

AGENDA

Meeting: Southern Area Planning Committee
Place: Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Thursday 3 July 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.

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

Membership:

Cllr Richard Britton	Cllr George Jeans
Cllr 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 Leo Randall
Cllr Ernie Clark	Cllr Ricky Rogers
Cllr Tony Deane	Cllr John Smale
Cllr Dennis Drewett	Cllr John Walsh
Cllr Peter Edge	Cllr Bridget Wayman
Cllr Helena McKeown	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 - 8*)

To approve and sign as a correct record the minutes of the meeting held on 12 June 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**

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 Wednesday 2 July 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.

6 **Planning Appeals** (*Pages 9 - 10*)

To receive details of completed and pending appeals.

7 **Planning Applications**

To consider and determine planning applications in the attached schedule.

7a **13/00636/FUL - Brook Cottages, Gasper, Stourton, Warminster, BA12 6PY**

A site visit for Members has been arranged for this application.

7b **13/06901/FUL - Hunts Cottage, Hindon Road, Dinton, SP3 5EQ** (*Pages 21 - 32*)

7c **14/02315/FUL - Newlands, Boar Street, Mere, Warminster, BA12 6DD** (*Pages 33 - 42*)

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

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SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 12 JUNE 2014 AT THE GUILDHALL, MARKET PLACE, SALISBURY, WILTSHIRE, SP1 1JH.

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

65 Apologies for Absence

No apologies were received.

66 Minutes

Resolved:

To approve and sign as a correct record the minutes of the previous meeting held on 22 May 2014.

67 Declarations of Interest

No declarations were received.

68 Chairman's Announcements

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

69 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

70 Planning Appeals

To receive and note the appeal decisions as detailed in the agenda.

71 Planning Applications

72 13/05423/FUL - Land at Longcross, Zeals, Warminster, BA12 6LJ

Public Participation

Ms Becky Davies spoke in objection to the application.

Mr Charles Spencer spoke in objection to the application.

Cllr John Wigg (Zeals Parish Council) spoke in objection to the application.

Mr Selby spoke in support of the application.

Ms Nicola Boyes spoke in support of the application.

Mr Carpendale (Agent) spoke in support of the application.

The Planning Officer presented his report to the Committee which recommended that permission be **granted subject to conditions and a Section 106 agreement**. A correction was made to the officer's report, as follows, the removal of the sentence "This site is considered to be a previously developed site, but" under point 9 'Planning Considerations'.

Members of the Committee then had the opportunity to ask technical questions of the Officer. Clarification was sought on landscaping with specific reference to bunding.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr George Jeans, spoke in objection to the application. Cllr Jean's objection was in reference to CP51 and two previous planning refusals.

Members raised concern at the conditions that were proposed with regards to restrictions on the development usage. Concern was also raised on the potential impact on the Area of Outstanding Natural Beauty which was a key factor in the previous refusals. The Planning Officer stated that an increased amount of work had been done on landscaping issues in comparison to the previous applications. Discussion continued to the Inspectors conclusions from previous appeals and the screening proposals. The previous acceptance of planning permission to the neighbouring pre-school was raised and also potential traffic issues in the village.

Discussion continued to the need for jobs in rural areas and the suitability of the development next to the A303 road. Clarification was sought over the border of the Area of Outstanding Natural Beauty. The temporary consent given to the neighbouring pre-school was raised and the Planning Officer stated that the neighbouring site was developed on a brown-field site. The impact of screening on the landscape was also discussed.

Resolved:

To delegate to the Area Development Manager to approve planning permission subject to the signing of a section 106 agreement to include a Lorry routing agreement, and subject to the following conditions:

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

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

2. No development shall commence on site until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first brought into use.

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

3. No development shall commence on site until details of the stopping up of all existing accesses, both pedestrian and vehicular, have been submitted to and approved in writing by the Local Planning Authority. That stopping up shall take place in accordance with the approved details within one month of the opening of the new access. After that time the sole means of vehicular and pedestrian access to the development shall be as shown on the plans hereby approved.

REASON: In the interests of highway safety.

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

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- retained historic landscape features and proposed restoration, where relevant.
- All shall be planted in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428

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

Landscaping To Be Carried Out & Maintained

5. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the 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.

6. No development shall commence within the area indicated (proposed development site) 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; and**
- 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.

Further Recommendations: The work should be conducted by a professional recognised archaeological contractor in accordance with the written scheme of investigation agreed by this office and there will be a financial implication for the applicant.

7. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "*Guidance Notes for the Reduction of Obtrusive Light*" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site

8. The manoeuvring Delivery and collection of trailers in connection with the use hereby permitted shall only take place between the hours of 06:00 and 07:30 in the morning and 18:00 and 19:30 in the evening) from

Mondays to Fridays. The use shall not take place 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.

9. The development hereby approved shall be carried out in accordance with the following list of documents and plans:

- **Design & Access Statement, Dated October 2013, received 25/10/13**
- **Landscape & Visual Impact Assessment, Dated March 2010, received 25/10/13**
- **Report on Landscape Character & Visual Implications of Planning Submission, Dated October 2013, received 25/10/13**
- **Plan ref No: 995/PL1 “Application Site – As existing Plan” Dated 8th October 2013, received 25/10/13**
- **Plan ref No: 995/PL3 “Proposals Plan” Dated 10th October 2013, received 25/10/13**
- **Plan ref No: 08 079 – 7, Revision F “Location Plan” Dated 11/11/2008, received 25/10/13**

Reason: In the interest of clarity

73 14/03915/FUL - Golden Willows, Main Road, Winterbourne Earls, Salisbury, SP4 6HH

Public Participation

Mr Greg Ball spoke in support of the application.
Mr Kevin Dibel spoke in support of the application.

The Planning Officer presented his report to the Committee which recommended that permission be refused.

Members of the Committee then had the opportunity to ask technical questions of the officer. Clarification of the speed limit on the road leading from the access was raised. The ownership of a verge was also questioned. The dimensions of the site were requested. The history of Highways concerns at the site was also raised.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Mike Hewitt, spoke in support of the application. The need to accept the R2 Policy was raised and the Housing Policy Boundary was discussed. The location of a viaduct was also raised.

Members discussed the specific needs of the disabled child and the location of two other houses outside of the Housing Policy Boundary. The impact of the Core Strategy was also discussed.

Further discussion continued to discuss the suitability of the site.

Resolved:

To delegate the granting of planning permission to the Area Development Manager, subject to 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:

**Design and Access Statement dated April 2014 received 10/04/14
LP/1321/01 dated March 2014 received 10/04/14
BP/1321/02 dated March 2014 received 10/04/14
GFP/1321/03 dated March 2014 received 20/05/14
FFP/1321/04 dated March 2014 received 20/05/14
EL/1321/05 dated May 2014 received 21/05/14
EP/1321/06 dated March 2014 received 21/05/14
AD/1321/07 dated March 2014 received 10/04/14
SL/1321/08 dated March 2014 received 10/04/14
VS/1321/09 dated March 2014 received 10/04/14**

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

(3) The first-floor dormer windows in the north elevation shall be glazed with obscure glass only and fixed with a ventilation stay restricting the opening of the window, prior to the first occupation of the development hereby permitted and shall be permanently maintained in perpetuity.

REASON: In the interests of residential amenity and privacy.

(4) 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), the garage hereby permitted shall not be converted to habitable accommodation.

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

(5) 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/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

(6) The development hereby permitted shall not be first occupied until the first 4.5 metres of the existing access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

(7) No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 160 metres to the South and 160 metres to the North from the centre of the access in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 0.9 metres above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

(8) A recessed entrance having a minimum width of 4.5 metres shall be constructed 4.5 metres back from the carriageway edge and its sides shall be splayed outward at an angle of 45 degrees toward the carriageway edge. The area between the entrance and the edge of carriageway shall be properly consolidated and surfaced (not loose stone or gravel) for which details shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety

(9) Any gates shall be set back 4.5 metres from the edge of the carriageway, such gates to open inwards only, in perpetuity.

REASON: In the interests of highway safety.

(10) No construction work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 on weekdays and 07:30 to 13:00 on Saturdays.

REASON: In the interests of residential amenity.

INFORMATIVE: This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated ?.

74 **Urgent Items**

There were no urgent items

(Duration of meeting: 6.00 - 8.40 pm)

The Officer who has produced these minutes is David Parkes, of Democratic Services, direct line (01225) 718220, e-mail david.parkes@wiltshire.gov.uk

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

APPEALS

Appeal Decisions

Application Number	Site	Appeal Type	Application Delegated/ Committee	Appeal Decision	Overturn	Costs
13/01391/FUL	Ridge Side, The Ridge, Woodfalls, Salisbury	WR	COMMITTEE	WITHDRAWN		

Outstanding Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee	Overturn
S/2012/1613/FUL	Ridge Side, The Ridge, Woodfalls, Salisbury	WR	DEL	
13/01493/FUL	44 Fisherton Street, Salisbury	WR	DEL	
13/02724/FUL	Woodford, Middle Woodford, Salisbury	WR	COMMITTEE	O/T
13/02243/FUL	Land at Rear of the Plaza, Durrington	WR	DEL	

New Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee	Overturn
13/05286/FUL	Youth Hostels Association, Milford Hill House Milford Hill	Hearing	DEL	

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

23 June 2014

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Date of Meeting	03/07/2014
Application Number	13/00636/FUL
Site Address	Brook Cottages Gasper Stourton Warminster Wiltshire BA12 6PY
Proposal	Construction of three two bedroom affordable houses; one three bedroom affordable house and a structure which would provide garaging for eight vehicles and bike and bin storage.
Applicant	Mr Nick Hoare
Town/Parish Council	STOURTON WITH GASPER
Electoral Division	MERE
Grid Ref	376230 133075
Type of application	Full Planning
Case Officer	Steven Banks

Reason for the application being considered by Committee

The Division Member, Cllr George Jeans, has requested the consideration of this planning application at a Planning Committee if the Case Officer's recommendation is not to grant planning permission for this proposal in order to consider the need for this local housing.

The Case Officer has recommended the refusal of the planning application and therefore the application is to be considered by a Planning Committee.

1. Purpose of Report

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

2. Report Summary

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

1. The principle of the proposal site being developed as a rural exception site
2. The provision of affordable housing and Wiltshire Council's allocations policy
3. Financial contributions towards the provision of recreational open space
4. The impact that the proposal would have on residential amenity
5. The impact that the proposal would have on the character and appearance of the area surrounding the proposal site
6. The impact that the proposal would have on highway safety

3. Site Description

This application relates to a piece of land which is located to the south of Gasper Street in Gasper. The site slopes gently from north down to south and is relatively overgrown. The surrounding area is predominantly rural in character. Two dwellings exist to the west of the site and further dwellings can be found in positions which are adjacent to Gasper Street. The proposal site falls within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and outside of any Housing Policy Boundary.

4. Planning History

It is not considered that there is any planning history which is of relevance to this application.

5. The Proposal

The proposal is to: Construct three two bedroom affordable houses; one three bedroom affordable house and a structure which would provide garaging for eight vehicles and bike and bin storage.

6. Planning Policy

The following planning policies are considered to be relevant to the determination of this application.

National Planning Policy Framework (NPPF) 2012:

This Framework sets out the Government's planning policies for England. The Framework repeats that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Part 6, delivering a wide choice of quality homes, and part 7, requiring good design, of the NPPF are considered to be particularly relevant to the determination of this application.

The following policies are relevant to the determination of this application and are considered to align with the principles, aims, objectives and intentions of the NPPF. The following policies are therefore considered to carry significant weight.

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

G2: General criteria for development

C5: Small scale development proposals within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty

TR11: The provision of off street car parking spaces

R2: Open space provision

H23: Residential Development outside Housing Policy Boundaries

South Wiltshire Core Strategy:

Core Policy 3 Meeting Local Needs for Affordable Housing

Wiltshire Core Strategy:

Core Policy 44 Rural exception sites

Core Policy 57 Ensuring high quality design and place shaping

Core Policy 61 Transport and New Development

Wiltshire Local Transport Plan Car Parking Strategy:

PS6 Residential parking standards

7. Consultations

Cranborne Chase and West Wiltshire Downs AONB Partnership Landscape and Planning, in their consultation response, expressed concerns regarding the appearance of the proposed dwellings. The AONB Group further expressed that they would wish to see sufficient internal storage space for household recycling and robust mechanisms to ensure that the properties remained affordable in perpetuity. They also expressed that they would wish to be assured that the proposals would comply with the AONB Group's Position Statement on light pollution.

Wiltshire Council, Land Adoptions Department, Technical Officer, in their consultation response, considered that a financial contribution of £5,800.20 towards the cost of providing public recreational facilities should be sought in line with saved policy R2.

Stourton with Gasper Parish Council, in their consultation response, expressed their support for the application. It should be noted that reference was made to the proposed dwellings remaining available for local people to rent at an affordable price.

Wiltshire Council, New Housing Department, Development Officer, in their consultation response, considered that the proposed method of allocations is contrary to Wiltshire Council's allocation policy and objected to the proposal.

Wiltshire Council Ecologist, in their consultation response, did not object to the proposal subject to the imposition of one condition and the attachment of one informative on any planning permission. The condition related to the retention of the trees and scrub which exists on the proposal site's boundaries and the informative related to protected species.

Wiltshire Council highways Officer, in their consultation response, considered that the proposal would represent an unsustainable form of development and objected to the proposal.

8. Publicity

This application was advertised via site notice and letters of consultation.

22 letters of support and 1 letter of objection have been received.

In summary, the grounds of the objection related to the considerations that the proposal would be remote from facilities, public transport and activities, employment opportunities are low in the area, the additional traffic would harm highway safety and the proposed houses do not meet the housing type demand in the area.

In summary, the grounds of support related to the considerations that there is a need for affordable housing for local families, the proposal would be eco friendly, the proposal would use a brown field site and the proposal would have a minimal impact on the local environment.

9. Planning Considerations

9.1 The principle of the proposal site being developed as a rural exception site:

Saved Policy H23 of the Salisbury District Local Plan, Core policy 3 of the South Wiltshire Core Strategy and Core Policy 44 of the Wiltshire Core Strategy are considered to be the relevant policies of which to assess the principle of the proposal site representing a rural exception site.

Saved policy H23 of the Salisbury District Local Plan defines undeveloped land which falls outside of any Housing Policy Boundary as being countryside, where the erection of new dwellings will only be permitted where provided for by policies H26 or H27. Policy H26 relates to the provision of affordable housing and has been replaced by Core Policy 3 of the South Wiltshire Core Strategy, Saved policy H27 of the Salisbury District Local Plan relates to the provision of housing for rural workers. Core Policy 3 of the South Wiltshire Core Strategy expresses that exception sites, where affordable housing is provided outside of any housing policy boundary, should be sensibly and sensitively located within easy access to employment and services.

Core Policy 44 of the Wiltshire Core Strategy permits the development of small sites, which, amongst other factors, are located outside but adjoining the development limits of Local Service Centres and Large Villages, or are adjacent to the existing built area of Small Villages, where employment and services are easily accessible from the site, for the provision of affordable housing as an exception to normal policy where it can be demonstrated that a proposed development would meet a particular locally generated need that cannot be accommodated in any other way.

The piece of land to which this application relates falls outside of any Housing Policy Boundary and is therefore considered to be countryside. Material has been submitted as part of this planning application which expresses that the proposed four dwellings would be classified as affordable. Affordable housing is housing which is, "provided to eligible households whose needs are not met by the market" (NPPF).

The proposal site forms part of the open countryside which forms part of the Hamlet known as Gasper. It is considered that the proposal site does not adjoin the development limits of a Local Service Centre or Large Village where employment and services are easily accessible. It is also considered that the proposal site is not adjacent to the existing built area of a Small Village where employment and services are easily accessible.

The proposal site, by reason of its location, which is remote from services and employment, does not represent an exception site. Consequently, the principle of developing the proposal site as a rural exception site is not accepted. The proposal is therefore contrary to Core Policy 3 of the South Wiltshire Core Strategy, Core Policy 44 of the Wiltshire Core Strategy and saved policy H23 of the Salisbury District Local Plan.

9.2 The provision of affordable housing and Wiltshire Council's allocations policy:

It is stated in the NPPF that, "Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges where applicable)."

The Council's housing officer is concerned that the applicant proposes that the housing would not have to be registered with Homes4Wiltshire and would not have to be allocated through the Homes4Wiltshire allocations policy. This includes the proposal that the affordable housing could be offered to applicants who fall into the current Bronze band on the housing register, who will no longer be considered in housing need, or be eligible to register or bid for affordable rented properties when the new Allocations Policy takes effect later this year. These two issues do not conform with Wiltshire Council's current or emerging allocations policy. It was further considered that the proposed definition of local connection does not conform with Wiltshire Council's allocations policy.

Therefore, although, the proposed housing maybe offered at an affordable rent, as defined in the NPPF, it is considered that the proposal is contrary to Wiltshire Council's allocations policy.

It is therefore considered that the proposed housing would not function as affordable housing as defined in Wiltshire.

9.3 Financial contributions towards the provision of recreational open space:

On proposal sites where residential development is proposed, a financial contribution, under saved policy R2, is sought towards the provision of recreational open space. Legal agreements are entered into when applicants are willing to comply with the requirements of saved policy R2. As there is no R2 payment or agreement with this proposal. This forms a further reason for refusal.

9.4 The impact that the proposal would have on residential amenity:

Criterion (vi) of saved policy G2 of the Salisbury District Local Plan and criterion vii of Core Policy 57 of the Wiltshire Core Strategy are considered to be the relevant criterion of the policies against which to assess the impact, that the proposal would have on residential amenity.

Criterion (vi) of saved policy G2 requires new development to avoid harming the amenity of the occupants of adjoining dwellings and uses and criterion vii of Core Policy 57 of the Wiltshire Core Strategy requires new development to have regard to the compatibility of adjoining buildings and uses, the impact that the development would have on the amenity of existing occupants and to ensure that appropriate levels of amenity are achievable within the development itself.

The proposed structures, by reason of their size, in terms of their height, width and depth, and the separation distance between the proposed structures and the nearest properties and the views which would be possible from the proposed openings, would not harm the amenity of the occupiers of the properties nearest to the proposed works.

The proposed structures, by reason of their size, in terms of their height, width and depth and their positioning in relation to each other and the views which would be possible from the proposed openings, would ensure that appropriate levels of residential amenity would be achievable within the site.

The proposal is therefore considered to be in accordance with criterion (vi) of saved policy G2 and criterion vii of Core Policy 57 of the Wiltshire Core Strategy

9.5 The impact that the proposal would have on the character and appearance of the area surrounding the proposal site:

Good design forms an important theme in the NPPF. Paragraph 56 of the NPPF states that, "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people." Paragraph 64 of the NPPF further states that, "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions." Saved policy C5 of the Salisbury District Plan permits development within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty which would be sympathetic with the landscape, criterion (iv) of saved policy G2 of the Salisbury District Local Plan requires new development to respect the physical environment and criterion (i), (ii), (iii) and (vi) of Core Policy 57 of the Wiltshire Core Strategy requires new development to respect the physical environment.

The proposed development, by reason of its design, size, positioning and materials, would not undermine the character of the area.

The proposal is therefore considered to be in accordance with criterion (iv) of saved

policy G2 of the Salisbury District Local Plan, criterion (i), (ii), (iii) and (vi) of Core Policy 57 of the Wiltshire Core Strategy and saved policy C5 of the Salisbury District Local Plan

9.6 The impact that the proposal would have on highway safety:

Part (i) of saved policy G2 of the Salisbury District Local Plan states that new development will be assessed against the provision of a satisfactory means of access and turning space within the site. Reference is also made to the provision of a sufficient level of parking. Saved policy TR11 of the Salisbury District Local Plan requires the provision of a sufficient level of off street parking spaces for development proposals, Wiltshire Local Transport Plan 2011 – 2026 Car Parking Strategy Document provides minimum residential parking standards and criterion ii of Core Policy 61 of the Wiltshire Core Strategy requires proposals to be capable of being served by a safe access to the highway network. Wiltshire Council's Highways Department did not object to the proposal on the grounds of an unsatisfactory means of access and turning space or an insufficient level of proposed parking and it is considered that a satisfactory means of access and turning space within the site and a sufficient level of parking is proposed. It is consequently considered that the proposal would not conflict with saved policy TR11 of the Salisbury District Local Plan, part (i) of saved policy G2 of the Salisbury District Local Plan, Wiltshire Local Transport Plan 2011 – 2026 Car Parking Strategy Document or criterion ii of Core Policy 61 of the Wiltshire Core Strategy.

10. Conclusion

The proposal site, by reason of its location, in the open countryside, which is remote from services and employment, does not represent an exception site. The proposal is therefore contrary to Core Policy 3 of the South Wiltshire Core Strategy, Core Policy 44 of the Wiltshire Core Strategy and saved policy H23 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy).

The proposal, by reason of the lack of a financial contribution towards recreational open space, is contrary to saved policy R2 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy).

11. RECOMMENDATION

Planning Permission should be REFUSED for the following reasons:

1. The proposal site, by reason of its location, in the open countryside, which is remote from services and employment, does not represent an exception site. The proposal is therefore contrary to Core Policy 3 of the South Wiltshire Core Strategy, Core Policy 44 of the Wiltshire Core Strategy and saved policy H23 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy).
2. It is not intended to register the housing with Homes4Wiltshire, or to allocate the housing through the Homes4Wiltshire allocations policy and the proposed

definition of local connection, is contrary to Wiltshire Council's allocations policy. The proposal is therefore contrary to Wiltshire Council's allocations policy and it is consequently considered that the proposed housing would not function as affordable housing as defined in Wiltshire. The proposal is therefore contrary to Core Policy 3 of the South Wiltshire Core Strategy, Core Policy 44 of the Wiltshire Core Strategy and saved policy H23 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy).

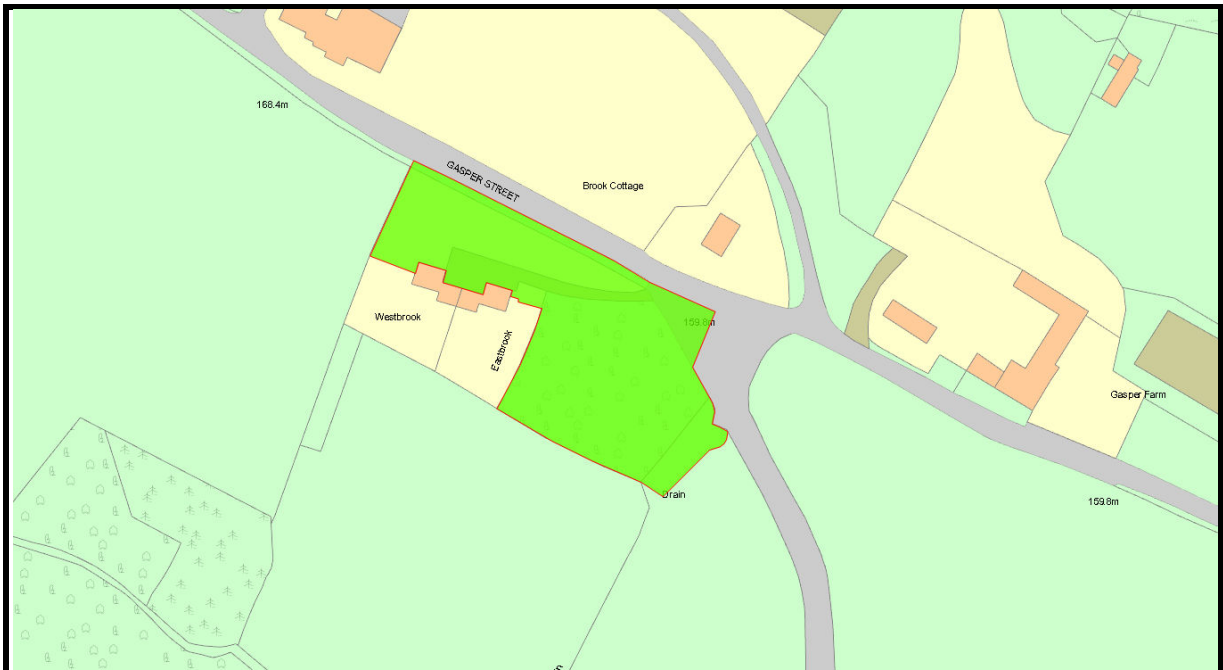
3. The proposal, by reason of the lack of a financial contribution towards recreational open space, is contrary to saved policy R2 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy).

Informatives:

1. In accordance with paragraph 187 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to the proposal's failure to comply with the development plan as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

2. It should be noted that the reason given above relating to policy R2 of the adopted Local Plan could be overcome if all the appropriate parties agree to enter into a Section 106 Agreement contributing to recreational open space provision.

13/00636/FUL – Brook Cottages, Gasper, Stourton. BA12 6PY



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Report To The Area Planning Committee

Report No. 2

Date of Meeting	3 July 2014
Application Number	13/06901/FUL
Site Address	Hunts Cottage Hindon Road Dinton Salisbury SP3 5EQ
Proposal	Remove existing stores and stable, conversion of existing outbuilding to create 3 bed dwelling
Applicant	Mr & Mrs N Brodrick-Barker
Town/Parish Council	DINTON
Electoral Division	NADDER AND EAST KNOYLE
Grid Ref	402348 131393
Type of application	Full Planning
Case Officer	Andrew Bidwell

Reason for the application being considered by Committee

The Division Member Cllr Bridget Wayman has called-in the application for the following reasons;

- Visual impact on surrounding area
- Environmental Highways impacts
- Outside settlement boundary – in countryside

1. Purpose of Report

To consider the application and recommend that planning permission is granted.

2. Report Summary

This application will result in the removal of an existing store and stable buildings and to convert an existing relatively large garage / outbuilding into a 3 bedroom dwelling. In this case the dwelling will not be an annex but, will be a separate dwelling from the main house.

3. Site Description

The site is comprised of a residential dwelling house (Hunts Cottage) and some outbuildings (the subject of this application) located to the east of Dinton outside the defined development limits of the settlement. Hunts Cottage has a large residential curtilage fronting the B3089 road to Salisbury where vehicular access is gained. The residential curtilage extends to both sides of the property and to the rear where it adjoins open countryside. An area of field / pasture land – approximately 15 acres - adjoining the residential curtilage is also within the ownership of Hunts cottage.

The property is within the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty (AONB) and is also an Area of Special Archaeological Significance.

4. Planning History

Planning History is limited to equestrian type development comprised of a Change of Use application of land and the erection of stables and hay store S/2007/360 and Erection of a Tack Room and toilet S/2009/796.

5. The Proposal

Remove existing stores and stable, conversion of existing outbuildings to create 3 bed dwelling

6. Planning Policy

Adopted Salisbury District Local Plan saved policies in Appendix C of the adopted South Wiltshire Core strategy:_(amongst others)

C4 – C5: development within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

C22: Change of Use & Conversion of Buildings.

C24: Residential curtilage

D3: Design criteria - development within residential cartilages

R2: Off-site adult recreation provision

The National Planning Policy Framework (NPPF), part 7 Requiring Good Design (amongst others)

7. Consultations

Parish Council:

Dinton PC wishes to object on the proposed application for the following reasons;

- Outside the housing policy boundary
- Not in accordance with policy C22.2
- In AONB

Highways:

This proposal has been subject to pre-application discussions and initially it was indicated that a proposal for a new dwelling in this location would be likely to attract an adverse highway recommendation. The application remains to be unacceptable in principle from a highways point of view, (see highways section below).

Ecology:

The Ecology officer commented on this application in the pre – app planning stage and suggested that conditions regarding protected species be imposed including for breeding birds. Otherwise no objections are raised.

AONB: Officers comments;

“The site appears to have two groups of buildings within it. The group in question appears to derive from single storey agricultural structures. The proposal appears to relate to the buildings further from the road that link through a gap to the adjoining field. The general height of the buildings would be increased by the proposal and the general appearance from the illustrations seems more in-keeping with an urban rather than a rural situation.

I am aware that there have been refusals for not dissimilar conversions of agricultural buildings to domestic accommodation on a nearby site. This location appears to be outside of the developed area of Dinton and therefore would comprise a new dwelling in the countryside in an isolated location. I also note that from a highway point of view there is a preference to utilise the existing site access. Creating a new visibility splay would certainly remove lengths of hedgerow which would be deleterious to the character of the neighbourhood.

I note that Section 5 of the Planning Statement does not refer to the important NPPF policies in relation to the countryside and the AONB. The submitted photographs show a variety of buildings on the site, including active and occupied stables. It appears, therefore, that the conversion of stables and stores into a new dwelling would be likely to trigger a request for permission for new stables. That would, of course, further extend the development on the site.

In conclusion, it appears to the AONB that there are fundamental policy objections, similar to those that apply to the nearby sites that militate against the proposals.

However, if you are minded to give sympathetic consideration to the proposals then the AONB would expect to see a scheme for the capture and utilisation of solar energy incorporated in the development.

If you are minded to approve the proposal then I would remind you that the provision of CILS for AONB Management Plan purposes is a policy adopted by your Council”.

8. Publicity

The application was advertised by site notice and neighbour notification. No comments have been received.

9. Planning Considerations

Principle of development:

“Outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages, proposals for residential development will only be supported where these meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside”.

This site is just outside the defined development limits or, housing policy boundary of Dinton. As such developments that are not required for agricultural or forestry and those that do not provide other employment essential to the countryside, are not likely to be acceptable in principle in this location.

However, this policy led approach is a starting point for consideration of development proposals which, can be influenced by other adopted policies on a case by case basis. There is no requirement for proposals to comply with adopted policy in all respects but, proposals should always seek to comply with their overall objectives having regard to all relevant material planning considerations.

In this case the applicants have set out their reasons for the development being related to their need to “make timely, suitable and appropriate living arrangements” in light of medical health reasons that are explained in a confidential letter from the applicants GP. The resulting development is designed to be suitable for occupation by the applicants.

This need led approach is reflective of an objective of the NPPF to deliver a wide choice of homes... to meet the needs of older people and people with disabilities. The NPPF – in this regard – is itself a very weighty material planning consideration.

The applicants state that “Hunts Cottage, which is a large family sized dwelling, would then be released back into the housing market and be available for occupation by a new owner and more suitable and appropriate (sustainable) family use; and to this limited extent helping with supply of housing”.

Furthermore, policy would seek to secure uses in buildings like this “those to be converted” that are located in the countryside, for business use before considering residential use. However in this case the buildings which will form the dwelling are inside the existing defined residential curtilage of Hunts Cottage and they already have an ancillary residential use.

The buildings are also just outside the Dinton Housing policy boundary and in this respect the proposal would not be remotely located and due to the closeness of the buildings with Hunts Cottage and as vehicular access would be shared, there is no real prospect of a business use operating successfully from this site without causing potentially unacceptable impacts on the existing predominant residential use.

Whilst this proposal fails to strictly comply with the letter of some of the relevant planning policy, it does nonetheless comply with the overall objective of providing a choice of homes. This combined with the identified health circumstances that have led to the requirement for the development, suggest that in this case the proposal should not be ruled out in principle.

Policy / Design:

On the basis that the proposal is not unacceptable in principle for the above reasons (amongst others) it is considered that adopted saved policy relating to Change of Use & Conversion of Buildings is relevant and in particular policy C22 applies. Policy C22 states:

The change of use of buildings in the open countryside to alternative uses will be permitted, subject to the following criteria;

- (i) the existing building is not the result of a temporary planning permission
- (ii) the building is not made of flimsy prefabricated materials and is constructed in a permanent manner which enables its conversion without substantial reconstruction;
- (iii) the building is not visually intrusive or inappropriate to its setting and can be adapted without detriment to its external appearance or harming its setting; and
- (iv) the proposal does not involve additional development or require future extensions which would not be permitted under the policies of this Local Plan....

Also policy C24 “Extensions to Buildings” is considered to be relevant in this case.

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

Other adopted policies include Landscape Conservation policies for example:

Policy C4 states: Within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty development will not be permitted if it would harm the natural beauty of the landscape...

The site and the buildings are well established and benefit from an existing mature landscaped context. This acts as a good visual foil to the site from the surrounding wider countryside. As such it is not considered that this proposal would harm the natural beauty of the countryside.

Policy C5 states: Within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty small scale development proposals will only be permitted where they are in accordance with the policies of this Local Plan and provided that:

- (i) the siting and scale of development are sympathetic with the landscape of the AONB in general and of the particular locality; and
- (ii) standards of landscaping and design are high, using materials which are appropriate to the locality and reflect the character of the area...

It is considered that the design approach adopted is appropriate in the setting and in regard to the existing building overall. It is clear from the drawings that the garage building is not of flimsy construction can be converted without the need to substantially rebuild.

However, in this case the available space in the roof will be enlarged by reason of the increase in the height of the eaves. This will allow the roof space to be used more conveniently than existing and will provide a reasonable first floor area. Whilst this in its self is an 'enlargement' of the building and thus does not accord with the letter of the policy, it is minimal and not considered to be unacceptable in this case overall. This enlarged roof space combined with the use of roof lights / windows is an appropriate solution and would in fact reflect the existing characteristics of the building.

In terms of the remainder of the scheme the applicants have set out in their Design & Access Statement the approach adopted. The design approach will ensure the use of appropriate materials in keeping with the immediate area with an overall scale that will not dominate the site to any notable extent. Conditions will be imposed requiring that samples of materials are agreed prior to their use.

AONB; In terms of the comments regarding impacts on the wider AONB, the site and the buildings are well established and benefit from an existing mature landscaped context. This acts as a good visual foil to the site from the surrounding wider countryside. Furthermore, the building will be seen against the backdrop of Hunts Cottage – as it is now – and as much of the existing stable building will be removed there will in fact be less development on the site.

It is acknowledged that other sites have been refused for similar development but, in any event applications must be dealt with on a case by case basis.

As such it is considered that the proposal will not adversely harm the natural beauty of the countryside overall to an extent that it should be refused in this behalf.

Highways issues:

The site of the proposed development lies outside of any Housing Policy Boundaries and therefore a basic highways conclusion recommends that this proposal is refused on sustainability grounds since it is contrary to aspects of the National Planning Policy Framework which seeks to reduce the need to travel, influence the rate of traffic growth and reduce the environmental impact of traffic overall in support of sustainable development.

Notwithstanding the above, at pre-application stage, having regard to the vehicular access several alternatives were considered, however, it was agreed that the preferred access arrangement would be a shared driveway serving Hunts Cottage and the proposed dwelling. It is acknowledged that the existing access to Hunts Cottage is currently substandard and some improvements would be necessary to

accommodate the additional vehicle movements. The submitted scheme shows some widening to the access to allow two vehicles to pass, together with some hedge removal / trimming to achieve and maintain adequate sight lines. Hindon Road in the vicinity of the site is subject to the national speed limit and the required sight lines are based on the speed of traffic on the road. Visibility splays of 2.4m by 215m would generally be expected, however, the proposed splays are considered acceptable given that Hunts Cottage will also benefit from an improved access.

Therefore it is considered that to achieve an acceptable visibility splay and suitably enlarged access is easily possible in this case. This would be subject to highway approval in the normal way through the use of conditions.

Other matters/ S 106

This proposal will generate the need for a contribution to be paid in accordance with adopted saved policy R2. This has been agreed and will be secured through a Section 106 Unilateral undertaking.

10. Conclusion

When having had regard to the relevant planning policy, whilst the proposal does not entirely comply with the letter of some policy, it is nonetheless considered to be acceptable overall with key aspects of it that are specifically catered for in the NPPF.

This proposal will result in the conversion of an existing ancillary building which already has residential use, into an appropriately designed single planning unit required in connection with a specific identified need.

As such, it is considered that in his case there are material planning considerations that outweigh the limited negative aspects of the development.

RECOMMENDATION

To delegate to the Area Development Manager to Approve subject to the signing of a section 106 agreement for off-site adult recreation in accordance with saved policy R2.

And subject to the following conditions:

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

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

2. 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.

3. No development shall commence on site until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied.

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

4. The development hereby permitted shall not be first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

5. The development hereby permitted shall not be first brought into use until splays have been provided on both its sides of the access in accordance with details that shall have been agreed in writing by the LPA.

REASON: In the interests of highway safety.

6. Any gates shall be set back 4.5 metres from the edge of the carriageway, such gates to open inwards only, in perpetuity.

REASON: In the interests of highway safety.

7. Demolition of the stables will be undertaken outside of the period 1st April to 30th September unless they have been checked by an ecologist within 48 hours of demolition and been found not to support nesting birds. Three artificial swallows nests will be erected in the barn in accordance with the details provided in Appendix D of the Phase 1 Bat Report and Ecological Assessment (PV Ecology, October 2013).

REASON: In the interest of ecology

8. The development hereby approved shall be carried out in complete accordance with the following list of documents and plans:

Phase 1 Bat Report and Ecological Assessment, dated October 2013, received 16/12/13

Planning Statement, dated December 2013, received 16/12/13

Drawing Ref no: 0787/05 Rev F Proposed site Plan, dated Nov 2013, received 10/01/14

Drawing Ref no: 0787/03 Rev C Proposed Elevations, dated Nov 2013, received 16/12/13

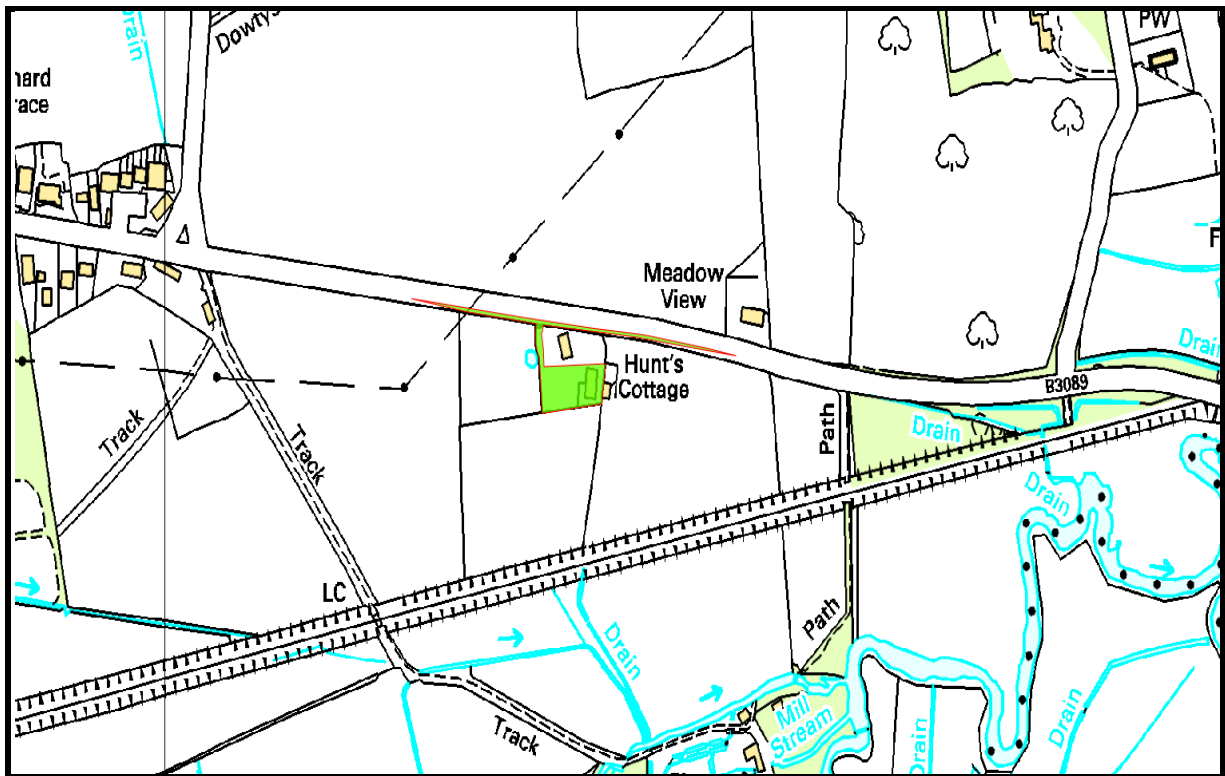
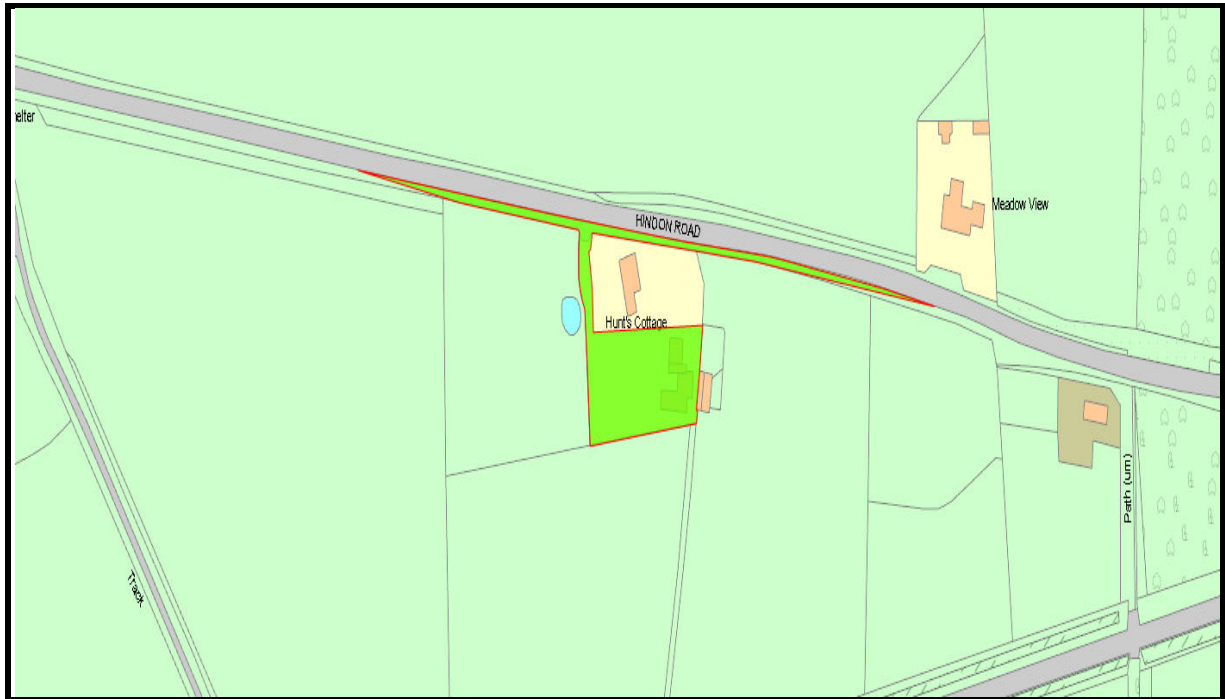
Drawing Ref no: 0787/02 Rev C Proposed Plans (Floor and Roof) dated Nov 2013, received 16/12/13

Drawing Ref no: 0787/04 Rev A Location Plan, dated Nov 2013, received 10/01/14

Reason: In the interest of clarity

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Report To The Area Planning Committee

Report No. 3

Date of Meeting	0307/14
Application Number	14/02315/FUL
Site Address	Newlands Boar Street Mere Warminster Wiltshire BA12 6DD
Proposal	Demolish part of existing store and extend remaining to create garage/car port and erect single storey 2 bed dwelling
Applicant	Mr M Jeans
Town/Parish Council	MERE
Electoral Division	MERE
Grid Ref	381341 132331
Type of application	Full Planning
Case Officer	Andrew Bidwell

Reason for the application being considered by Committee:

The applicant is the son of the Division member - Cllr George Jeans

1. Purpose of Report

To set out the relevant material planning considerations for this proposal and to recommend approval with conditions

2. Report Summary

This application is for a new single storey height dwelling with accommodation in the roof space. The proposal will use and will significantly improve an existing vehicular and pedestrian access, provide on-site parking, a new car port Bin storage area and a garage.

The proposal will also result in significant improvements to the existing vehicular and pedestrian access to the front of the existing property on the site known as "Newlands".

The application is recommended for approval with conditions and a Unilateral undertaking / S 106 agreement for Off-Site Adult recreation provision in the form of a financial contribution..

3. Site Description

This site is situated in the centre of Mere within the established development limits / Housing policy boundary and the Mere Conservation Area.

The site is part of the rear curtilage of Newlands which is a relatively large traditional two storey dwelling house.

There are two points of vehicular and pedestrian access to the property. These are at the front (off Boar Street) and the rear off Barnes Place.

The site is adjacent to several buildings listed for their historic importance but is itself not listed.

4. Planning History

S/2012/0146 T1 - Scots or Black Pine - Crown reduce by 20 percent, leave
Approved branches near vertical around crown. Reduce lower diameter by
four metres.

S/2010/0381 Erect house, make alterations to existing vehicular access, make
Refused alterations to junction of barnes place with boar street

S/2009/0655 Proposed dwelling including alterations to existing vehicular access
Refused

5. The Proposal

Demolish part of existing store and extend remaining to create garage/car port and erect single storey 2 bed dwelling.

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
H16: Housing Policy Boundaries

CN3 Proposed development, including extensions or other alterations, which would in any manner affect the character or setting of a listed building will be permitted only if the following criteria are met:

(i) new work respects the character of the existing building in terms of scale, design and materials;

(ii) sympathetic natural materials, matching the original, are used in repair or replacement work;

(iii) the historic form and structural integrity of the building is retained; and

(iv) architectural or historic features, including internal features, are retained unaltered.

CN8 In Conservation Areas, only development which preserves or enhances the existing character of the area will be permitted. The Local Planning Authority will

seek to ensure that the form, scale and design of new development and the materials used in it, respect the character of the area.

National Planning Policy Framework (NPPF) - part 12 (amongst others), Conserving and Enhancing the Historic Environment.

7. Consultations

Mere Town Council: Support the application

Highways: Recommend that no highway objection be raised subject to the conditions

Conservation Officer: No objections subject to conditions and details being agreed

8. Publicity

Neighbours: 5 letters objecting to the proposal and 1 supporting have been received summarised as follows;

Object:

- The reasons for two previous refusals have not changed.
- The junction at Boar Street is considered unsuitable to accommodate the increase in
- traffic.
- What is the point in having a conservation area if you then allow it to be permanently spoiled by building on it?
- Proposal would be out of character in the garden of a 17th century house
- Traffic generated from this proposal would use a road which is considered unsuitable to accommodate the increase in traffic from this development
- Too much infilling in a small space and loss of more land in an already overdeveloped area

Support:

- This will improve visibility which will be safer for all using Barnes Place
- The area of land for the proposal has never been kept and is an eyesore

9. Planning Considerations

- Principle of development

Saved policy H16 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy) permits small scale development and redevelopment within Housing Policy Boundaries.

The proposal falls within the Mere Housing Policy Boundary where the principle of development is accepted. The proposal is therefore considered to be in accordance with saved policy H16.

Impact on the context and character of the listed building surrounding area and the Conservation Area:

The conservation officer has considered the proposals at pre-application stage and in response to this application.

This site is opposite a listed building (The Old Manse) so works could affect the setting of this listed building. The site is also in a conservation area and there is a draft conservation area appraisal for Mere. However, referring to the latter there is no particular mention of this site in regard to the conservation area setting.

However, Mere has many small outbuildings of stone with pan tile roofs and so a small outbuilding or, dwelling of quality traditional materials and with a traditionally pitched roof, is not out of keeping. Also the dwelling should ideally have a wall that is hard up against the highway as this is more in keeping with the character of the CA. Whilst the proposal has set the wall back from the roads edge, it is minimal being 1 metre. This small set back is not considered to detract adversely from the character of this area and is thus acceptable.

There are no objections to the proposed dwelling although it is noted the D&A statement says it will be constructed in Mere stone. Mere stone is preferred but, is often not available in large quantities – as would be required. However, there are other appropriate natural stone types used in the immediate area that are also appropriate and acceptable. Therefore a condition clarifying approval of the type of stone and also a condition regarding a 1 metre panel will be imposed.

Given the prominence of the roof (to ensure a roof of character) a condition to approve sample tiles will be imposed. The application proposed to use plain Red/Brown clay or similar tiles which are considered to be acceptable

Windows should be flush-framed casement painted timber. The application proposed to use timber windows painted white but, does not specify details beyond that. As such a condition will be imposed which, will also cover door details.

It is considered therefore that - subject to full details - this proposal would not result in any demonstrable harm to the character and appearance of nearby listed buildings or, the character of the surrounding conservation area.

There are no objections to the minimal proposals for the garage/carport/store. These will result in a notable reduction in the size of the garage in relation to the existing, whilst allowing space for a bin store and a significantly improved parking area and vehicular access.

- Highways Issues

The proposed details include an improved vehicular site access, the provision of adequate visibility splays at the point of access to enable a driver accessing the site to see and be seen by other road users and on-site car/cycle parking in accordance with current standards.

The highways officer has been consulted and It is considered that subject to conditions requiring a consolidated access, visibility spays and surface water drainage, the development proposed will not have any significant impact on highway safety.

During pre-application negotiations it was agreed that the new development would also include improvements to the existing access/parking arrangements at the front of Newlands. This would result in greatly improved provision of vehicle turning facilities within the site (Newlands) to enable vehicles to enter and leave in forward gear. Officers consider this to be reasonable and necessary as the new dwelling would result in an increase – albeit minimal - of vehicles accessing the proposed site very close to the access to Newlands. Any improvements in this regard are therefore welcome.

Whilst Newlands is outside the application Red Line area, the property is in the same ownership as the proposed site. As such there is considered to be “reasonable prospect” of achieving the access improvements and thus a suitable “Grampian” style planning condition will be imposed to secure agreement of details (see condition No 9).

- Impact on neighbour amenity:

Part (vi) of saved policy G2 of the Salisbury District Local Plan (which is a ‘saved’ policy of the adopted South Wiltshire Core Strategy) states that new development will be considered against the avoidance of unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers.

The proposed development will be located in a predominantly residential area. Residential use is an historic matter of fact of this property and the addition of an appropriately scaled – small dwelling designed to reflect local character - as proposed - is considered to be acceptable. This proposal is for a single storey dwelling and the proposed roof lights at the rear have been positioned where they would not cause any notable overlooking. As such the proposal will not conflict with the aims and objectives of the above planning policy.

It is therefore considered unlikely that the proposals would result in any demonstrable harm affecting residential / neighbour amenity.

- Neighbour issues

In answer to some of the concerns raised by neighbours, the vehicular access to both Newlands and the new dwelling are expressly designed to prevent any unacceptable impacts in regards to highways use and safety. The proposal will in fact significantly improve the existing situation in this behalf and hence, there are no highways objections.

In regard to the previous applications for a dwelling that were refused, these were for significantly larger two storey full height dwellings. These proposals required a higher

level of parking provision and access and due to their scale, the remaining plot / garden was considered to be too small. These factors (amongst others) led to the council's rejection of the proposals and due also to design issues, the consideration that the character of the conservation area would have been harmed.

- Section 106 Requirements:

This proposal will result in the need for contributions in regard to off-site recreation provision under policy R2. This will be secured through a Unilateral undertaking in the usual way.

10. Conclusion

On balance the proposal is considered to be acceptable from a Town & Country Planning point of view. The proposal is well designed with appropriate materials, a minimal scale and significantly improved safe vehicular and pedestrian access. The proposal will not stand out obtrusively on the site and due to the proposed positioning of windows will not result in any notable harm affecting neighbour amenity.

11. Recommendation

Subject to the signing of a unilateral undertaking as above, and with the conditions set out below, the application is delegated to the area development manager for approval.

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

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

2. No development shall commence on site until 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.

3. No development shall commence on site until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel 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.

4. No development shall commence on site until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied.

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

5. No part of the development hereby permitted shall be first brought into use 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.

6. The development hereby permitted shall not be first occupied until the first five metres of the access, measured from the edge of carriageway, has been consolidated and surfaced (not loose stone or gravel). The access area shall be maintained as such thereafter.

Reason: In the interests of highway safety.

7. The vehicular access area shall remain ungated.

Reason : in the interests of highway safety.

8. The development hereby permitted shall not be occupied until the area between the nearside carriageway edge and a line drawn 1.0 metre parallel thereto over the whole site frontage has been cleared of any obstruction to visibility at and above a height of 1.0 metre above the nearside carriageway level. That area shall remain free of obstruction at all times thereafter.

Reason: In the interests of highway safety.

9. The development hereby approved shall not be first used until a detailed scheme of works to improve the vehicular access arrangements to the front of the property known as "Newlands", has been agreed in writing by the LPA and has been implemented in full.

Reason: In the interest of overall highway safety

10. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access area), incorporating sustainable drainage details, has been submitted to and approved in writing by the local planning authority. The development shall not be first occupied

until surface water drainage has been constructed in accordance with the approved scheme.

Reason: To ensure that the development can be adequately drained.

11. No works shall commence on site until details of all new external window and door joinery have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the conservation area and the setting of adjacent listed buildings.

12. The rooflights hereby approved shall be of the 'conservation' type with a single vertical glazing bar and mounted flush with the roof slope.

Reason: In the interests of preserving the character and appearance of the conservation area and the setting of adjacent listed buildings.

13. The development hereby approved shall be carried out in complete accordance with the following list of documents plans and specifications:

Design & Access Statement, received 06/03/14

Location Plan, received 28/02/14

Plan ref No: MJ/2 Elevations, dated Feb 2014, received 28/02/14

Elevation plan for Car Port and Garage as proposed, received 28/02/14

Reason: In the interest of clarity

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