Avenue. A review of on-street parking on these roads demonstrates that there is ample parking capacity and that additional parking would not be a significant road safety concern. We will operate a vehicle registration scheme for all students who plan to use their own cars to come to the UTC. We will encourage local residents to report any discourteous or illegal parking to us.

Neither the Highways agency nor the Council’s Highways Officers raise objections to this matter.

The applicant has explored the improvement of cycle links to the school. However, this has not been possible due to limitations on Wilton Road (i.e. the number of crossings/junctions prevent segregation). Cycle access from the north of the site, via Montgomery Gardens was also explored although this was ruled out due to problems with the constrained width of the rear access and steep level changes, as well as issues of site ownership and maintaining a right of way. However, the development makes provisions for a generous level of cycle parking and the Travel Plan will provide advice on safe cycle routes/practices.

9.3 Air quality

Air quality along the Wilton Road is poor, with high levels of Nitrogen Dioxide having been recorded in the past, and is likely that the area will shortly be incorporated into the Salisbury Air Quality Management Area. The Council's Public Protection Officer initially raised concerns that air quality could be reduced further if the proposal resulted in a build up of queues. However, these concerns have been alleviated by the same measures and conditions as agreed above with the Highways Agency. The Public Protection Officer will also be recommending that the Salisbury Air Quality Action group (overseen by the Area Board) liaise closely with the school's Travel Plan Coordinator to ensure a high profile is maintained in promoting alternatives to the car for accessing the site. It has also been suggested that the landscaping scheme to the site incorporate Birch, Beech and Limes which have been found to be effective in trapping particulates on their leaves.

9.4 Character and appearance of the area

The main alteration from the Wilton Road elevation would be the formation of a double height glazed and aluminium clad extension, which would provide the main entrance to the school. It is considered that this would be an appropriate addition, adding interest to the street elevation whilst respecting the main 1950s police station building, which would remain unaltered externally. The area to the front of the school would be re-landscaped with new pathways and planting. To the rear of the site, the unattractive custody suite would be demolished and a new two storey extension would be formed, in a similar modern style to the front extension. The area to the rear of the school would also be re-landscaped, to provide both soft and hard landscaped areas for socialising and recreation. Overall it is considered that the proposal is a well thought out scheme that would enhance the character of the existing police station building/site and Wilton Road streetscene.

9.5 Amenities of adjoining and nearby property

Whilst the proposed UTC use could result in some increase in noise and disturbance at particular times of the day, such as during pick-up / drop-off and break times, there would also be a reduction in activity compared to the existing/former police station use, particularly at unsociable hours and weekends. Consequently it is considered that the proposed new use of the site would have a neutral impact upon the amenities of surrounding residential property.

The proposals also include the use of a workshop building at the rear of the site, previously used for the maintenance of police vehicles, as a workshop for engineering students. The Council's Environmental Health Officer recommends conditions to ensure that the building is properly noise insulated and that fumes can be controlled. The same controls would also be secured in relation to the parts of the UTC to be used for laboratories and catering facilities.

9.6 Archaeology

The Council's Archaeologist confirms that the site is of archaeological interest, since parts of the site lie within the Fisherton brickearths and so have the potential to contain deposits from the Palaeolithic periods. Previous archaeological evaluation at nearby Highbury Avenue also revealed a large Iron Age defended settlement with associated burials, and the site has the potential to contain associated remains. Consequently a condition is recommended to secure a scheme of archaeological investigation during the construction process.

9.7 Other matters.

Amended plans have been submitted to confirm that the existing police houses would have continued vehicular access.

10. Conclusion

The UTC would be an appropriate community re-use of the site and is situated within a sustainable location that is easily accessible by a variety of modes of public transport. The applicant has demonstrated that appropriate measures can be put in place to avoid traffic and air quality problems during peak hours including pick-up / drop-off times. The design of the proposed extensions and alterations to the police station building and site would enhance the character of the area. Subject to conditions there would be no significant impacts upon the amenity of neighbours or other planning considerations.

11. Recommendation

That permission be granted subject to the following conditions:

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

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

- 2) The development shall only be undertaken in accordance with the following approved plans:

Plan Ref....P-010 (Block Plan)...	Dated....13.08.13....
Plan Ref....P-021 D (Proposed Site Plan)...	Dated....20.01.14....
Plan Ref....P-022 C (Proposed Landscape Plan)...	Dated....20.01.14....
Plan Ref....P-023 C (Proposed Boundary Treatment)..	Dated....20.01.14....
Plan Ref....P-030 (Existing & Proposed Site Sections).	Dated....13.08.13....
Plan Ref....P-061 (Proposed Elevations)...	Dated....13.08.13....
Plan Ref....P-050 A (Proposed Ground Floor Plan)...	Dated....13.08.13....
Plan Ref....P-051 (Proposed Upper & Basement Floor Plan)..	Dated....13.08.13....
Plan Ref....P-052 (Roof Plan)...	Dated....13.08.13....
Plan Ref....P-061 (Proposed Elevations)...	Dated....13.08.13....
Plan Ref....P-061 (Proposed Elevations)...	Dated....13.08.13....
Plan Ref....M7 (Ground Floor Ventilation)...	Dated....13.08.13....

Reason: For the avoidance of doubt.

- 3) No development shall commence until a written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority. The programme of archaeological work shall be carried out in accordance with the agreed details.

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

- 4) Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

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

- (a) details of trees and hedgerows to be retained, together with measures for their protection in the course of development;
- (b) details of new trees and hedgerows to be planted, including species;
- (c) means of enclosure;
- (d) car park layouts;
- (e) hard surfacing materials;
- (f) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc)

Reason: To ensure a satisfactory landscaped setting for the development.

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

Reason: To ensure a satisfactory landscaped setting for the development.

- 7) For the first 4 years of the operation of the UTC, an annual review of the pick-up and drop-off facility must be completed by the UTC to ensure there is and will be no overspill of vehicles onto the A36(T). The reviews shall include a written report, detailing monitoring of the effectiveness of the pick-up and drop-off facility over the year, and recommendations to mitigate any identified problems, and shall be submitted to and agreed in writing by the local planning authority (in conjunction with the Highways Agency) prior to the commencement of the following academic year. Any review recommendations shall be implemented in accordance with a timetable agreed in writing by the local planning authority (in conjunction with the Highways Agency) and shall be maintained thereafter.

Reason: To ensure the safe and efficient operation of the A36(T)

- 8) Prior to the occupation of the development the 25 pick-up parking spaces (as demarcated on plan ref: P-022 C) shall be made available for the sole purpose of vehicles collecting pupils during the after school pick-up period, and shall be maintained for this purpose thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the safe and efficient operation of the A36(T)

- 9) Prior to the occupation of the development a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority (in conjunction with the Highways Agency). The development shall thereafter be operated in accordance with the Travel Plan.

Reason: To ensure the safe and efficient operation of the A36(T) and to maximise the development's sustainable transport potential.

- 10) Prior to the occupation of the development a new pedestrian refuge on the A36, generally based upon the preliminary layout illustrated within Appendix G of the submitted Travel Plan (Mott MacDonald, August 2013) shall have been formed and made ready for use.

Reason: To provide safe pedestrian access to the west-bound bus stop.

- 11) No engineering works, industrial processes, plant or machinery shall be carried out/installed outside the workshops/garages, and all doors serving any of the engineering workshops / garages shall remain closed when they are in use.

Reason: In the interests of neighbouring amenity.

- 12) Before the development hereby permitted commences a scheme of acoustic insulation shall be submitted to and approved in writing by the Local Planning Authority specifying the measures that will be taken for the purposes of preventing and controlling the emission of noise from externally mounted plant, equipment and ventilation systems. The approved scheme shall be implemented before the development is first brought into use and shall be maintained at all times thereafter in accordance with the approved details.

Reason: In the interests of neighbouring amenity.

- 13) Before the development hereby permitted commences a scheme of acoustic insulation shall be submitted to and approved in writing by the Local Planning Authority specifying the measures that will be taken for the purposes of preventing and controlling the emission of noise from all workshops and garages. The approved scheme shall be implemented before the development is first brought into use and shall be maintained at all times thereafter in accordance with the approved details.

Reason: In the interests of neighbouring amenity.

- 14) Before the development hereby permitted commences a scheme for the discharge and control of fumes, gasses and odours from the approved workshops, garages, laboratories and catering facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is first brought into use and shall be maintained at all times thereafter in accordance with the approved details.

Reason: In the interests of neighbouring amenity.

15) There shall be no pupils/members of the public on the site outside the hours of 21:00 in the evening and 08:00 in the morning from Mondays to Fridays and between 21:00 Friday evening and 09:00 Saturday morning and from 17:00 Saturday afternoon to Monday 08:00 in the morning, nor at any time on Sundays and Bank or Public Holidays.

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

16) No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays. This condition shall not apply to the internal fitting out of the development.

Reason: In the interests of neighbouring amenity.

17) No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The submitted details shall clarify the intended future ownership and maintenance provision for all drainage works serving the site. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, and ensure future maintenance of the surface water drainage system.

18) Development shall be carried out in accordance with the recommendations of the Report on Site Investigation (BAM Construction Report 728220 Rev 01 - January 2014).

Reason: To protect controlled waters from pollution.

19) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To protect controlled waters from pollution.

20) No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: In some cases the infiltration of surface water through contaminated ground can present an unacceptable risk of pollution to controlled waters.

21) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater

Reason: In some cases piling through contaminated ground can present an unacceptable risk of pollution to controlled waters.

INFORMATIVES:

Condition 5 – new planting

New planting, particularly in those areas closest to Wilton Road, should ideally incorporate birch, beech and limes, which are species that have been found to help air quality due to their effectiveness in trapping particulates on their leaves.

Pollution prevention

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- the use of plant and machinery
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at:

<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>.

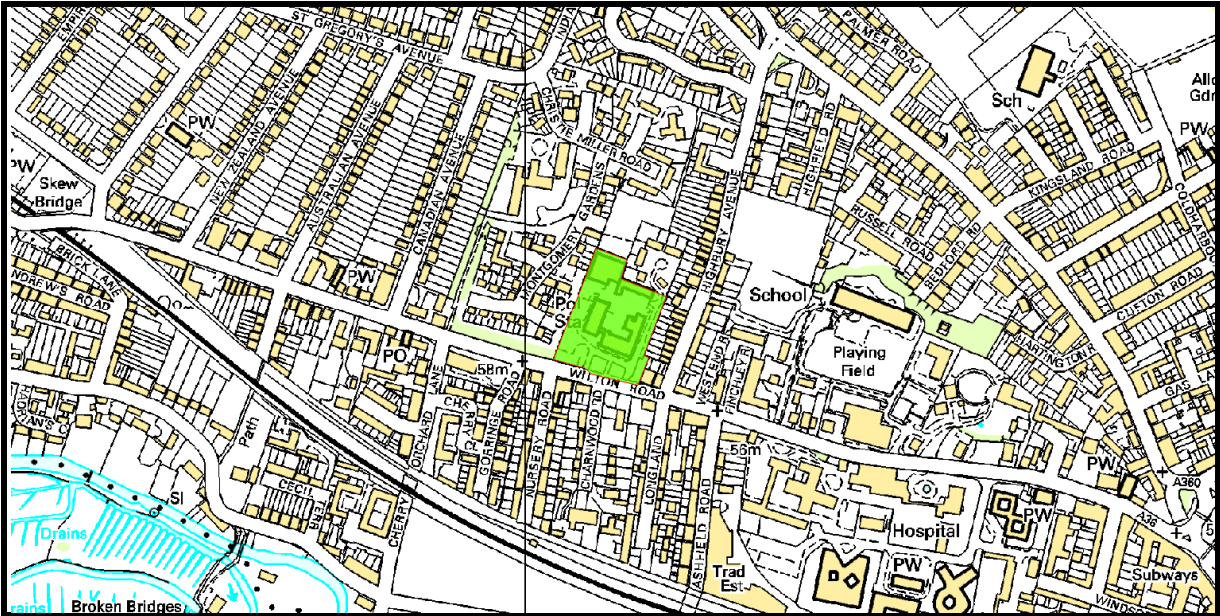
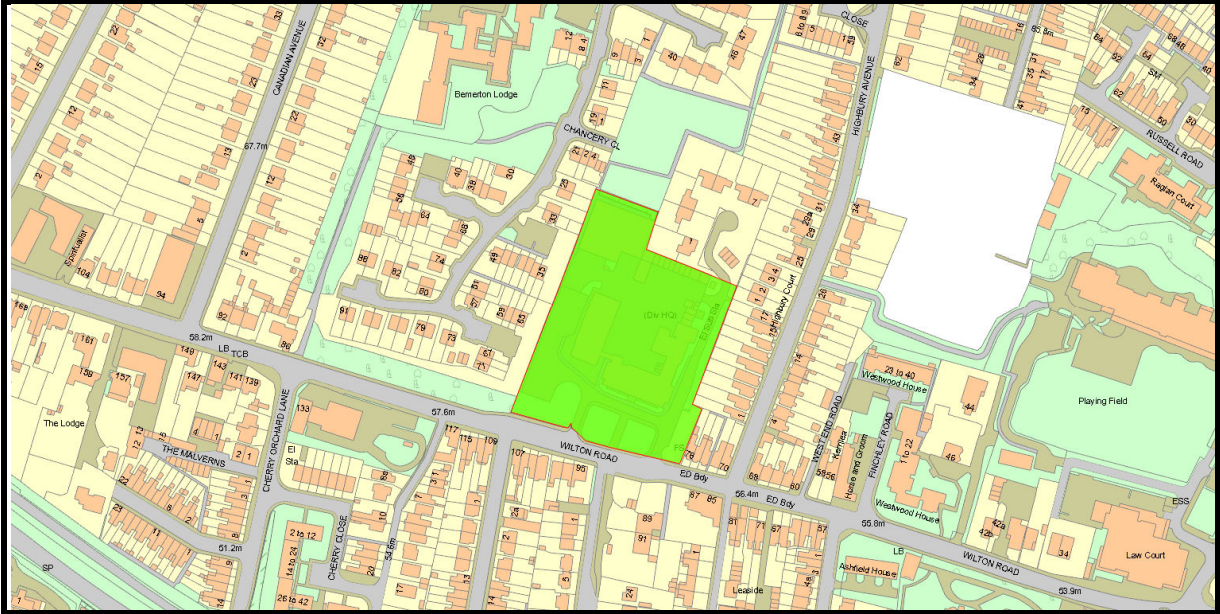
Protective species legislation

Planning permission does not remove the need to comply with protected species legislation. Surveys of the site have identified residual risks to breeding birds, bats and reptiles and the applicant should therefore take his own consultants advice to avoid breaching the legislation when undertaking development at the site).

Condition 14

The applicant is advised that should the scheme for the discharge and control of fumes, gasses and odours involve further extension and/or alteration to the buildings through, for example, the erection of chimneys or flues, then a further full planning application may be required.

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Report to the Southern Area Planning Committee

Report No. 2

Date of Meeting	06 February 2014		
Application Number	13/07359/FUL		
Site Address	88 Ridge Chilmark Salisbury Wiltshire SP3 5BS		
Proposal	Proposed detached home office / yoga room		
Applicant	Ms Rachel Boase		
Town/Parish Council	Chilmark		
Electoral Division	Nadder and East Knole	Unitary Member	Cllr Bridget Wayman
Grid Ref	395333 131867		
Type of application	Full Planning		
Case Officer	Louise Porter, 01722 434555		

Reason for the application being considered by Committee

Cllr Bridget Wayman has requested the consideration of this planning application at a Planning Committee due to the “scale of development”, the “visual impact upon the surrounding area”, the “relationship to adjoining properties”, and the “environmental impact”.

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission be **APPROVED** for the reasons detailed below.

2. Report Summary

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

1. Design, scale and siting (including impact on the AONB)
2. Impact on neighbour amenity

3. Site Description

88 Ridge is an end of terrace dwelling located in open countryside on a large plot. The terrace is positioned side on to the road and is surrounded by fields on three sides. The dwelling is accessed by a track to the south of the terrace.

4. Planning History

13/03367/FUL	Proposed detached home office / yoga room	REF 02/12/13
S/2001/0315	Two storey extension and access to parking	AC 11/04/01
S/2001/0895	Gabled window to north elevation (1st floor) & ground floor window to match existing	AC 25/06/01
S/2000/2048	Extension and vehicle access involving change of use to residential	AC 04/01/01

5. The Proposal

It is proposed to erect a detached outbuilding to the south-west of the dwelling to be used as a private yoga room and home office. The proposed building will be 5m wide by 7m long. The proposed building will have a pitched, gable-ended roof with a ridge height of approximately 3.5m. The proposed building will be clad in cedar boarding and will have a natural slate roof.

This application is a resubmission of the previous application (13/03367/FUL) which was refused by the Planning Committee in 2013. This amended scheme is 1m narrower, 2m shorter and 1.1m lower than the previous scheme and no longer has the log store attached to the end wall of the building.

The previous application was refused on the following grounds:

1. The proposed home office and yoga room, by reason of its excessive size and prominent positioning within the AONB landscape, is considered to have a detrimental impact on the quality of the rural area, and as such is considered contrary to policies D3, C4 and C5 of the Salisbury District Local Plan (which are 'saved' policies of the adopted South Wiltshire Core Strategy).
2. The large scale and footprint of the proposed home office and yoga room, together with its separation distance from the main dwelling results in a building which with no further development could be capable of creating a separate dwelling and is therefore considered to be contrary to part iii of policy H31 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy).

This current application therefore should be considered on whether or not the previous reasons for refusal have been overcome.

6. Planning Policy

Salisbury District Local Plan saved policies (which are 'saved' policies of the adopted South Wiltshire Core Strategy):

G2: General Criteria for Development

Policy G2 provides general criteria for development proposals to be assessed against. The criteria relates to the preservation of important landscape and architectural features, residential amenity and highway and environmental issues.

D3: Extensions

Policy D3 permits extensions to existing properties or the development of ancillary buildings within their curtilages subject to the proposal being compatible with the existing property in terms of scale, character, materials and design and the proposal being carefully integrated into the streetscene and the landscape framework.

C4: Development with the AONB

Policy C4 does not permit development within the AONB if it would harm the natural beauty of the landscape. Major industrial or commercial development proposals would not be permitted unless there is a proven national need and no suitable site is available outside the AONB.

C5: Minor Development within the AONB

Policy C5 permits development within the AONB provided that the siting and scale of the development are sympathetic with the AONB landscape and the standards of landscaping and design are high, using materials that are appropriate and reflect the character of the area.

H31: Extensions to existing dwellings in the countryside

Policy H31 allows extensions to existing dwelling provided that (i) the extension is subservient in size to the existing dwelling and house plot and does not substantially alter the character of the dwelling, (ii) the design of the extension is in keeping with that of the existing dwelling and uses complementary materials; and (iii) the extension would not create, or be capable of creating, a separate dwelling.

7. Consultations

Parish Council: Object, for the following reasons:

“In view of its positioning and its large size it would be contrary to Policy C2 of the South Wiltshire Local Area Adopted Plan which states that development in the countryside will be strictly limited and will not be permitted unless it would benefit the local economy and maintain or enhance the environment. The proposed position so close to the property boundary means that it would not be integrated carefully in relation to the overall landscape framework and would be an unwelcome intrusion into the AONB”.

[Whilst it is noted that the Parish Council have referred to Policy C2, this policy is considered less relevant when considering applications for extensions to residential accommodation. In these cases, policy H31 provides more specific policy guidance relating to residential development in the countryside.]

8. Publicity

This application was advertised via site notice, and neighbour notification letters.

No third party letters of representation have been received regarding the current application.

9. Planning Considerations

9.1 Design, scale and siting (including impact on the AONB)

The proposed outbuilding is significantly smaller than the previous proposal. The footprint of the proposal has been reduced from 58m² to 35m², and through a combination of the reduced footprint and a reduction in the roof pitch, the overall volume of the proposal has been reduced by over 50% from 206m³ to 100m³.

The proposed outbuilding is to be located in the same south-westerly corner of the large plot as the previous application, separated from the dwelling by a mature hedge. The dense hedge and trees along the south and west boundaries provide screening for the proposal, resulting in limited views of the proposal being visible, even more so with the reduced height of the proposal. The proposed outbuilding is to be clad in cedar which will enable the building to blend with its surroundings. The proposed natural slate is considered to be an appropriate roof material.

The proposed outbuilding is considered to be subservient in scale (both footprint and height) to the existing property at 88 Ridge, and its neighbouring properties. The proposed outbuilding is located on lower land than the row of cottages which also assists in the proposal being a subservient addition.

The proposal is partly situated within the existing parking area for the property, however there is considered to be sufficient space on site to accommodate parking for two vehicles.

Comparing the current proposal to the first reason for refusal of 13/03367/FUL, it is considered that the significant reduction in mass of the proposal results in no significant detrimental impacts to the AONB landscape, and due to this reduction in mass, the proposed outbuilding will not appear dominant and therefore its location is appropriate. Therefore due to its appropriate scale, materials, style and screening, the proposal is not considered to be a harmful addition to the AONB, and it is considered to be compliant to policies D3, C4 and C5.

The second reason for refusal of 13/03367/FUL referred to the outbuilding being capable of being a separate dwelling due to its size and separation distance from the main dwelling. The proposed outbuilding has been reduced significantly in size and therefore whilst there is still some separation distance from the main dwelling, the proposed outbuilding is not of a size that could be used as a separate unit of accommodation.

The planning application is for an outbuilding and a condition can be imposed requiring it to be retained as such. Separate planning permission would be required to use the building for anything other than ancillary to the main dwelling or as a separate dwelling. It would be unreasonable to refuse this application on the grounds of potentially creating a separate dwelling when this is not what has been applied for and can adequately be

controlled through planning conditions.

Therefore in view of the appropriate design, materials and scale of the proposal it is considered to comply to the requirements of policy H31.

9.2 Impact on neighbour amenity

The proposed outbuilding is to be located in the corner of the plot away from any neighbouring properties. Due to this separation distance, the proposal will not cause any overshadowing to neighbouring properties, nor will it cause any detrimental overlooking or privacy issues. There is a high degree of vegetation screening around the proposal which will lessen the visual appearance of the proposed development.

10. Conclusion

The proposed outbuilding is considered to be acceptable by virtue of its scale, design and materials, with no significant impact to the AONB or neighbouring amenities, and it is therefore considered to be in accordance with policies G2, D3, C4, C5 and H31 of the Salisbury District Local Plan (which are 'saved' policies of the adopted South Wiltshire Core Strategy).

RECOMMENDATION

Planning Permission be APPROVED WITH CONDITIONS

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

REASON:

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

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

P 1221/01 dated August 2013 received 23/12/13

1221/03 dated Dec 2013 received 23/12/13

1221/04 dated Dec 2013 received 23/12/13

REASON:

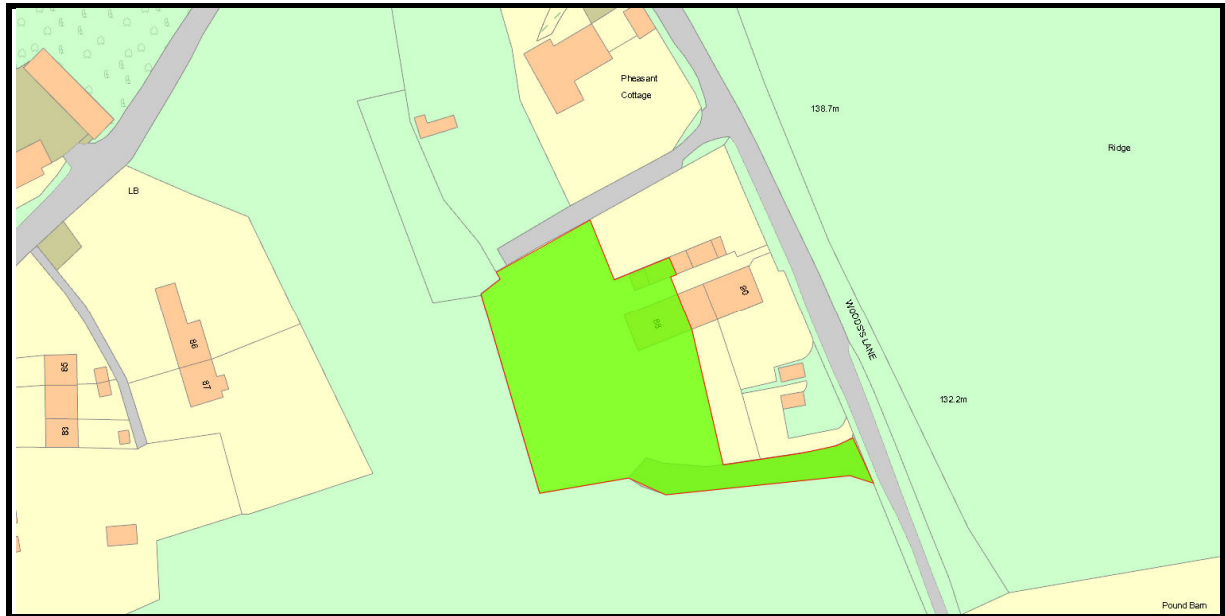
For the avoidance of doubt and in the interests of proper planning.

- 3 The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 88 Ridge and it shall remain within the same planning unit as the main dwelling.

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

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13/07359/FUL - 88 Ridge, Chilmark, Salisbury, Wiltshire, SP3 5BS



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